TABLE OF CONTENTS

PART 1	SHORT TITLE	1-1
PART 2	INTERPRETATION	2-1
PART 3	BASIC PROVISIONS	3-1
PART 4	PROCEDURES	4-1
PART 5	GENERAL REGULATIONS	5-1
PART 6	SUBDIVISION	6-1
PART 7	OFF-STREET PARKING AND LOADING	7-1
PART 8	AGRICULTURAL AND RESOURCE ZONES	8-1
PART 9	THIS SECTION IS INTENDED FOR USE AT A FUTURE DATE	
PART 10	LOW-DENSITY RESIDENTIAL ZONES	10-1
PART 11	THIS SECTION IS INTENDED FOR USE AT A FUTURE DATE	
PART 12	MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES	12-1
PART 13	MIXED-USE ZONES	13-1
PART 14	THIS SECTION IS INTENDED FOR USE AT A FUTURE DATE	
PART 15	COMMERCIAL ZONES	15-1
PART 16	SERVICE COMMERCIAL ZONES	16-1
PART 17	SERVICE STATION ZONES	17-1
PART 18	BUSINESS ENTERPRISE ZONE	18-1
PART 19	INDUSTRIAL ZONES	19-1
PART 20	INSTITUTIONAL ZONES	20-1
PART 21	COMPREHENSIVE DEVELOPMENT ZONES	21-1
PART 22	LEGACY ZONES	22-1
	SCHEDULES	

TABLE OF CONTENTS

PAGE

Part 1 Short Title 1-1

101 Citation 1-1

Part 2 Interpretation 2-1

201 Definitions 2-1

202 Interpretation 2-23

TABLE OF CONTENTS

PAGE

Part 3 Basic Provisions..... 3-1

301 Application 3-1

302 Zones 3-1

303 Permitted Uses of Land, Buildings and Structures 3-3

304 Buildings and Structures 3-3

305 Off-Street Parking and Loading Spaces..... 3-3

306 Enforcement 3-3

307 Transitional and Repeal Provisions 3-4

308 Effective Date 3-4

TABLE OF CONTENTS

PAGE

Part 4 Procedures 4-1

401 Temporary Use Permits 4-1

TABLE OF CONTENTS

PAGE

Part 5 General Regulations 5-1

501 Non-Conforming Use 5-1

502 Uses Permitted in All Zones 5-1

503 Uses Prohibited in All Zones 5-2

504 Temporary Building 5-3

505 Landscaping 5-4

506 Landscaping Requirements for Development in Northeast Coquitlam 5-4

507 Common Amenity Area Standards 5-4

508 Accessory Use 5-5

509 Residential and Commercial Waste and Recycling Area Requirements 5-8

510 Uses That May Be Unenclosed 5-10

SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES 5-10

511 Non-Conforming Size, Shape or Siting 5-10

512 Buildings Per Lot 5-11

513 No Building Over Lot Line 5-11

514 Siting Exceptions 5-11

515 Height Exceptions 5-14

516 Landscape Screens, Fences and Retaining Walls 5-15

517 Future Streets 5-17

518 Building Line on Major Arterial Streets 5-17

519 Flood Protection and Slope Control Measures 5-18

520 Satellite Dishes 5-22

521 Conformance with the Sign Bylaw 5-23

522 Minimum Dwelling Unit Size 5-23

TABLE OF CONTENTS

PAGE

523 Riparian Areas Protection Regulation 5-23

524 Maximum Floor Area for Principal Buildings Containing a Single Principal Dwelling Unit..... 5-31

525 Maximum Floor Area for Beverage Container Return Centre..... 5-32

526 Size and Location of Accessory Liquor Store 5-32

527 Limiting Distances for Certain Uses..... 5-32

528 Permitted Locations for Cannabis Retail 5-33

529 Enclosed Balconies..... 5-33

530 Permitted Locations for Grocery Store with Wine on the Shelf..... 5-34

531 Bedroom Standard..... 5-34

532 Maximum Studio Dwelling Units 5-34

TABLE OF CONTENTS

PAGE

Part 6 Subdivision 6-1

601 Strata Lots 6-1

602 Minimum Lot Area 6-1

603 Minimum Lot Width 6-1

604 Minimum Lot Size 6-2

605 Road Widening Impact on Existing Buildings and Lots 6-2

TABLE OF CONTENTS

PAGE

Part 7 Off-Street Parking and Loading 7-1

701 This section is intended for use at a future date 7-1

702 This section is intended for use at a future date 7-1

703 Non-Conformity in Off-Street Parking or Loading Spaces 7-1

704 Location of Accessory Off-Street Parking 7-1

705 Minimum Design Standards for Off-Street Parking 7-2

706 Number of Required Off-Street Parking Spaces 7-5

707 Minimum Design Standards for Off-Street Accessible Parking Spaces 7-8

708 Number of Required Off-Street Accessible Parking Spaces 7-9

709 Minimum Standards for Off-Street Loading Spaces 7-10

710 Number of Required Accessory Off-Street Loading Spaces 7-10

711 Off-Street Bicycle Parking 7-12

712 Off-Street Bicycle Parking Minimum Design Standards 7-13

713 Off-Street Parking Management for the Evergreen Line Core and Shoulder Station Areas 7-14

714 Requirements for Electric Vehicle Charging Infrastructure.....7-15

715 Waste Management and Recycling Services Requirements 7-15

716 Shared Parking for the Evergreen Line Core and Shoulder Station Areas 7-16

TABLE OF CONTENTS

PAGE

Part 8 Agricultural and Resource Zones 8-1

801 A-3 Agricultural and Resource 8-1

TABLE OF CONTENTS

PAGE

Part 10 Low-Density Residential Zones..... 10-1

1001 RS-2 Rural Residential..... 10-1

1002 R-1 Small-Scale Residential..... 10-5

1003 R-2 Compact Small-Scale Residential 10-11

1004 R-3 Transitional Small-Scale Residential 10-17

1005 R-4 Intensive Small-Scale Residential..... 10-21

1006 RTM-1 Street-Oriented Village Home Residential..... 10-25

1007 RT-2 Townhouse Residential..... 10-31

1008 RMH-1 Mobile Home Park 10-35

TABLE OF CONTENTS

PAGE

Part 12 Medium- and High-Density Residential Zones..... 12-1

1201 RM-1 Two-Storey Low Density Apartment Residential..... 12-1

1202 RM-2 Three-Storey Medium Density Apartment Residential..... 12-5

1203 RA-1 Medium-Density Residential..... 12-9

1204 RA-2 Transit-Oriented Medium-Density Residential..... 12-15

1205 RA-3 High-Density Residential..... 12-21

TABLE OF CONTENTS

PAGE

Part 13 Mixed-Use Zones 13-1

1301 MU-1 Medium-Density Mixed-Use 13-1

1302 MU-2 High-Density Mixed-Use 13-7

1303 MU-3 Transit-Oriented Mixed-Use 13-13

1304 MU-4 Urban Centre Mixed-Use 13-19

TABLE OF CONTENTS

PAGE

Part 15 Commercial Zones 15-1

1501 C-1 Local Commercial 15-1

1502 C-2 General Commercial 15-5

1503 C-6 Casino Commercial 15-9

TABLE OF CONTENTS

PAGE

Part 16 Service Commercial Zones 16-1

1601 CS-1 Service Commercial 16-1

TABLE OF CONTENTS

PAGE

Part 17 Service Station Zones..... 17-1

1701 SS-1 Service Station Residential 17-1

TABLE OF CONTENTS

PAGE

Part 18 Business Enterprise Zone 18-1

1801 B-1 Business Enterprise 18-1

TABLE OF CONTENTS

PAGE

Part 19 Industrial Zones 19-1

1901 M-1 General Industrial 19-1

1902 M-2 Industrial Business 19-5

TABLE OF CONTENTS

PAGE

Part 20 Institutional Zones..... 20-1

2001 P-1 Civic Institutional..... 20-1

2002 P-2 Special Institutional..... 20-5

2003 P-3 Special Recreational..... 20-9

2004 P-4 Special Care Institutional..... 20-13

2005 P-5 Special Park..... 20-17

TABLE OF CONTENTS

PAGE

Part 21 Comprehensive Development Zones..... 21-1

2100 Definitions..... 21-1

2101 CD-1 Comprehensive Development Zone - 1.....CD1-1

2102 CD-2 Comprehensive Development Zone - 2.....CD2-1

2103 CD-3 Comprehensive Development Zone - 3.....CD3-1

2104 CD-4 Comprehensive Development Zone - 4.....CD4-1

2105 CD-5 Comprehensive Development Zone - 5.....CD5-1

2106 CD-6 Comprehensive Development Zone - 6 .....CD6-1

2107 CD-7 Comprehensive Development Zone - 7.....CD7-1

2108 CD-8 Comprehensive Development Zone - 8.....CD8-1

2109 CD-9 Comprehensive Development Zone - 9.....CD9-1

2110 CD-10 Comprehensive Development Zone - 10.....CD10-1

2111 CD-11 Comprehensive Development Zone - 11.....CD11-1

2112 CD-12 Comprehensive Development Zone - 12.....CD12-1

2113 CD-13 Comprehensive Development Zone - 13.....CD13-1

2114 CD-14 Comprehensive Development Zone - 14.....CD14-1

2115 CD-15 Comprehensive Development Zone - 15.....CD15-1

2116 CD-16 Comprehensive Development Zone - 16.....CD16-1

2117 CD-17 Comprehensive Development Zone - 17.....CD17-1

2118 CD-18 Comprehensive Development Zone - 18.....CD18-1

2119 CD-19 Comprehensive Development Zone - 19.....CD19-1

2120 CD-20 Comprehensive Development Zone - 20.....CD20-1

2121 CD-21 Comprehensive Development Zone - 21.....CD21-1

2122 CD-22 Comprehensive Development Zone - 22.....CD22-1

2123 CD-23 Comprehensive Development Zone - 23.....CD23-1

2124 *This section is intended for use at a future date*

TABLE OF CONTENTS

PAGE

2125 CD-25 Comprehensive Development Zone - 25.....CD25-1

2126 CD-26 Comprehensive Development Zone - 26.....CD26-1

2127 CD-27 Comprehensive Development Zone - 27.....CD27-1

2128 CD-28 Comprehensive Development Zone - 28.....CD28-1

2129 CD-29 Comprehensive Development Zone - 29.....CD29-1

2130 CD-30 Comprehensive Development Zone - 30.....CD30-1

2131 CD-31 Comprehensive Development Zone - 31.....CD31-1

2132 CD-32 Comprehensive Development Zone - 32.....CD32-1

2133 CD-33 Comprehensive Development Zone - 33.....CD33-1

2134 CD-34 Comprehensive Development Zone - 34.....CD34-1

2135 *This section is intended for use at a future date*

2136 CD-36 Comprehensive Development Zone - 36.....CD36-1

2137 CD-37 Comprehensive Development Zone - 37.....CD37-1

2138 CD-38 Comprehensive Development Zone - 38.....CD38-1

2139 *This section is intended for use at a future date*

2140 CD-40 Comprehensive Development Zone - 40.....CD40-1

2141 *This section is intended for use at a future date*

2142 CD-42 Comprehensive Development Zone - 42.....CD42-1

2143 *This section is intended for use at a future date*

2144 CD-44 Comprehensive Development Zone - 44.....CD44-1

2145 *This section is intended for use at a future date*

2146 CD-46 Comprehensive Development Zone - 46.....CD46-1

2147 CD-47 Comprehensive Development Zone - 47.....CD47-1

2148 *This section is intended for use at a future date*

2149 *This section is intended for use at a future date*

TABLE OF CONTENTS

PAGE

2150 CD-50 Comprehensive Development Zone - 50.....CD50-1

2151 *This section is intended for use at a future date*

2152 *This section is intended for use at a future date*

2153 CD-53 Comprehensive Development Zone - 53.....CD53-1

2154 CD-54 Comprehensive Development Zone - 54.....CD54-1

2155 CD-55 Comprehensive Development Zone - 55.....CD55-1

2156 CD-56 Comprehensive Development Zone - 56.....CD56-1

TABLE OF CONTENTS

PAGE

Part 22 Legacy Zones 22-1

2201 Definitions 22-1

2202 Interpretation 22-3

2203 RS-1 One-Family Residential 22-5

2204 RS-3 One-Family Residential 22-9

2205 RS-4 One-Family Compact Residential 22-13

2206 RT-1 Infill Residential 22-17

2207 RT-3 Multiplex Residential 22-27

2208 RM-3 Multi-Storey Medium Density Apartment Residential 22-31

2209 RM-4 Multi-Storey High Density Apartment Residential 22-37

2210 RM-4A Multi-Storey High-Density Apartment Residential 22-41

2211 RM-5 Multi-Storey High Density Apartment Residential 22-45

2212 RM-6 Multi-Storey High Density Apartment Residential 22-51

TABLE OF CONTENTS

SCHEDULES

SCHEDULE A	**ZONING MAPS**
SCHEDULE B	***REMOVED by Bylaw No. 5449, 2025***
SCHEDULES C & D	**HIGHLIGHTED AREAS EXEMPT FROM SECTIONS 2203(11)(a), 2204(11)(a) and 2206(11)(a)**
SCHEDULE E	**CONDITIONS TO SECURE AFFORDABLE HOUSING AND CASH-IN-LIEU PAYMENT PROVISIONS**
SCHEDULE F	**LOTS WITH DENSITY EXCEPTIONS**
SCHEDULE G	**DESIGNATED 200-YEAR FLOODPLAIN OF THE BRUNETTE, COQUITLAM, FRASER AND PITT RIVERS**
SCHEDULE H	**NORTHEAST COQUITLAM LANDSCAPING AREA**
SCHEDULES I & J	***REMOVED by Bylaw No. 4498, 2014***
SCHEDULE K	***REMOVED by Bylaw No. 5345, 2023***
SCHEDULE L	**BURIAN DRIVE OVERLAY ZONE**
SCHEDULE M	***REMOVED by Bylaw No. 5449, 2025***
SCHEDULE N	***REMOVED by Bylaw No. 5449, 2025***
SCHEDULE O	**EVERGREEN LINE CORE AND SHOULDER STATION AREAS MAPS 1 & 2**
SCHEDULE P	**CITYWIDE HEIGHT LIMITS**
SCHEDULE Q	**MAXIMUM FLOOR AREA FOR PRINCIPAL BUILDINGS CONTAINING A SINGLE PRINCIPAL DWELLING UNIT**
SCHEDULE R	**NEIGHBOURHOOD ATTACHED RESIDENTIAL (NAR) STREET AND LANE CLASSIFICATIONS**
SCHEDULE S	***REMOVED by Bylaw No. 5504, 2026***
SCHEDULE T	***REMOVED by Bylaw No. 5521, 2026***