

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

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

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**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**

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

**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 June 7, 2022.

**PUBLIC HEARING** held on September 20, 2022.

**READ** a THIRD time on [DATE].

**ADOPTED** on [DATE].

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Bill Dingwall  
Mayor

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Kate Barchard  
Corporate Officer

Schedule A

