

1. Administration

1.1. Title

1.1.1. This bylaw is the Richmond Zoning Bylaw 8500.

1.2. Purpose

1.2.1. The purposes of this bylaw are to provide a clear and efficient system of land use regulation and implement the **Official Community Plan** by:

- a) achieving a physical environment for living, working, and playing which fosters a high quality of life;
- b) creating a viable **City Centre**;
- c) providing employment and economic diversity;
- d) managing long term growth;
- e) involving and communicating with the community;
- f) building strong neighbourhoods;
- g) meeting the community's diverse social, economic and environmental needs;
- h) promoting environmental stewardship; and
- i) building a beautiful **city**.

1.3. Zoning Maps

1.3.1. The **City** is divided into land and water surface **use zones**.

1.3.2. The boundaries of those **zones** and areas are shown on the Zoning Maps attached to and forming part of this bylaw.

1.4. Uses and Regulations

1.4.1. Except for legal non-conforming **uses** or **development** approved by a development permit, development variance permit or an order of the Board of Variance, **use, buildings** and **structures** in each **zone** shall be in accordance with the **uses** listed in the **zone** and all appropriate bylaw regulations and any other applicable requirements, including but not limited to land use contracts, heritage alteration permits, heritage revitalization agreements, or **housing agreements**.

1.4.2. No land, **building** or **structure** shall be developed, used, constructed, erected, modified, converted, enlarged, reconstructed, **altered**, placed or maintained except in compliance with this bylaw.

1.5. Previous Bylaws, Contracts & Agreements

1.5.1. Richmond Zoning & Development Bylaw No. 5300 is repealed.

- 1.5.2. Existing land use requirements (e.g., land use contracts, **housing agreements**, heritage alteration permits, heritage revitalization agreements) existing at the time of passing this bylaw remain in force until they otherwise expire, are repealed or are otherwise found invalid.

1.6. Compliance with Other Legislation

- 1.6.1. In addition to compliance with this bylaw, an **owner** is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws and policies including but not limited to:

- a) Business License Bylaw, Business Regulation Bylaw, Sign Bylaw and Public Health Protection Bylaw; and
- b) Affordable Housing Strategy, Flood Protection Strategy, Steveston Heritage Conservation Strategy and **Official Community Plan** policies.

- 1.6.2. An **owner** is also responsible for ascertaining and complying with the requirements of all applicable Provincial or Federal statutes or regulations.

- 1.6.3. In the event of conflict between the provisions of this bylaw and any other bylaw, the most restrictive provisions shall apply.

- 1.6.4. **Owners** are advised to check the certificate of title and any covenants or caveats which may affect the **use** of a **site**.

- 1.6.5. **Owners** are advised to check for any applicable senior government and regional (e.g., Metro Vancouver) requirements, including but not limited to:

- a) Federal:
 - i) YVR Aeronautical Zoning (**building height**) requirements registered in the Land Title Office (most relevant in the **City Centre**); and
 - ii) Fraser River Estuary Management Program which regulates the shoreline environment and **development**.
- b) Provincial:
 - i) Riparian (water course) requirements; and
 - ii) Agricultural Land Commission requirements which affect the **Agricultural Land Reserve**.
- c) Regional:
 - i) Metro Vancouver: The 1996 Livable Region Strategic Plan and future updates.
- d) Other
 - i) Others may apply, as the above list is not exhaustive.

- 1.6.6. Any provisions of the **Official Community Plan's** development permit system apply in addition to this bylaw.

1.7. Non-conformity

- 1.7.1. Lawful non-conforming **uses** and siting are subject to provisions of the *Local Government Act*.

1.8. Applications in Progress

- 1.8.1. Any zoning amendment bylaw which has received first, second or third reading shall be considered an application in progress and will continue to be processed.
- 1.8.2. If a zoning amendment bylaw referred to in Section 1.8.1 is adopted:
- a) after the first reading of Richmond Zoning Bylaw 8500 and before the adoption of Richmond Zoning Bylaw 8500; or
 - b) after Richmond Zoning Bylaw 8500 is adopted,
- such an amendment will be deemed to be an amendment to Richmond Zoning Bylaw 8500.
- 1.8.3. For certainty, any zoning amendment bylaw to which this section applies which references Richmond Zoning & Development Bylaw 5300 shall be deemed to be a reference to Richmond Zoning Bylaw 8500.
- 1.8.4. Any zoning amendment bylaw to which this section applies will, when finally adopted, be interpreted according to the Table of Equivalencies in Section 1.11.
- 1.8.5. A completed application for a building permit, business license, or development permit, which is received prior to December 31, 2009, shall be processed in accordance with Richmond Zoning & Development Bylaw No. 5300.
- 1.8.6. Completed applications referred to in Section 1.8.5 shall be approved or rejected within 12 months of Richmond Zoning Bylaw 8500 coming into force, and if rejected, any future **development** must comply with Richmond Zoning Bylaw 8500.
- 1.8.7. **Subdivision** applications received prior to the adoption of Richmond Zoning Bylaw 8500 shall be considered in accordance with Section 943 of the *Local Government Act*.

1.9. Severability

- 1.9.1. If any section, subsection, sentence, clause or phrase of this bylaw is for any reason found invalid by decision of any court of competent jurisdiction, such provision will be deemed to be severed from this bylaw, and the severance shall not affect the validity of any other provision of this bylaw.

1.10. Enforcement

- 1.10.1. The Director of Development, Building Inspectors and **Bylaw Enforcement Officers** are authorized to enforce the provisions of this bylaw.
- 1.10.2. No person shall interfere with or obstruct the entry of a **Bylaw Enforcement Officer** or any authorized **City** representative onto any land or into any **building** to which lawful entry is made or attempted pursuant to this bylaw, in accordance with the right of entry and access under the *Community Charter*.
- 1.10.3. Any person who contravenes any provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of or in violation of any of this bylaw, or who refuses, omits, or neglects to fulfill, observe, carry out or perform any duty, obligation, matter or thing required by this bylaw commits an offence, and is liable:

- a) on summary conviction, to a fine not exceeding \$10,000 plus the cost of prosecution; or
- b) to a penalty under the **City's** Municipal Ticket Information Authorization Bylaw No. 7321.

1.10.4. Each day during which any violation, contravention or breach continues shall be deemed a separate offence.

1.11. Table of Equivalencies

Section	Existing Zones	Section	New Zones
221	Agricultural District AG1	14.1	Agriculture (AG1)
280	Airport District AIR	13.1	Airport (AIR)
282	Assembly District ASY	13.3	Assembly (ASY)
238	Athletics and Entertainment District AE	10.4	Entertainment & Athletics (CEA)
236	Automobile Oriented Commercial District C6	10.3	Auto-Oriented Commercial (CA)
254	Automotive Park District AUP	10.7	Vehicle Sales (CV)
255	Botanical Garden District 1 BG1	25.3	Agriculture & Botanical Show Garden (ZA3)
256	Botanical Garden District 2 BG2	22.29	Commercial Theme Park (ZC29)
273	Business Park Industrial District I3	12.3	Industrial Business Park (IB1)
210	Coach House District R9	8.3	Coach House (RCH)
233	Community Commercial District C3	10.2	Community Commercial (CC)
291	Comprehensive Development District (CD/1)	22.1	Hotel Commercial (ZC1)
292	Comprehensive Development District (CD/2)	22.2	Funeral Home Commercial (ZC2)
291.03	Comprehensive Development District (CD/3)	17.1	Townhouses (ZT1)
294	Comprehensive Development District (CD/4)	22.3	Neighbourhood Commercial (ZC3)
295	Comprehensive Development District (CD/5)	23.1	Industrial Limited Retail (ZI1)
296	Comprehensive Development District (CD/6)	17.2	Townhouses (ZT2)
291.07	Comprehensive Development District (CD/7)	17.3	Townhouses (ZT3)

Section	Existing Zones	Section	New Zones
291.08	Comprehensive Development District (CD/8)	17.4	Townhouses (ZT4)
291.09	Comprehensive Development District (CD/9)	18.1	Low Rise Apartment (ZLR1)
291.10	Comprehensive Development District (CD/10)	18.2	Low Rise Apartment (ZLR2)
291.11	Comprehensive Development District (CD/11)	18.3	Low Rise Apartment (ZLR3)
291.12	Comprehensive Development District (CD/12)	15.1	Single Detached Heritage (ZS1)
291.13	Comprehensive Development District (CD/13)	17.5	Townhouses (ZT5)
291.14	Comprehensive Development District (CD/14)	18.4	Low Rise Apartment (ZLR4)
291.15	Comprehensive Development District (CD/15)	18.5	Low Rise Apartment (ZLR5)
291.16	Comprehensive Development District (CD/16)	18.6	Low Rise Apartment (ZLR6)
291.17	Comprehensive Development District (CD/17)	18.7	Low Rise Apartment (ZLR7)
291.18	Comprehensive Development District (CD/18)	18.8	Low Rise Apartment (ZLR8)
291.19	Comprehensive Development District (CD/19)	17.6	Townhouses (ZT6)
291.20	Comprehensive Development District (CD/20)	17.7	Townhouses (ZT7)
291.21	Comprehensive Development District (CD/21)	17.8	Townhouses (ZT8)
291.22	Comprehensive Development District (CD/22)	17.9	Townhouses (ZT9)
291.23	Comprehensive Development District (CD/23)	17.10	Townhouses (ZT10)
291.24	Comprehensive Development District (CD/24)	17.11	Townhouses (ZT11)
291.25	Comprehensive Development District (CD/25)	17.12	Townhouses (ZT12)
291.26	Comprehensive Development District (CD/26)	18.9	Low Rise Apartment (ZLR9)

Section	Existing Zones	Section	New Zones
291.27	Comprehensive Development District (CD/27)	17.13	Townhouses (ZT13)
291.28	Comprehensive Development District (CD/28)	8.5	Infill Residential (RI1)
291.29	Comprehensive Development District (CD/29)	17.14	Townhouses (ZT14)
291.30	Comprehensive Development District (CD/30)	17.15	Townhouses (ZT15)
291.31	Comprehensive Development District (CD/31)	22.4	Retail Commercial (ZC4)
291.32	Comprehensive Development District (CD/32)	22.5	Personal Service Commercial (ZC5)
291.33	Comprehensive Development District (CD/33)	15.2	Single Detached (ZS2)
291.34	Comprehensive Development District (CD/34)	22.6	Industrial Community Commercial (ZC6)
291.35	Comprehensive Development District (CD/35)	17.16	Townhouses (ZT16)
291.36	Comprehensive Development District (CD/36)	17.17	Townhouses (ZT17)
291.37	Comprehensive Development District (CD/37)	17.18	Townhouses (ZT18)
291.38	Comprehensive Development District (CD/38)	20.1	Downtown Commercial (ZMU1)
291.39	Comprehensive Development District (CD/39)	22.7	Auto-Oriented Commercial (ZC7)
291.40	Comprehensive Development District (CD/40)	17.19	Townhouses (ZT19)
291.41	Comprehensive Development District (CD/41)	24.1	Heritage Park (ZIS1)
291.42	Comprehensive Development District (CD/42)	15.3	Single Detached (ZS3)
291.43	Comprehensive Development District (CD/43)	17.20	Townhouses (ZT20)
291.44	Comprehensive Development District (CD/44)	15.4	Single Detached Convertible Accessible (ZS4)
291.45	Comprehensive Development District (CD/45)	17.21	Townhouses (ZT21)

Section	Existing Zones	Section	New Zones
291.46	Comprehensive Development District (CD/46)	17.22	Townhouses (ZT22)
291.47	Comprehensive Development District (CD/47)	15.5	Single Detached Shrine (ZS5)
291.48	Comprehensive Development District (CD/48)	22.8	Office Commercial (ZC8)
291.49	Comprehensive Development District (CD/49)	22.9	Office Commercial (ZC9)
291.50	Comprehensive Development District (CD/50)	15.6	Single Detached (ZS6)
291.51	Comprehensive Development District (CD/51)	22.10	Auto-Oriented Commercial (ZC10)
291.52	Comprehensive Development District (CD/52)	22.11	Office Commercial (ZC11)
291.53	Comprehensive Development District (CD/53)	15.7	Single Detached (ZS7)
291.54	Comprehensive Development District (CD/54)	17.23	Townhouses (ZT23)
291.55	Comprehensive Development District (CD/55)	23.2	Industrial Limited Retail (ZI2)
291.56	Comprehensive Development District (CD/56)	17.24	Townhouses (ZT24)
291.57	Comprehensive Development District (CD/57)	22.12	Gas Station Commercial (ZC12)
291.58	Comprehensive Development District (CD/58)	17.25	Townhouses (ZT25)
291.59	Comprehensive Development District (CD/59)	17.26	Townhouses (ZT26)
291.60	Comprehensive Development District (CD/60)	17.27	Townhouses (ZT27)
291.61	Comprehensive Development District (CD/61)	15.8	Single Detached (ZS8)
291.62	Comprehensive Development District (CD/62)	17.28	Townhouses (ZT28)
291.63	Comprehensive Development District (CD/63)	*	Repealed
291.64	Comprehensive Development District (CD/64)	17.29	Townhouses (ZT29)

Section	Existing Zones	Section	New Zones
291.65	Comprehensive Development District (CD/65)	22.13	Community Commercial (ZC13)
291.66	Comprehensive Development District (CD/66)	22.14	Community Commercial (ZC14)
291.67	Comprehensive Development District (CD/67)	19.1	High Rise Apartment (ZHR1)
291.68	Comprehensive Development District (CD/68)	18.10	Low Rise Apartment (ZLR10)
291.69	Comprehensive Development District (CD/69)	17.30	Townhouses (ZT30)
291.70	Comprehensive Development District (CD/70)	17.31	Townhouses (ZT31)
291.71	Comprehensive Development District (CD/71)	17.32	Townhouses (ZT32)
291.72	Comprehensive Development District (CD/72)	18.11	Low Rise Apartment (ZLR11)
291.73	Comprehensive Development District (CD/73)	20.2	Residential/ Limited Commercial (ZMU2)
291.74	Comprehensive Development District (CD/74)	24.2	Religious and Congregate Housing (ZIS2)
291.75	Comprehensive Development District (CD/75)	21.1	Mid Rise Congregate Housing (ZR1)
291.76	Comprehensive Development District (CD/76)	17.33	Townhouses (ZT33)
291.78	Comprehensive Development District (CD/78)	17.34	Townhouses (ZT34)
291.79	Comprehensive Development District (CD/79)	17.35	Townhouses (ZT35)
291.80	Comprehensive Development District (CD/80)	17.36	Townhouses (ZT36)
291.81	Comprehensive Development District (CD/81)	22.15	Gas Station Commercial (ZC15)
291.82	Comprehensive Development District (CD/82)	22.30	Hotel Commercial (ZC30)
291.83	Comprehensive Development District (CD/83)	20.8	Commercial Mixed Use (ZMU8)
291.85	Comprehensive Development District (CD/85)	22.16	Hotel Commercial (ZC16)

Section	Existing Zones	Section	New Zones
291.86	Comprehensive Development District (CD/86)	22.9	Residential Mixed Use Commercial (ZMU9)
291.87	Comprehensive Development District (CD/87)	22.17	Casino Hotel Commercial (ZC17)
291.88	Comprehensive Development District (CD/88)	15.9	Residential Child Care (ZS9)
291.89	Comprehensive Development District (CD/89)	17.37	Townhouses (ZT37)
291.90	Comprehensive Development District (CD/90)	22.18	Gas and Service Station Commercial (ZC18)
291.91	Comprehensive Development District (CD/91)	22.19	Neighbourhood Commercial (ZC19)
291.92	Comprehensive Development District (CD/92)	17.38	Townhouses (ZT38)
291.93	Comprehensive Development District (CD/93)	21.2	Special Needs Residential (ZR2)
291.94	Comprehensive Development District (CD/94)	17.39	Townhouses (ZT39)
291.95	Comprehensive Development District (CD/95)	17.40	Townhouses (ZT40)
291.96	Comprehensive Development District (CD/96)	20.10	Steveston Commercial and Pub (ZMU10)
291.98	Comprehensive Development District (CD/98)	22.20	Gas Station Commercial (ZC20)
291.99	Comprehensive Development District (CD/99)	20.11	Steveston Commercial (ZMU11)
291.100	Comprehensive Development District (CD/100)	18.12	Low Rise Apartment (ZLR12)
291.101	Comprehensive Development District (CD/101)	17.41	Townhouses (ZT41)
291.102	Comprehensive Development District (CD/102)	15.10	Single Detached (ZS10)
291.103	Comprehensive Development District (CD/103)	17.42	Townhouses (ZT42)
291.104	Comprehensive Development District (CD/104)	20.12	Steveston Maritime Mixed Use (ZMU12)
291.105	Comprehensive Development District (CD/105)	22.21	Steveston Maritime (ZC21)

Section	Existing Zones	Section	New Zones
291.106	Comprehensive Development District (CD/106)	18.13	Low Rise Apartment (ZLR13)
291.107	Comprehensive Development District (CD/107)	24.3	Steveston Heritage Maritime (ZIS3)
291.109	Comprehensive Development District (CD/109)	22.22	Auto-Oriented Commercial (ZC22)
291.110	Comprehensive Development District (CD/110)	23.3	Industrial Business Park (ZI3)
291.111	Comprehensive Development District (CD/111)		Repealed
291.112	Comprehensive Development District (CD/112)	20.13	Commercial Mixed Use (ZMU13)
291.113	Comprehensive Development District (CD/113)	22.23	Neighbourhood Commercial (ZC23)
291.114	Comprehensive Development District (CD/114)	21.3	Non-Profit Residential (ZR3)
291.115	Comprehensive Development District (CD/115)	17.43	Townhouses (ZT43)
291.117	Comprehensive Development District (CD/117)	23.4	Industrial Limited Retail (ZI4)
291.118	Comprehensive Development District (CD/118)	17.44	Townhouses (ZT44)
291.119	Comprehensive Development District (CD/119)	25.1	Agriculture & Truck Parking (ZA1)
291.120	Comprehensive Development District (CD/120)	17.45	Townhouses (ZT45)
291.121	Comprehensive Development District (CD/121)	17.46	Townhouses (ZT46)
291.122	Comprehensive Development District (CD/122)	15.11	Single Detached Heritage (ZS11)
291.123	Comprehensive Development District (CD/123)	17.47	Townhouses (ZT47)
291.124	Comprehensive Development District (CD/124)	15.12	Coach House (ZS12)
291.125	Comprehensive Development District (CD/125)	15.13	Single Detached Firehall (ZS13)
291.126	Comprehensive Development District (CD/126)	17.48	Townhouses (ZT48)

Section	Existing Zones	Section	New Zones
291.127	Comprehensive Development District (CD/127)	17.49	Townhouses (ZT49)
291.128	Comprehensive Development District (CD/128)	17.50	Townhouses (ZT50)
291.129	Comprehensive Development District (CD/129)	17.51	Townhouses (ZT51)
291.130	Comprehensive Development District (CD/130)	17.52	Townhouses (ZT52)
291.131	Comprehensive Development District (CD/131)	24.4	Religious and Education (ZIS4)
291.132	Comprehensive Development District (CD/132)	23.5	Industrial Business Park and Religious Assembly (ZI5)
291.133	Comprehensive Development District (CD/133)	17.53	Townhouses (ZT53)
291.134	Comprehensive Development District (CD/134)	18.14	Low Rise Apartment (ZLR14)
291.135	Comprehensive Development District (CD/135)	17.54	Townhouses (ZT54)
291.136	Comprehensive Development District (CD/136)	22.24	Gas Station Commercial (ZC24)
291.137	Comprehensive Development District (CD/137)	*	Repealed
291.138	Comprehensive Development District (CD/138)	24.5	Office and Education (ZIS5)
291.139	Comprehensive Development District (CD/139)	15.14	Single Detached (ZS14)
291.140	Comprehensive Development District (CD/140)	15.15	Single Detached (ZS15)
291.141	Comprehensive Development District (CD/141)	17.55	Townhouses (ZT55)
291.142	Comprehensive Development District (CD/142)	17.56	Townhouses (ZT56)
291.143	Comprehensive Development District (CD/143)	17.57	Townhouses (ZT57)
291.144	Comprehensive Development District (CD/144)	18.15	Low Rise Apartment (ZLR15)
291.145	Comprehensive Development District (CD/145)	17.58	Townhouses (ZT58)

Section	Existing Zones	Section	New Zones
291.146	Comprehensive Development District (CD/146)	15.16	Single Detached (ZS16)
291.147	Comprehensive Development District (CD/147)	16.1	Heritage Two Unit Dwelling (ZD1)
291.148	Comprehensive Development District (CD/148)	16.2	Two Unit Dwelling (ZD2)
291.150	Comprehensive Development District (CD/150)	22.25	Gas Station Commercial (ZC25)
291.151	Comprehensive Development District (CD/151)	16.3	Child Care Two Unit Dwelling (ZD3)
291.152	Comprehensive Development District (CD/152)	15.17	Single Detached Accessible (ZS17)
291.153	Comprehensive Development District (CD/153)	17.59	Townhouses (ZT59)
291.154	Comprehensive Development District (CD/154)	20.3	Residential/ Limited Commercial (ZMU3)
291.155	Comprehensive Development District (CD/155)	17.60	Townhouses (ZT60)
291.156	Comprehensive Development District (CD/156)	17.61	Townhouses (ZT61)
291.157	Comprehensive Development District (CD/157)	20.4	High Rise Apartment and Olympic Oval (ZMU4)
291.158	Comprehensive Development District (CD/158)	19.2	High Rise Apartment (ZHR2)
291.159	Comprehensive Development District (CD/159)	17.62	Townhouses (ZT62)
291.160	Comprehensive Development District (CD/160)	23.6	Light Industrial and Banquet Hall (ZI6)
291.161	Comprehensive Development District (CD/161)	22.26	Auto-Oriented Commercial and Pub (ZC26)
291.163	Comprehensive Development District (CD/163)	23.7	Industrial Business Park Limited Retail (ZI7)
291.164	Comprehensive Development District (CD/164)	17.63	Townhouses (ZT63)
291.166	Comprehensive Development District (CD/166)	18.16	Low Rise Apartment (ZLR16)
291.167	Comprehensive Development District (CD/167)	17.64	Townhouses (ZT64)

Section	Existing Zones	Section	New Zones
291.168	Comprehensive Development District (CD/168)	17.65	Townhouses (ZT65)
291.169	Comprehensive Development District (CD/169)	21.4	Congregate Housing (ZR4)
291.170	Comprehensive Development District (CD/170)	18.17	Low Rise Apartment (ZLR17)
291.171	Comprehensive Development District (CD/171)	23.9	Industrial Storage (ZI9)
291.172	Comprehensive Development District (CD/172)	19.3	High Rise Apartment and Congregate Housing (ZHR3)
291.173	Comprehensive Development District (CD/173)	20.5	Residential Hotel (ZMU5)
291.174	Comprehensive Development District (CD/174)	18.18	Low Rise Apartment (ZLR18)
291.175	Comprehensive Development District (CD/175)	19.5	Community Care Facility (ZR5)
291.176	Comprehensive Development District (CD/176)	20.6	Residential/ Limited Commercial (ZMU6)
291.177	Comprehensive Development District (CD/177)	19.4	High Rise Apartment (ZHR4)
291.178	Comprehensive Development District (CD/178)	17.66	Townhouses (ZT66)
291.179	Comprehensive Development District (CD/179)	20.7	Downtown Commercial (ZMU7)
291.180	Comprehensive Development District (CD/180)	18.19	Low Rise Apartment (ZLR19)
291.183	Comprehensive Development District (CD/183)	22.27	High Rise Office Commercial (ZC27)
291.184	Comprehensive Development District (CD/184)	23.8	Light Industrial Limited Office (ZI8)
291.185	Comprehensive Development District (CD/185)	17.67	Townhouses (ZT67)
291.186	Comprehensive Development District (CD/186)	18.20	Low Rise Apartment (ZLR20)
291.187	Comprehensive Development District (CD/187)	22.28	Vehicle Sales Commercial (ZC28)
291.188	Comprehensive Development District (CD/188)	18.21	Low Rise Apartment (ZLR21)

Section	Existing Zones	Section	New Zones
291.190	Comprehensive Development District (CD/190)	25.2	Agriculture & Park (ZA2)
291.191	Comprehensive Development District (CD/191)	20.14	Commercial Mixed Use (ZMU14)
291.192	Comprehensive Development District (CD/192)	15.18	Single Detached (ZS18)
291.193	Comprehensive Development District (CD/193)	24.6	Education (ZIS6)
291.194	Comprehensive Development District (CD/194)	17.68	Townhouses (ZT 68)
291.195	Comprehensive Development District (CD/195)	19.5	High Rise Apartment (ZHR5)
291.196	Comprehensive Development District (CD/196)	18.22	Low Rise Apartment (ZLR 22)
291.197	Comprehensive Development District (CD/197)	15.19	Single Detached (ZS19)
291.198	Comprehensive Development District (CD/198)	20.15	Downtown Commercial and Community Centre/ University (ZMU15)
291.199	Comprehensive Development District (CD/199)	19.6	Congregate Housing (ZR6)
291.200	Comprehensive Development District (CD/200)	18.23	Low Rise Apartment (ZLR23)
291.201	Comprehensive Development District (CD/201)	18.24	Low Rise Apartment (ZLR24)
291.202	Comprehensive Development District (CD/202)	17.69	Townhouses (ZT 69)
291.203	Comprehensive Development District (CD/203)	15.20	Coach House (ZS20)
291.204	Comprehensive Development District (CD/204)	21.7	Water Oriented Mixed Use (ZR7)
291.205	Comprehensive Development District (CD/205)	19.6	High Rise Apartment (ZHR 6)
291.206	Comprehensive Development District (CD/206)	20.16	Residential/ Limited Commercial (ZMU16)
291.207	Comprehensive Development District (CD/207)	25.4	Agriculture and Assembly (ZA4)
291.208	Comprehensive Development District (CD/208)	19.7	High Rise Apartment (ZHR7)

Section	Existing Zones	Section	New Zones
291.209	Comprehensive Development District (CD/209)	20.17	Residential Mixed Use Commercial (ZMU17)
291.210	Comprehensive Development District (CD/210)	20.18	Commercial Mixed Use (ZMU18)
237	Downtown Commercial District C7	9.3	Downtown Commercial (CDT1)
251	Gas Station District G1	10.5	Gas & Service Station (CG1)
222	Golf Course District AG2	14.2	Golf Course (GC)
284	Health Care Facilities District HCF	13.4	Health Care (HC)
205	High Density Residential District R4	9.4	Residential/ Limited Commercial (RCL1)
271	Industrial District I1	12.1	Industrial (I)
275	Industrial Storage District I5	12.5	Industrial Storage (IS)
272	Light Industrial District I2	12.2	Light Industrial (IL)
274	Limited Industrial Retail District I4	12.4	Industrial Retail (IR1)
231	Local Commercial District C1	10.1	Local Commercial (CL)
285	Marina District 1 MA1	11.1	Marina (MA2)
286	Marina District 2 MA2	11.1	Marina (MA1)
208	Medium-Density Residential District R7	8.10	Low Density Low Rise Apartments (RAL1)
232	Neighbourhood Commercial District C2	9.1	Neighbourhood Commercial (CN)
253(A)	Neighbourhood Pub District 2 NHP2	10.6	Pub & Sales (CP1)
253	Neighbourhood Pub District NHP	10.6	Pub & Sales (CP2)
283	Recreational Vehicle Park District RVP	*	Deleted - No Longer Needed
207	Residential Child Care District R6	8.13	Residential Child Care (RCC)
223	Roadside Stand (Class C) District RSC	10.8	Roadside Stand (CR)
281	School & Public Use District SPU	13.2	School & Institutional Use (SI)
252	Service Station District G2	10.5	Gas & Service Station (CG2)

Section	Existing Zones	Section	New Zones
202(A)	Single Family Housing District R1/0.6	8.2	Compact Single Detached (RC1)
202	Single Family Housing District R1/A-H, R1/J-K	8.1	Single Detached (RS1/A-H; RS1J-K)
235	Steveston Commercial (Three Storey) District C5	9.2	Steveston Commercial (CS3)
234	Steveston Commercial (Two Storey) District C4	9.2	Steveston Commercial (CS2)
204	Townhouse & Apartment District R3	8.11	Medium Density Low Rise Apartments (RAM1)
203	Townhouse District R2	8.6	Low Density Townhouses (RTL1)
203(A)	Townhouse District R2-0.6	8.6	Low Density Townhouses (RTL3)
203(D)	Townhouse District R2-0.6D	8.6	Low Density Townhouse (RTL4)
203(C)	Townhouse District R2-0.7	8.7	Medium Density Townhouses (RTM1)
206	Two Family Housing District R5	8.4	Two-Unit Dwellings (RD1)
209	Two-Family Housing District R8	8.4	Two-Unit Dwellings (RD2)
NEW	NEW	8.8	High Density Townhouses (RTH1)
NEW	NEW	8.9	Parking Structure Townhouses (RTP1)
NEW	NEW	8.12	High Density Low Rise Apartments (RAH1)