

**CITY OF PITT MEADOWS  
ZONING TEXT AMENDMENT BYLAW  
NO. 2961, 2024**

A bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

---

**WHEREAS** it is deemed expedient to amend the City of Pitt Meadows 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 Text Amendment Bylaw No. 2961, 2024".

2. The Zoning Bylaw No. 2505, 2011 is amended as follows:

a) The following definitions are deleted from Section 2.3 [General Definitions]:

i. CRAFTS AND TEACHING means a *home-based business* involving traditional crafts and handicrafts as an extension of a hobby and instruction in the arts on a one-to-one basis by a resident of the *dwelling unit* where the *home-based business* takes place.

ii. RESIDENTIAL BUSINESS OFFICE means the *use* of a home *office* by a resident where the business is carried out entirely within the *dwelling unit*.

iii. RESIDENTIAL REGISTERED OFFICE means the *use* of a home *office* by a resident as the administrative premises of a business, where any other *use* related to the business is carried out entirely off the premises.

b) Section 5.3 [Home-Based Businesses] is deleted in its entirety and replaced with the following:

The intent of this section is to permit *home-based businesses* within a residential *dwelling unit*, while maintaining the privacy, enjoyment and character of the neighbourhood. A *home-based business* is not intended to generate pedestrian or vehicular traffic to a greater extent than is normal in the prescribed zone.

5.3.1 As specified within the following table [5.3.1], *home-based businesses* are categorized as Minor, Major or Rural based on the type of *dwelling unit*, *building*, or zone, and minimum *lot area*.

Where permitted as an *accessory use* in the zone, a *home-based business* must abide by the regulations of the applicable category.

**Table 5.3.1 Home-based Businesses**

Category	Minor	Major	Rural
Type of dwelling unit, building, or zone	Secondary suite, garden suite, apartment, townhouse, single-family dwelling, duplex, rural residential, agricultural	Single-family dwelling, duplex, rural residential, agricultural	Rural residential, agricultural
Minimum lot area	n/a	350 sq m	8,093 sq m
Location of home-based business	Within the <i>principal</i> or <i>accessory dwelling unit</i>	Within the <i>principal dwelling unit</i> or one <i>accessory building</i>	
Deliveries and loading	Must be accommodated on the lot		
Maximum number of clients/visitors	None permitted	Two at any given time	
Exterior storage, exterior manufacturing, and/or exterior conducting of business	Not permitted. All exterior doors, including garage doors, must remain closed while the <i>home-based business</i> is being operated		
Employee restrictions	Only principal residents of the <i>dwelling unit</i> are permitted as an employee of the <i>home-based business</i>	One person other than principal residents of the <i>dwelling unit</i> is permitted as an employee of the <i>home-based business</i>	Two people other than principal residents of the <i>dwelling unit</i> are permitted as employees of the <i>home-based business</i>
Display	No stock in trade is permitted for display, except for articles produced on site		
Maximum Gross Floor Area	20% of the <i>dwelling unit</i> up to 50 sq m		100 sq m
Vehicles and parking	In addition to the off-street parking requirements in Table 7.1, any vehicle used by the <i>home-based business</i> must be parked on the lot associated with the <i>home-based business</i> , to a maximum of four, and a maximum weight of 4,600 kg.		

Prohibited uses	<i>Child-care program, dog-grooming, Section 5.3.2 below</i>	Section 5.3.2 below	Section 5.3.2 below
<i>Child-care program</i>	Not permitted	Permitted if outdoor play area provided. Exempt from maximum gross floor area limit.	
Hours of operation	7am to 9pm		

- 5.3.2 The following uses are specifically prohibited as a home-based business for all *home-based business* categories:
- a) *Vehicle repair and vehicle-body repair;*
  - b) *Kennel; animal training, breeding, or boarding;*
  - c) *Restaurant, food or beverage service facility;*
  - d) Retail sales of items other than items manufactured by the *home-based business*, except for goods sold by mail order, telephone or internet, where the customer does not enter the premises to inspect or pick up the goods;
  - e) Cultivation of a *controlled substance;*
  - f) Any use that represents a fire hazard, as determined by the *Building Official* or Fire Department, by virtue of the manufacturing process or materials storage; and
  - g) Any use that includes any on-site storage of hazardous chemicals or explosives.

5.3.3 Additional Conditions of Use

- i. The *home-based business* will not produce noise, vibration, smoke, dust, odours, heat, glare, electrical, or radio disturbance detectable beyond the property lines;
- ii. Where multiple *home-based businesses* are associated with a *dwelling unit*, the maximum combined floor area, non-resident employees, vehicles, clients/visitors of all *home-based businesses*, will not exceed the maximum for that category, as specified in Table 5.3.1.
- iii. Where massage therapy is provided, the business must be conducted only by members of the College of Massage Therapists of British Columbia.

- iv. Despite Table 7.1 [Off-Street Parking Requirements], if a *home-based business* involves no employees, clients, or customers coming to the premises, then no additional parking space for the *home-based business* is required.
  - v. A *child-care program home-based business* is exempt from Table 7.1 [Off-Street Parking Requirements], and from the exterior conducting of business restriction in Table 5.3.1 for the outdoor play area.
  - vi. A *home-based business* involving dog-grooming or dog day-care is limited to a maximum of two dogs on the premises at any one time exclusive of the property resident's dogs.
- c) Section 5 [Specific Use Regulation] is amended by deleting Section 5.4 b) ii. and renumbering subsequent subsections thereafter.

**READ** a FIRST and SECOND time on February 6, 2024.

**PUBLIC HEARING** held on [DATE].

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

**ADOPTED** on [DATE].

---

Nicole MacDonald  
Mayor

---

Tanya Barr  
Acting Corporate Officer