

CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
Bylaw No. 2921, 2022

Attachment F

A bylaw to amend a portion of Zoning Bylaw No. 2505, 2011

WHEREAS it is deemed expedient to amend Zoning Bylaw No. 2505, 2011;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw No. 2921, 2022."
2. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is amended as follows:
 - a) Part 16 [*Comprehensive Development*] is amended by adding a new zone titled Comprehensive Development P ("CD-P"), with the addition of the following subsection:

16.16 CD-P Comprehensive Development P

16.16.1 Intent

The intent of the Comprehensive Development P (CD-P) Zone is to permit single family residential lots with limited street frontage on Lot 2, Plan NWP22983.

16.16.2 Permitted Uses

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none">• <i>Single-family dwelling</i>	<ul style="list-style-type: none">• <i>Secondary Suite</i>• <i>Home-Based Business</i>• <i>Accessory Buildings and Uses</i>

16.16.3 Site Requirements

- a) Minimum lot area shall be 0.1 ha.
- b) Minimum parcel frontage on a road shall be 6.0 m.

16.16.4 Permitted Density

- a) The maximum number of lots is 2.
- b) The maximum floor area ratio is 0.48.

- c) The gross floor area of the second storey does not exceed 80% of the gross floor area of the first storey of the principal dwelling (including all garages and carports).
- d) The second storey is set back a minimum of 1.2 m from both the front and at least one side wall of the first storey over a minimum of 60% of the entire length of the building wall of the first storey.

16.16.5 Dimensions of Buildings and Structures

- a) The maximum lot coverage is 40%.
- b) The depth of a principal building shall not exceed 24 m.
- c) The height of a principal building shall not exceed:
 - i. 2 storeys and 9.0 m for a building with a roof slope of 1:4 or more; or
 - ii. 2 storeys and 7.4 m for a building with a roof slope less than 1:4.
- d) The surface of the first floor is not more than 0.8 m above the average grade at any front building elevation.

16.16.6 Siting

- a) For the purposes of this section, the front lot line shall be considered the north property line.
- b) Principal buildings shall be sited not less than
 - i) 7.5 m from front and rear lot lines;
 - ii) 1.5 m from interior side lot lines;
 - iii) 3.8 m from exterior side lot lines.

- b) The parcel of land legally described as:

PID: 009-288-341

Lot 2 District Lot 282 Group 1 New Westminster District Plan 22983

as shown boldly outlined and shaded in Attachment 1, which forms part of this bylaw, is hereby rezoned to Comprehensive Development P (CD-P) Zone.

READ a FIRST and SECOND time on [DATE].

PUBLIC HEARING held on [DATE].

READ a THIRD time on [DATE].

ADOPTED on [DATE].

Bill Dingwall
Mayor

Kate Barchard
Corporate Officer

Schedule A

