



# C. ZONING

## 1. CONDITIONS:

- a) This Matrix is to be read in conjunction with the policies and criteria in the Official Community Plan and is not the only source for determining applicable zones;
- b) All zones corresponding to each land use designation or category may not be appropriate for a specific site, and are not applicable in all areas of the municipality;
- c) Lot consolidation may be required to meet the minimum lot area, lot width and/or lot depth requirements of the Zoning Bylaw and/or Subdivision Control Bylaw;
- d) Comprehensive Development Zones may be considered within Official Community Plan Land Use Designations and Categories based on compliance with Official Community Plan policies;
- e) Certain zones are not identified on the following Zoning Matrix, but are referenced in the Area Plan Sections of the Official Community Plan;
- f) The P-4 Church Institutional Zone would be considered in all Land Use Designations subject to satisfying all requirements of the Zone.

## 2. ZONING MATRIX

OCP DESIGNATION / CATEGORY	ZONES
<p><b>Agriculture Designation*</b> (Subject to policies in Section 6.2)</p>	<p>A-1 Small Holding Agriculture A-2 Upland Agriculture A-3 Extensive Agriculture A-4 Intensive Greenhouse A-5 Agricultural Only All zones for Non-Farm use approved by the Agricultural Land Commission</p>
<p><b>Forest Designation*</b> (Subject to policies in Section 6.5.4)</p>	<p>A-2 Upland Agriculture</p>

\* Subject to Zoning Matrix Conditions a) through f).

<b>OCP DESIGNATION / CATEGORY</b>	<b>ZONES</b>
<p><b>Institutional Designation*</b> (Subject to policies in Sections 4.1 and 4.2)  7748-2021</p>	<p>P-1 Park and School P-2 Special Institutional P-3 Children’s Institutional P-4 Place of Worship Institutional P-4a Place of Worship Institutional / Educational P-5 Corrections and Rehabilitation P-6 Civic Institutional</p> <p>Single Detached Residential use under the RS-3 Zone is permitted for the purposes of terminating a land use contract on parcel known and described as:</p> <p style="padding-left: 40px;">LOT 15 EXCEPT: PART SUBDIVIDED BY PLAN 50607; SECTION 14 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 2509, PID 002-154-587, 11581 256 Street, Maple Ridge.</p>
<p><b>Park in the ALR Designation*</b> (Subject to policy 6-14)</p>	<p>P-1 Park and School</p> <p>All zones for Non-Farm uses approved by the Agricultural Land Commission</p>
<p><b>Park Designation*</b> (Subject to policies in Section 4.1)</p>	<p>P-1 Park and School</p>
<p><b>COMMERCIAL DESIGNATIONS*</b></p>	
<p><b>Regional Town Centre Commercial Category*</b></p>	<p>Deleted by Bylaw 6610-2008, refer to Town Centre Area Plan.</p>
<p><b>General Commercial Category*</b> (Subject to policies in Section 6.3.4)</p>	<p>C-2 Community Commercial CS-1 Service Commercial CS-2 Service Station Commercial CS-3 Recreation Commercial CS-5 Adult Entertainment and Pawnshop</p>
<p><b>Community Node—Commercial Category*</b> (Subject to policies in Section 6.3.5)</p>	<p>C-2 Community Commercial CS-1 Service Commercial</p> <p>Properties beyond 100 metres from the intersection of the Community Commercial Node may align with the Major Corridor Residential Category of the Matrix.</p>

\*Subject to Zoning Matrix Conditions a) through f)

<b>OCP DESIGNATION / CATEGORY</b>	<b>ZONES</b>
<b>Neighbourhood Commercial Category*</b> (Subject to policies in Section 6.3.6)	C-1 Neighbourhood Commercial
<b>Historic Commercial Category*</b> Outside the Urban Area Boundary (Subject to policies in Section 6.3.8)	C-1 Neighbourhood Commercial C-4 Neighbourhood Public House CS-1 Service Commercial CS-2 Service Station Commercial CS-3 Recreation Commercial CS-4 Rural Commercial H-1 Heritage Commercial
<b>Rural Commercial Category*</b>	CS-3 Recreation Commercial CS-4 Rural Commercial
<b>INDUSTRIAL DESIGNATIONS*</b>	
<b>General Industrial Category*</b> (Subject to the policies in Section 6.4.1)	M-1 Service Industrial M-2 General Industrial M-3 Business Park M-4 Extraction Industrial M-5 High Impact Industrial
<b>Business Park Category*</b> (Subject to the policies in Section 6.4.2)	M-3 Business Park
<b>Rural Resource Designation*</b> (Subject to the policies in Section 6.4.1)	M-2 General Industrial M-4 Extraction Industrial M-5 High Impact Industrial
<b>RESIDENTIAL DESIGNATIONS*</b>	
<b>Rural Residential Designation*</b> (Subject to the policies in Section 3.1)	RS-3 One Family Rural Residential RG-3 Rural Residential Strata

\*Subject to Zoning Matrix Conditions a) through f)

<b>OCP DESIGNATION / CATEGORY</b>	<b>ZONES</b>
<b>Suburban Residential Designation*</b> (Subject to the policies in Section 3.1)	RS-2 One Family Suburban Residential RG-2 Suburban Residential Strata
<b>Estate Suburban Residential Designation*</b> (Subject to the policies in Section 3.1)	RS-2 One Family Suburban Residential RG-2 Suburban Residential Strata
<b>Urban Residential Designation*</b> Neighbourhood Residential—Infill (Subject to the policies in Sections 3.1.3 and 3.1.4)	RS-1 One Family Urban Residential RS-1a One Family Amenity Residential RS-1b One Family Urban (Medium Density) RS-1c One Family Urban (Low Density) RS-1d One Family Urban (Half Acre) R-1 Residential CD-1-93 Amenity Residential R-2 Urban Residential District R-3 Special Amenity Residential 7349-2017 R-4 (Single Detached (Infill) Urban Residential) 7493-2018 RT-1 Two Family Urban Residential RT-2 Ground-Oriented Residential Infill (limited to triplex uses only) SRS Special Urban Residential RMH Mobile Home District RG Group Housing RE Elderly Citizens Residential RM-1 Townhouse Residential (limited to two family and triplex form) RST Street Townhouse Residential, provided this zone shall only be permitted for that portion of the property described as 11185 240 Street (Lot “C” District Lot 404 Group 1 New Westminster District Plan 19825)

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<b>OCP DESIGNATION / CATEGORY</b>	<b>ZONES</b>
<p><b>Major Corridor Residential Category*</b> (Subject to the policies in Sections 3.1.3 and 3.1.4)</p>	<p>RS-1 One Family Urban Residential  RS-1a One Family Amenity Residential  RS-1b One Family Urban (Medium Density)  R-1 Residential  CD-1-93 Amenity Residential  R-2 Urban Residential District  R-3 Special Amenity Residential  RT-1 Two Family Urban Residential  RT-2 Ground-Oriented Residential Infill 7349-2017  RM-1 Townhouse Residential  RM-2 Medium Density Apartment Residential  RM-4 Multiple Family Residential  RM-5 Low Density Apartment Residential  RMH Mobile Home District  RG Group Housing  RE Elderly Citizens Residential</p>
<p><b>Town Centre—Residential Category*</b> <b>Deleted by Bylaw 6610-2008</b> Refer to Town Centre Area Plan</p>	
<p><b>Urban Reserve Designation*</b> (Subject to the policies in Section 3.1.5)</p>	<p>A-1 Small Holdings Agriculture  A-2 Upland Agriculture</p>
<p><b>Conservation Designation*</b></p>	<p>Based on Current Zoning</p>

\*Subject to Zoning Matrix Conditions a) through f)