

**CORPORATION OF THE CITY OF NEW WESTMINSTER**  
**ZONING BYLAW NO. 6680, 2001, AMENDMENT BYLAW (LAND USE**  
**DESIGNATION ALIGNMENTS) NO. 8530, 2025**

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

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WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Land Use Designation Alignments) No. 8530, 2025”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

1) Replacing the following under Section 120 (Definitions):

120.92.1 **HERITAGE DONOR SITE** means a site which is located within the (MCH) Mixed Use – Columbia Historic Land Use designation in the Downtown Community Plan or a site which is located downtown and is on the Heritage Register.

2) Replacing the following under Section 314 (Single Detached Residential Districts (Small Lots) (RS-5)):

314.2 Development of sites zoned RS-5 shall comply with the regulations and requirements of the Single Detached Residential Dwelling District (RS-1), except:

(a) the minimum site area for a single detached dwelling is 371.60 square meters (4,000 square feet); and

(b) *detached accessory dwelling units* shall only be permitted on lots designated ‘(RD) Residential Single Detached and Semi-Detached Housing’, ‘(RGO) Residential – Ground Oriented Infill’, or ‘(RLM) Residential – Limited Mid Rise’ in the City of New Westminister Official Community Plan.

3) Replacing the following under Section 324 (Neighbourhood Single Detached Residential District (Small Lots) (NR-5)):

324.2 Development of sites zoned NR-5 shall comply with the regulations and requirements of the Single Detached Residential Dwelling District (NR-1), except:

- (a) the minimum site area for a single detached dwelling is 371.60 square meters (4,000 square feet); and
- (b) *detached accessory dwelling units* shall only be permitted on lots designated '(RD) Residential Single Detached and Semi-Detached Housing', '(RGO) Residential – Ground Oriented Infill', or '(RLM) Residential – Limited Mid Rise' in the City of New Westminster Official Community Plan.

4) Replacing the following under Section 340 (Duplex Districts (RT-1)):

340.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RD) Residential Single Detached and Semi-Detached Housing', '(RGO) Residential – Ground Oriented Infill Housing', '(RLM) Residential – Limited Mid Rise' or '(RMR) Residential – Mid Rise' in the City of New Westminster Official Community Plan.

5) Replacing the following under Section 1009 (Comprehensive Development District (Kelly Street) (CD-9)):

1009.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RLM) Residential – Limited Mid Rise' in the City of New Westminster Official Community Plan.

6) Replacing the following under Section 1039 (Comprehensive Development District (326 Hospital Street) (CD-39)):

1039.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RLM) Residential – Limited Mid Rise' in the City of New Westminster Official Community Plan.

7) Replacing the following under Section 1086 (Comprehensive Development District (1200 Block Eighth Avenue Townhouses) (CD-86)):

1086.1 The intent of this district is to, in combination with the design guidelines for townhouses within the Official Community Plan, allow 22 townhouse units.

8) Replacing the following under Section 1096 (Comprehensive Development District (337 & 339 Keary Street) (CD-96)):

1096.1 The intent of this district is to, in combination with the design guidelines for townhouses within the Official Community Plan, allow townhouses and rowhouses which integrate well into existing single detached residential neighbourhoods.

9) Replacing the following under Section 1098 (Comprehensive Development District (1032 & 1036 St. Andrews Street) CD-98 )):

1098.1 The intent of this district is to, in combination with the design guidelines for townhouses within the Official Community Plan, allow townhouses and rowhouses which integrate well into existing single detached residential neighbourhoods.

10) Replacing the following under Section 1099 (Comprehensive Development District (228 Seventh Street) (CD-99)):

1099.11 Detached accessory dwelling units shall be developed to RS-1 district standards, provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RLM) Residential – Limited Mid Rise' in the City of New Westminster Official Community Plan.

GIVEN FIRST READING this 15<sup>th</sup> day of December, 2025.

GIVEN SECOND READING this 15<sup>th</sup> day of December, 2025.

PUBLIC HEARING HELD this 26<sup>th</sup> day of January, 2026.

GIVEN THIRD READING this 26<sup>th</sup> day of January, 2026.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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MAYOR PATRICK JOHNSTONE

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HANIEH BERG, CORPORATE OFFICER