

PART 1 / ADMINISTRATION

Part 1 establishes the administrative framework for this Bylaw, including provisions for the Official Zoning Map, interpretation, enforcement, and transitional matters.

1.0 Citation

This Bylaw may be cited for all purposes as the "**Burnaby Zoning Bylaw 2026**".

2.0 Zoning Districts

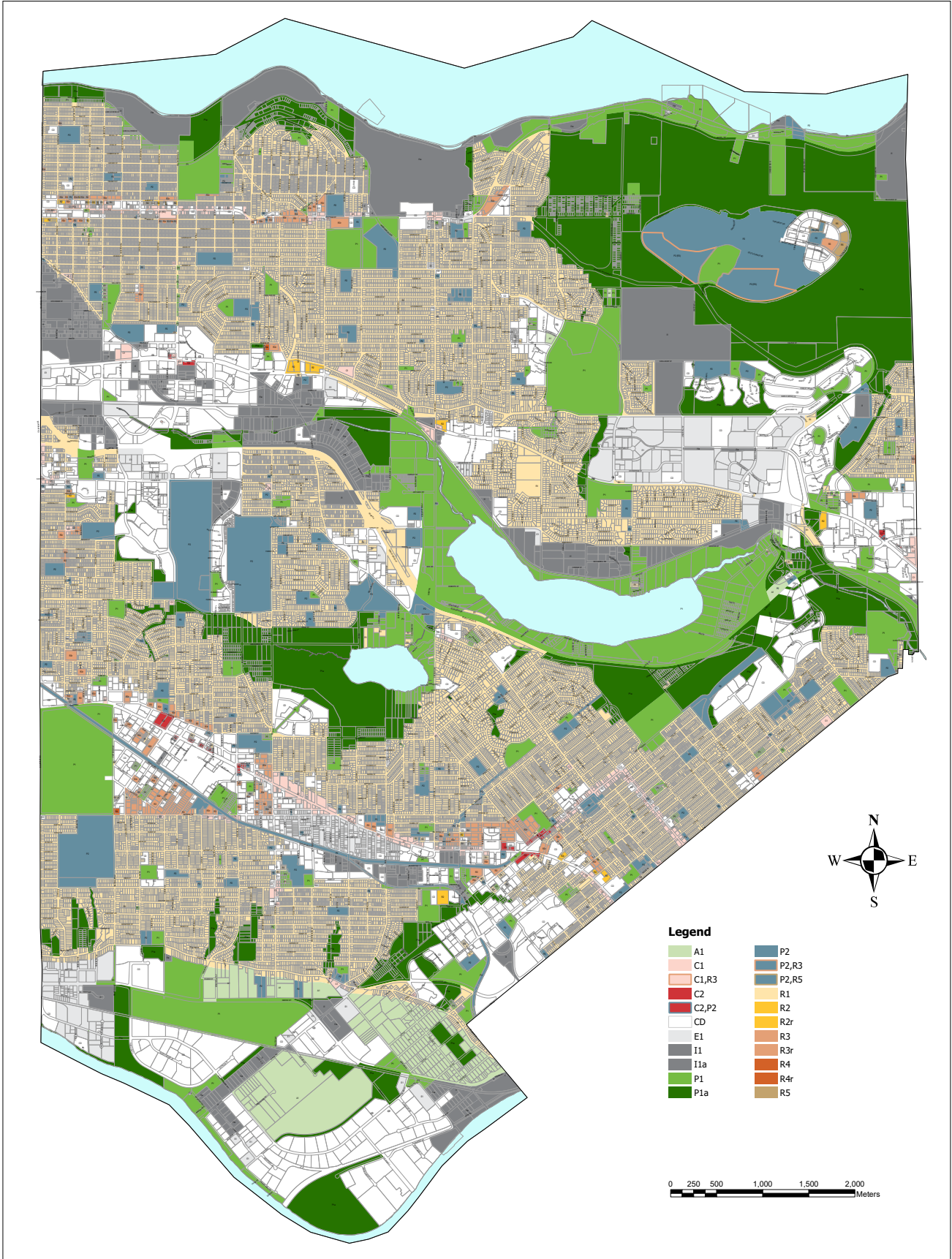
2.1 Designation of Zoning Districts

- (1) The City of Burnaby is hereby divided into the zoning districts that are established by Part 3 of this Bylaw.

2.2 Official Zoning Map

- (1) The zoning districts shown on Map 1-2.2 Official Zoning Map, reproduced at a scale of 1:1000, with all explanatory matters thereon, are hereby declared to be the zoning for land within the boundaries of each zoning district.
- (2) When the zoning district boundary shown on the Official Zoning Map follows a road allowance, creek or railway right-of-way, the centreline of such road allowance, creek or railway line, shall be the zoning district boundary.
- (3) If a zoning district boundary follows a parcel boundary, the zoning for the parcel also extends to the centreline of any road, creek or railway line that abuts the parcel.
- (4) Where a zoning district boundary does not follow a specifically defined line the location of the boundary shall be determined by scaling from the Official Zoning Map and shall be the centre of the line shown on the map.

Map 1-2.2 – Official Zoning Map



3.0 Interpretation

3.1 Maps, Figures, and Diagrams

- (1) Other than the Official Zoning Map, maps, figures, and diagrams within this Bylaw are shown for convenience only.

3.2 Schedules

- (1) All Schedules appended to this Bylaw are hereby made and declared to be an integral part of this Bylaw.

3.3 Units of Measurement

- (1) Where a measurement is given in both the metric and Imperial systems, the metric measurement shall be applied, and the Imperial measurement shall have no effect.
- (2) Where this Bylaw specifies a numeric requirement and a calculation results in a decimal value, the value shall be rounded as follows:
 - (a) If a decimal place value is less than 5, it shall be rounded down.
 - (b) If a decimal place value is 5 or greater, it shall be rounded up.
- (3) A calculated value will be considered to meet a numeric requirement if, after rounding to one more decimal place than stated in the requirement:
 - (a) it is the same as the required value;
 - (b) it is less than a required maximum value; or
 - (c) it is greater than a required minimum value.

3.4 Bylaw Language

- (1) In this Bylaw, the words "includes" and "including" shall be interpreted to mean "includes or including among other things, but not limited to".

4.0 Enforcement

4.1 Conformity with Bylaw

- (1) Within the City of Burnaby:
 - (a) no land, buildings, and structures, regardless of the form of ownership or tenure, including the surface of water, shall hereafter be used or occupied; and
 - (b) no building or structure or part thereof shall be erected, moved, altered, or enlarged, unless in conformity with this Bylaw, and the contrary shall be unlawful.

4.2 Bylaw Violation Notice and Penalties

- (1) A violation of this Bylaw shall result in liability for penalties and late payment amounts established in Schedule A of BURNABY BYLAW NOTICE ENFORCEMENT BYLAW, 2009, and be subject to the procedures, restrictions, limits, obligations and rights established in BURNABY BYLAW NOTICE ENFORCEMENT BYLAW, 2009 and the Local Government Bylaw Notice Enforcement Act.

4.3 Offence and Fines

- (1) Every person who violates any of the provisions of this Bylaw, including a regulation set out in the Schedules, or who suffers or permits any act or thing to be done in contravention of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, or who does any act, or who violates any of the provisions of this Bylaw, is guilty of an offence and is liable, on summary conviction, to a fine of not less than five thousand dollars (\$5,000.00) and not more than fifty thousand dollars (\$50,000.00), and in default of payment to imprisonment not exceeding six (6) months, and each day that the offence is continued shall constitute a separate offence.

4.4 Indemnity

- (1) Any person who contravenes any provision of this Bylaw is liable to the City for and must indemnify the City from all costs, expenses, damages, and injuries resulting from the contravention. This does not in any way limit any other provision or any other remedy the City may have under this Bylaw or otherwise at law.

5.0 Severability

If any definition, section, subsection, paragraph, subparagraph, clause or phrase in this Bylaw is held invalid by a Court of competent jurisdiction, the invalid definition, section, subsection, paragraph, subparagraph, clause or phrase must be severed and the remainder of this Bylaw is deemed to have been adopted without the severed definition, section, subsection, paragraph, subparagraph, clause, or phrase.

6.0 Transition

If before the effective date of this Bylaw (the “effective date”) a complete application for a Preliminary Plan Approval (a “PPA”) under Burnaby Zoning Bylaw, 1965 is received, or a PPA is issued and remains valid as of the effective date, then this Bylaw does not apply to the land that is the subject of the application or the PPA (as the case may be) for 12 months from the effective date and instead Burnaby Zoning Bylaw, 1965 applies.

7.0 Repeal of Previous Bylaws

Burnaby Zoning Bylaw, 1965 is repealed, except as specifically required to give effect to the Preliminary Plan Approval transition provision in Section 6.0 of this Bylaw.

8.0 Effective Date of Bylaw

This Bylaw shall come into force and effect on July 1, 2026.