

### **BYLAW NO. 5512, 2026**

A Bylaw to amend the "City of Coquitlam  
Zoning Bylaw No. 3000, 1996"

WHEREAS certain amendments are necessary for the clarification and effective and efficient operation of Bylaw No. 3000, 1996, in accordance with the *Local Government Act*, R.S.B.C., 2015, c. 1;

AND WHEREAS certain amendments are necessary to bring Bylaw No. 3000, 1996 into compliance with updates to the Official Community Plan;

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

#### **1. Name of Bylaw**

This Bylaw may be cited for all purposes as the "Zoning Amendment Bylaw No. 5512, 2026."

#### **2. Amendment to City of Coquitlam Zoning Bylaw No. 3000, 1996**

City of Coquitlam Zoning Bylaw No. 3000, 1996 (the "Zoning Bylaw"), as amended, is further amended as follows:

##### **2.1** By amending the following text throughout the Zoning Bylaw:

- 2.1.1** by deleting every instance of "Citywide" before every instance of "Official Community Plan".
- 2.1.2** by deleting every instance of the defined term "*Extensive Recreation*" replacing it with "*Extensive Commercial Recreation*".
- 2.1.3** by deleting every instance of the defined term "*Commercial Recreation*" and replacing it with "*Intensive Commercial Recreation*".
- 2.1.4** by deleting every instance of "City Centre Area Plan" and replacing it with "City Centre Neighbourhood Plan".
- 2.1.5** By deleting every instance of "Transit Village" and replacing it with "Transit-Oriented".

##### **2.2** PART 2 INTERPRETATION, Section 201 Definitions, is amended as follows:

###### **2.2.1** The following definition is added in the appropriate alphabetical order:

*MICROMOBILITY PATH* means a highway that is primarily used for small, lightweight, transportation options typically designed for short-and medium-distance travel, including bikes, scooters and skateboards, and their electrified forms.

**2.2.2** Section 202 is amended by adding a new Sub-section (3) immediately following Sub-section (2) and the remaining Sub-section is renumbered accordingly:

**(3) Alignment with Other Orders of Government**

Any enactments, codes or regulations referred to in this Bylaw are references to provincial or federal enactments, codes or regulations as amended, revised, consolidated or replaced from time to time, and any bylaw referred to in this bylaw is a bylaw of the City as amended, revised, consolidated or replaced from time to time.

**2.3** PART 4 PROCEDURES, Section 401 Development Permits, is amended as follows:

**2.3.1** Section 401 is deleted and replaced with:

**Development Permits**

An owner of land that is designated as a *development permit area* in an Official Community Plan must obtain and hold a development permit prior to:

(a) constructing, adding to, or altering a *building* or *structure* except:

- (i) when alterations to, or repairs are required to the exterior of the building as a result of water damage;
- (ii) when alteration or repairs are required to the exterior of the *building* as a result of fire damage resulting in less than 75% of the building's value above its foundations, as determined by the *Building Inspector*;
- (iii) adding to or altering an existing *building* or other *structure*, with a total value of less than \$500,000, and that is compatible with the Development Permit Guidelines in the Official Community Plan;
- (iv) a *single-detached dwelling*, which may contain no more than one *dwelling unit*; and
- (v) a *temporary building*.

(b) altering land within an area designated for protection of the natural environment or protection of development from hazardous conditions.

**2.4** PART 5 GENERAL REGULATIONS is amended as follows:

**2.4.1** Section 502 Uses Permitted in All Zones, Sub-section (1), is amended by adding the phrase "*micromobility paths*," after the phrase "highways," and before the phrase "utility poles".

**2.4.2** Section 527 Limiting Distances for Certain Uses is amended as follows:

**2.4.2.1** Sub-section (2)(a) and (b) are deleted and replaced as follows:

- (a) 300 metres from another *liquor store* or *accessory liquor store* and the *lot* on which it is located;
- (b) 300 metres from an existing *primary* or *secondary school* managed and operated by a school district as defined in the *School Act* and the *lot* on which it is located.

**2.4.2.2** Sub-section (3) is deleted and replaced with:

(3) A *wine store* is permitted only if the *use* is a minimum distance of 300 metres from an existing *primary or secondary school* managed and operated by a school district as defined in the *School Act* and the *lot* on which it is located.

**2.4.2.3** Sub-section (4) is deleted and replaced with:

- (4) A *cannabis production or cannabis processing use* is permitted only on a *lot* that is a minimum distance of 200 metres from:
- (a) a *lot* whose *principal use* is a *residential use*;
  - (b) a *lot* whose *principal use* is a *civic use*;
  - (c) an existing *primary or secondary school* managed and operated by a school district as defined in the *School Act* and the *lot* on which it is located; and
  - (d) an existing *child care, assembly child care, or community care use*, and the *lot* on which it is located.

**2.4.2.4** Sub-section (5) is deleted and replaced with:

(5) A *cannabis retail use* is permitted only on a *lot* that is a minimum distance of 150 metres from an existing *primary or secondary school* managed and operated by a school district as defined in the *School Act* and the *lot* on which it is located.

**2.5** PART 6 SUBDIVISION, Section 604 Minimum Lot Size, Sub-section (3), is amended by adding the phrase "*micromobility path*," after the phrase "*lane*," and before the phrase "*Advanced Light Rapid Transit use*".

**2.6** PART 22 LEGACY ZONES is amended as follows:

**2.6.1** Section 2201 Definitions is amended as follows:

**2.6.1.1** Delete the text:

NEIGHBOURHOOD ATTACHED RESIDENTIAL means the "*Neighbourhood Attached Residential*" *land use* designation as established in the *City of Coquitlam's Citywide Official Community Plan Bylaw No. 3479, 2001* as amended or superseded from time to time.

and replace with:

NEIGHBOURHOOD ATTACHED RESIDENTIAL means those *lots* identified as "*NAR Designated*" in Schedule "*R*" to this Bylaw.

### **3. Consequential Amendments**

The Zoning Bylaw is further amended by making any consequential changes required to give effect to the amendments enumerated in this Bylaw, including any necessary

corrections to the format, grammar, punctuation, and numbering, and to any Tables of Contents.

**4. Severability**

If any section, subsection, clause or phrase of this Bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed and the remainder of the Bylaw will remain valid and enforceable in accordance with its terms.

READ A FIRST TIME this 30<sup>th</sup> day of March, 2026.

CONSIDERED AT PUBLIC HEARING this [day] of [month] , [year]

READ A SECOND TIME this [day] day of [month] , [year]

READ A THIRD TIME this [day] day of [month] , [year]

FINAL ADOPTION and the Seal of the Corporation affixed this [day] day of [month] , [year]

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER