

## 24.7 Religious Assembly (ZIS7) – No. 5 Road [Bylaw 9557, Nov 27/17]

### 24.7.1 Purpose

The **zone** provides for **religious assembly** and other limited community **uses**. [Bylaw 10279, Sep 7/21]

### 24.7.2 Permitted Uses

• [Bylaw 10259, May 17/21]

• [Bylaw 10259, May 17/21]

- **religious assembly**

### 24.7.3 Secondary Uses

• **child care** [Bylaw 10259, May 17/21]

- **dormitory**

### 24.7.4 Permitted Density

1. The maximum **floor area ratio** is 0.47, together with an additional 0.14 **floor area ratio** provided that the additional 0.14 **floor area ratio** is used entirely to accommodate covered exterior **walkways** having a minimum of one (1) open side.
2. Notwithstanding Section 24.7.4.1, the reference to “0.47” may allocate a maximum 0.13 of the maximum **floor area ratio** for portions of the **building** that are exclusively used as accessory residential area occupied by residents of the **religious assembly building(s)** and/or for **dormitory use**.

### 24.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings** and covered **walkways** with a minimum of one (1) open side.

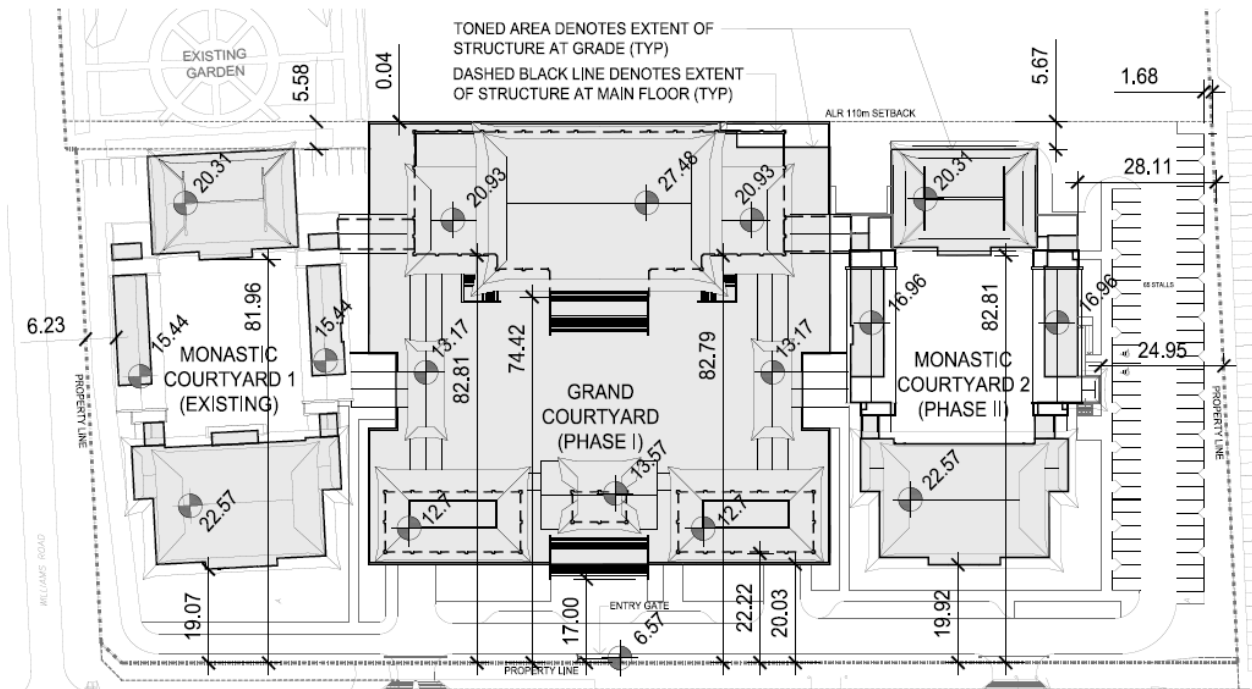
### 24.7.6 Yards & Setbacks

1. The minimum **building setback** is:
  - a) North: 6 m;
  - b) South: 24 m;
  - c) East: 0 m; and
  - d) West: 17 m.
2. Notwithstanding Section 24.7.6.1, **buildings** and covered **walkways** are to be sited as shown in Diagram 1.

### 24.7.7 Permitted Heights

1. The maximum **height** for **buildings**, or portions thereof shall not exceed the figure indicated within the **building** footprint envelope identified in Diagram 1 and referenced as geodetic **height**, which for the purposes of this bylaw are as referenced below.

Diagram 1



ROOF ELEVATIONS ARE MEASURED IN HPN GEODETIC  
 ROOF ELEVATIONS AND DIMENSIONS ARE IN METRIC UNITS

2. The maximum **height** for covered **walkways** is 16 m geodetic.
3. The maximum **height** for **accessory buildings** and **accessory structures** is 6.5 m geodetic and is limited to a single entry gate on No. 5 Road.

**24.7.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** requirement is 25,380 m<sup>2</sup>.

**24.7.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0 except that a single entry gate is permitted on the No. 5 Road **frontage** provided the maximum **height** is 6.5 m geodetic.

**24.7.10 On-Site Parking and Loading**

1. Provision of a minimum 385 **vehicle parking spaces**.
2. Provision of a minimum 24 Class 1 bicycle **parking spaces** and a minimum 68 Class 2 bicycle **parking spaces**.
3. Provision of 2 medium size and 1 large size **loading space**.
4. All other requirements shall be provided according to the standards set out in Section 7.0.

### 24.7.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. For the purpose of this **zone**, **dormitory use** shall not exceed a maximum of 70 people.
3. For the purpose of this **zone**, the total number of resident nuns and/or monks shall not exceed a maximum of 70 people.
4. Special events shall comply with the Richmond Event Approval Coordination Team (REACT) process, or **City** approved equivalent.

