

CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 2986, 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 Amendment Bylaw No. 2986, 2024".
2. The Zoning Bylaw No. 2505, 2011 is amended as follows:
 - a) All references to "bicycle parking" are replaced with "bicycle storage".
 - b) Subsection 1.3(a) and the subsequent table are deleted and replaced with the following:
 - a) *The City of Pitt Meadows is hereby divided into the following zones:*

<i>Zone Designation</i>	<i>Short Form</i>
<i>General Agricultural</i>	<i>A-1</i>
<i>Large Lot Agricultural</i>	<i>A-2</i>
<i>Agricultural and Farm Industrial</i>	<i>A-3</i>
<i>Agricultural and Golf Course</i>	<i>A-4</i>
<i>Agricultural and Wildlife Management</i>	<i>A-5</i>
<i>Estate Lot Rural Residential</i>	<i>RR-1</i>
<i>Large Lot Rural Residential</i>	<i>RR-2</i>
<i>Medium Lot Rural Residential</i>	<i>RR-3</i>
<i>Small Lot Rural Residential</i>	<i>RR-4</i>
<i>Rural Residential Cluster Housing</i>	<i>RR-5</i>
<i>Large Lot Residential</i>	<i>RS</i>
<i>Urban Residential 3</i>	<i>R-3</i>
<i>Urban Residential 4</i>	<i>R-4</i>
<i>Urban Residential 6</i>	<i>R-6</i>
<i>Multi-Family Residential 1</i>	<i>RM-1</i>
<i>Multi-Family Residential 2</i>	<i>RM-2</i>
<i>Multi-Family Residential 3</i>	<i>RM-3</i>

<i>Multi-Family Residential 4</i>	<i>RM-4</i>
<i>Multi-Family Residential 5</i>	<i>RM-5</i>
<i>Highway Commercial</i>	<i>C-1</i>
<i>Neighbourhood Centre Commercial</i>	<i>C-2</i>
<i>Community Commercial</i>	<i>C-3</i>
<i>Local Commercial</i>	<i>C-4</i>
<i>Gas Station Commercial</i>	<i>C-5</i>
<i>Neighbourhood Pub Commercial</i>	<i>C-6</i>
<i>Town Centre Commercial</i>	<i>TC</i>
<i>Mainstreet Commercial</i>	<i>MC</i>
<i>General Industrial</i>	<i>I-1</i>
<i>Light Industrial Warehouse</i>	<i>I-2</i>
<i>Light Industrial Business Park</i>	<i>I-3</i>
<i>Industrial Storage</i>	<i>I-4</i>
<i>Airport</i>	<i>I-5</i>
<i>Outdoor Recreation 1</i>	<i>OR-1</i>
<i>Outdoor Recreation 2</i>	<i>OR-2</i>
<i>Community Assembly</i>	<i>P-1</i>
<i>Assembly</i>	<i>P-2</i>
<i>River</i>	<i>P-3</i>
<i>Comprehensive Development E</i>	<i>CD-E</i>
<i>Comprehensive Development G</i>	<i>CD-G</i>
<i>Comprehensive Development H</i>	<i>CD-H</i>
<i>Comprehensive Development K</i>	<i>CD-K</i>
<i>Comprehensive Development L</i>	<i>CD-L</i>
<i>Comprehensive Development M</i>	<i>CD-M</i>
<i>Comprehensive Development N</i>	<i>CD-N</i>
<i>Comprehensive Development O</i>	<i>CD-O</i>
<i>Comprehensive Development Q</i>	<i>CD-Q</i>

- c) Subsection 2.3 [General Definitions] is amended by deleting the following definitions and replacing them with the following:

- a) *DUPLEX* means a building containing two principal dwelling units divided vertically or horizontally by a common party wall, each having its own access to grade. Where permitted, a duplex may contain one secondary suite in each principal dwelling unit.
 - b) *DWELLING UNIT* means self-contained accommodation providing sleeping, washroom, and a kitchen to be used for permanent residential use as a household, having a minimum gross floor area of 33 sq m, and does not include a room in a hotel.
 - c) *GARDEN SUITE* means a dwelling unit separate from and accessory to a principal building on the same lot and is located in the rear yard, but excludes mobile homes.
 - d) *SECONDARY SUITE* means a dwelling unit that is accessory to, contained entirely within, and separated from a dwelling unit within a principal building.
- d) Subsection 2.3 [General Definitions] is amended by deleting the following definition:
- a) *PRINCIPAL DWELLING UNIT*
- e) Subsection 3.4 [Specific Prohibitions] is amended by adding the following subparagraph to paragraph e):
- (ii) *The use of a motorized home, travel trailer, slide-in camper or chassis mounted camper as a dwelling unit.*
- f) Subsection 4.4 [Projections into Yards in Single Family and Duplex Zones], is amended by:
- a) deleting the subsection title and first sentence, and replacing them with the following:

4.4 Projections into Yards in Residential Zones

The following projections shall be permitted for buildings containing a principal use in the RS, R-3, R-4 and R-6 zones:
 - b) deleting paragraph d) and its subparagraphs, and replacing them with the following:
 - d) *Porches, stairs, awnings, canopies, sunlight control projections, decks, or balconies may project:*

- j) Subsection 4.20 [Commercial and Recreational Vehicle Parking and Storage] is amended by:
- a) deleting the first sentence and replacing it with the following:
In residential zones, vehicles, boats, and equipment parked or stored outdoors on any lot at any time shall be limited to the following:
 - b) deleting paragraph b) and replacing it with the following:
b) Not more than one commercial vehicle per dwelling unit owned by an occupant, not exceeding a gross vehicle weight of 4,600 kg.
- k) Subsection 5.4 [Secondary Suites] is amended by:
- a) deleting subparagraph (a)(i) and replacing it with the following:
(i) Be permitted as an accessory use only where permitted in the zone.
 - b) deleting subparagraph (a)(ii) and replacing it with the following:
(ii) Be completely enclosed within the same building containing the principal use and not in an accessory building.
 - c) deleting subparagraph (a)(iii) and replacing it with the following:
(iii) Be integrated with the building containing the principal use so as not to externally appear as a separate dwelling unit apart from having an independent entrance.
 - d) deleting subparagraph (a)(iv) and replacing it with:
(iv) Have a gross floor area of at least 33 sq m and not more than 90 sq m.
 - e) deleting subparagraph (b)(v) and replacing it with:
(v) A secondary suite is not permitted on a lot that contains a garden suite, except in the R-3, R-4, and R-6 zone.
 - f) deleting subparagraph (b)(vi).

l) Subsection 5.5 [Garden Suites] is amended by deleting it and replacing it with the following:

(a) *Where permitted, one or more garden suites is permitted in the R-3, R-4, and R-6 zone, provided that the garden suite(s) shall:*

i. *remain part of the same real-estate entity as the principal building to which they are accessory;*

ii. *be connected to municipal water, sewer and drainage utilities;*

iii. *be located within the rear yard with:*

<i>Minimum distance from the principal building</i>	<i>2.4 m</i>
<i>Minimum interior side yard setback</i>	<i>1.2 m</i>
<i>Minimum exterior side yard setback</i>	<i>3.0 m</i>
<i>Minimum rear yard setback</i>	<i>1.2 m</i>
<i>Unobstructed pathway provided between the front lot line and the garden suite</i>	<i>At least 1.2 m wide</i>

iv. *be limited to a height of 4.0 m;*

v. *be limited to a gross floor area of not less than 33 sq m and not more than 90 sq m. In this instance, gross floor area shall include any basement area;*

vi. *be freestanding and not attached to an accessory building or accessory structure;*

vii. *not contain a rooftop balcony, deck or patio;*

viii. *be occupied by the registered owner of the lot on which the garden suite is situated unless the registered owner resides in another dwelling unit on the lot or:*

- *identify a property management company with an address within Pitt Meadows, Maple Ridge or Port Coquitlam to manage the tenancies of the dwelling units;*
- *authorize the property management company to deal with complaints of neighbours or the City arising from the occupancy of the dwelling units;*

- and provide the City the name, address, telephone number and email address of the property management company, and provide written authorization to the City to contact the property management company in the event of such complaints.

(b) One garden suite is permitted on lots having areas of at least 557 sq m within the RS and RR zones and on lots less than 8094 sq m within A-1 and A-2 zones, provided that the garden suite shall:

- i. be limited to lots occupied by a single-family dwelling and that the single-family dwelling does not contain a secondary suite;
- ii. remain part of the same real-estate entity as the principal building to which they are accessory;
- iii. be located within the rear yard with:

Minimum distance from the single-family dwelling	2.4 m
Minimum interior side yard setback	1.5 m
Minimum exterior side yard setback* (see <i>Exception</i>)	3.0 m
Minimum rear yard setback * (see <i>Exception</i>)	2.4 m
* <i>Exception</i> : Minimum exterior side yard setback or rear yard setback on lots where the garden suite will have direct lane or road access and where a garden suite is built above a garage	4.5 m
Unobstructed pathway provided between the front lot line and the garden suite	At least 1.5 m wide

- iv. be limited to a height of 4.0 m except where a garden suite may be a maximum height of 6.0 m if the garden suite has direct lane or road access and occupies the second story above a one storey garage;
- v. be limited to a gross floor area of not less than 33 sq m and not more than 90 sq m. In this instance, gross floor area shall include any basement area;
- vi. be freestanding and not attached to an accessory building or accessory structure;

- vii. *not contain a rooftop balcony, deck or patio;*
 - viii. *be occupied by the registered owner of the lot on which the garden suite is situated unless the registered owner resides in the single-family dwelling on the lot or:*
 - *identify a property management company with an address within Pitt Meadows, Maple Ridge or Port Coquitlam to manage the tenancies of the dwelling units;*
 - *authorize the property management company to deal with complaints of neighbours or the City arising from the occupancy of the dwelling units;*
 - *and provide the City the name, address, telephone number and email address of the property management company, and provide written authorization to the City to contact the property management company in the event of such complaints.*
- m) Subsection 5.7 [Boarding] is amended by:
- g) deleting paragraph b) and its subparagraphs, and replacing them with the following:
 - b) *The maximum number of boarders permitted per dwelling unit shall be limited to:*
 - i. *Four persons in A-1, A-2, A-3 and RR zones;*
 - ii. *Two persons in RS, R-3, R-4, and R-6 zones and on lots less than 8094 m² within the A-1 and A-2 zones.*
- n) Subsection 6.5 [Screening for Garbage and Recycling Bins] is amended by deleting it and replacing it with the following:
- a) *All premises for which garbage, recycling, and green waste containers are or will be provided, shall be provided with an outdoor storage area that is screened from any adjacent road and adjacent private property by a landscape screen, a solid decorative fence, a structure, a building, or a combination thereof to a minimum height that is equivalent to the height of the container.*

- b) For garbage, recycling, and green waste containers that are 1 cubic m in capacity or larger, such areas screened under this section shall be located a minimum of 3.0 m from any adjacent residential zone.
- o) Subsection 6.7 [Impervious Surface] is deleted in its entirety.
- p) Subsection 7.2 [Location of Parking Spaces] is amended by:
- a) deleting subparagraph (c)(iii) and replacing it with the following:
- iii. in a building or development consisting of townhouse dwelling units in an RM or CD zone, be located within carports, garages, or an accessory parking structure.
- q) Subsection 7.3 [Off-Street Parking Requirements] is amended by:
- a) deleting Table 7.1 and replacing it with the following:

Use	Number of Parking Spaces	
Residential Uses not in R-3, R-4, or R-6 zone	Basic Requirements	Visitor Requirements
Single-Family Dwelling	2 per dwelling unit	n/a
Duplex	2 per dwelling unit	n/a
Townhouse	1.75 per dwelling unit	0.2 per dwelling unit
Apartment (not in TC, MC)	1.3 per bachelor unit or 1-bedroom unit 1.5 per 2-bedroom or more unit	0.2 per dwelling unit
Apartment (in TC, MC)	1.2 per bachelor unit or 1-bedroom unit 1.5 per 2-bedroom or more units	0.2 per dwelling unit
Secondary Suite	1 per suite	n/a
Garden Suite	1 per suite	n/a
Residential Uses in R-3 and R-4 zones	Requirements	
Dwelling unit $\leq 90 \text{ m}^2$	0.5 per dwelling unit	
Dwelling unit $> 90 \text{ m}^2$	1.5 per dwelling unit	

All Residential Uses	Basic Requirements	Visitor Requirements
<i>Congregate Care Facility</i>	<i>0.5 per suite</i>	<i>0.2 per suite</i>
<i>Assisted Living</i>	<i>0.25 per suite</i>	<i>0.3 per suite</i>
<i>Boarding</i>	<i>1 per sleeping unit</i>	<i>n/a</i>
<i>Bed and Breakfast</i>	<i>1 per sleeping unit</i>	<i>n/a</i>
<i>Home-Based Business</i>	<i>1 per business</i>	
Commercial Uses		
<i>Professional Office</i>	<i>1 per 45 sq m gfa</i>	
<i>Medical Office</i>	<i>1 per 30 sq m gfa</i>	
<i>Office</i>	<i>1 per 45 sq m gfa</i>	
<i>Retail Use</i>	<i>1 per 30 sq m gfa</i>	
<i>Liquor Retail</i>	<i>1 per 30 sq m gfa</i>	
<i>Farm Retail Sales</i>	<i>1 per 20 sq m gfa</i>	
<i>Retail Outlet</i>	<i>1 per 40 sq m gfa</i>	
<i>Commercial School</i>	<i>1 per 93 sq m gfa</i>	
<i>Theatre Use</i>	<i>1 per 5 seats of capacity</i>	
<i>Hotel</i>	<i>1 per sleeping unit (plus parking for other uses)</i>	
<i>Personal Service</i>	<i>1 per 45 sq m gfa</i>	
<i>Veterinary Service</i>	<i>1 per 45 sq m gfa</i>	
<i>Dog Daycare</i>	<i>1 per 93 sq m gfa</i>	
<i>Child Daycare</i>	<i>1 per 93 sq m gfa</i>	
<i>Restaurant</i>	<i>1 per 5 seats of capacity</i>	
<i>Liquor-Primary Establishment—Minor</i>	<i>1 per 5 seats of capacity</i>	
<i>Liquor-Primary Establishment—Major</i>	<i>1 per 5 seats of capacity</i>	
<i>Vehicle Dealership</i>	<i>1 per 45 sq m gfa of sales and showroom area</i>	
<i>Vehicle Repair</i>	<i>3 per service bay</i>	
<i>Gas Station</i>	<i>1 per 45 sq m gfa</i>	
<i>Car Wash</i>	<i>1 per wash bay</i>	

Industrial Uses	
<i>General Industrial</i>	<i>1 per 100 sq m gfa</i>
<i>Light Industrial</i>	<i>1 per 100 sq m gfa</i>
<i>Warehouse</i>	<i>1 per 200 sq m gfa</i>
<i>Research Establishment</i>	<i>1 per 100 sq m gfa</i>
<i>Landscaping Retail</i>	<i>1 per 100 sq m gfa</i>
Civic, Cultural, Recreational Uses	
<i>Government Services</i>	<i>1 per 45 sq m gfa</i>
<i>Community Services</i>	<i>1 per 10 sq m gfa or 1 per 10 seats, whichever is greater</i>
<i>Cultural Facility</i>	<i>1 per 45 sq m, or 1 per 5 seats where occupancy is determined by seating</i>
<i>Place of Worship</i>	<i>1 per 10 sq m gfa</i>
<i>School (Elementary/Middle)</i>	<i>1 per classroom plus 9 for drop-off plus 2 spaces for bus loading</i>
<i>School (Secondary)</i>	<i>5 per classroom plus 2 spaces for bus loading</i>
<i>Indoor Recreation</i>	<i>1 per 10 sq m gfa or 1 per 10 seats, whichever is greater</i>
<i>Outdoor Recreation sports fields tennis/ball courts</i>	<i>1 per 5 seats of capacity 15 per field (if not located adjacent to school/sport facility) 2 per court (if not located adjacent to school/sport facility)</i>
<i>Golf Course</i>	<i>8 per hole (includes associated uses)</i>
<i>Driving Range</i>	<i>1 per tee</i>
<i>Marina</i>	<i>1 per 2 moorages (plus parking for other uses)</i>
<i>Banquet Facility</i>	<i>1 per 10 sq m gfa or 1 per 10 seats, whichever is greater</i>

b) inserting the following new subsection 7.3 c) and renumbering subsequent subsections:

c) Despite Table 7.1, no vehicle parking spaces are required for a residential use within an area designated by bylaw as a Transit Oriented Area, except that accessible parking spaces are still required in accordance with this bylaw.

r) Subsection 7.4 [Off-Street Parking Design Criteria] is amended by:

a) deleting the following words from paragraph (a):

Any additional parking spaces that are required for garden suites, secondary suites, and home-based businesses shall be surfaced with permeable material.

- b) deleting paragraph (i) and its subparagraphs, and replacing them with the following:

i) Tandem parking is not permitted for any use except for single-family residential, duplex residential, apartments, secondary suite, garden suite, bed and breakfast, and townhouse residential. Tandem parking is permitted provided:

- i. Both parking spaces are held by the same owner;*
- ii. Except in the R-3, R-4 and R-6 zones, in apartment developments, the total number of tandem parking spaces does not exceed 50% of the total number of parking spaces provided;*
- iii. Except in the R-3, R-4 and R-6 zones, in townhouse developments, 50% of the tandem parking spaces must be enclosed and attached to the unit when the units are ground-oriented.*

- s) Subsection 7.7 [Bicycle Parking Requirements] is amended by:

- a) in subparagraph (d)(i), deleting the words after "...programmed entry system" and replacing them with "...and contain individual bicycle storage spaces.";

- b) inserting the following new paragraph:

f) In the R-3, R-4, and R-6 zones, long-term, enclosed bicycle storage is required as follows:

- i. Minimum one space per dwelling unit;*
- ii. Each space shall be at least 1.3 cu m in size;*
- iii. No bicycle parking is required for each dwelling unit that has access to a private garage.*

- t) Subsection 8 [Agricultural] is amended by:

- a) deleting subparagraph (a)(ii) of subsection 8.1.10 [Conditions of Use], and replacing it with the following:

- ii. The use of the land and erection, alteration, and maintenance of residential buildings and structures on lots on which a dwelling unit was in existence on January 21, 1992 shall conform with the following regulations:

Principal Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ <i>Single-Family Dwelling</i> 	<ul style="list-style-type: none"> ▪ <i>Secondary Suite</i> ▪ <i>Garden Suite</i> ▪ <i>Home-Based Business</i> ▪ <i>Accessory Residential Buildings and Uses</i> ▪ <i>Boarding</i>

- The maximum lot coverage is 30%;
 - The height of a principal building shall not exceed
 - i. 9.0 m for a building with a roof slope of 1:4 or more;
 - or
 - ii. 7.4 for a building with a roof slope less than 1:4;
 - Principal buildings shall not be sited less than
 - i. 7.5 m from front and rear lot lines
 - ii. 1.5 m from interior side lot lines
 - iii. 4 m from exterior side lot lines.
- u) Subsection 10.2 [R-1 Medium Lot Residential] is deleted in its entirety and replaced with the following:

10.2 R-3 Urban Residential 3

10.2.1 Intent

The intent of the Urban Residential 3 (R-3) Zone is to provide for development of up to three dwelling units on a lot within the urban containment boundary, in a variety of building forms.

10.2.2 Permitted Uses

Principal Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ <i>Single-Family Dwelling</i> 	<ul style="list-style-type: none"> ▪ <i>Secondary Suite</i>

<ul style="list-style-type: none"> ▪ Duplex ▪ Townhouse ▪ Apartment 	<ul style="list-style-type: none"> ▪ Garden Suite ▪ Home-Based Business ▪ Accessory Residential Buildings and Uses ▪ Boarding
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10.2.3 Lot Requirements

- a) The minimum lot area shall be 1,215 sq m.
- b) The minimum lot width shall be 12 m.
- c) The maximum permitted impervious surface allowance is 70% of the lot area.

10.2.4 Permitted Density

- a) The maximum permitted number of dwelling units is three.

10.2.5 Dimensions of Buildings and Structures

- a) The maximum permitted gross floor area is 232 sq m.
- b) For a single-family dwelling or duplex, up to 25 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for a garage or carport.
- c) Up to 4 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for space dedicated for residential storage, provided it is a contiguous partitioned space designed for the purpose of storage and located inside the dwelling unit and within 4 m of its principal entrance.
- d) The maximum lot coverage is 50%.
- e) The height of a principal building shall not exceed the lesser of 10 m and three storeys.
- f) The depth of a principal building shall not exceed 22 m.
- g) The surface of the first floor is not more than 0.8 m above the average grade at any building elevation facing a street, except that where the property is located in the flood plain or has a flood

covenant registered on the property title the surface of the first floor may be adjusted to meet the flood proofing requirements.

10.2.6 Siting

Principal buildings shall not be sited less than

- a) 5.5 m from front lot line, but may be reduced to 4 m where parking is provided behind the principal building.
 - b) 6 m from rear lot lines.
 - c) 1.2 m from interior side lot lines.
 - d) 1.8 m from exterior side lot lines.
- v) Subsection 10.3 [R-2 Small Lot Residential] is deleted in its entirety and replaced with the following:

10.3 R-4 Urban Residential 4

10.3.1 Intent

The intent of the Urban Residential 4 (R-4) Zone is to provide for development of up to four dwelling units on a lot within the urban containment boundary, in a variety of building forms.

10.3.2 Permitted Uses

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"> ▪ Single-Family Dwelling ▪ Duplex ▪ Townhouse ▪ Apartment 	<ul style="list-style-type: none"> ▪ Secondary Suite ▪ Garden Suite ▪ Home-Based Business ▪ Accessory Residential Buildings and Uses ▪ Boarding

10.3.3 Lot Requirements

- a) The minimum lot area shall be 1,215 sq m.
- b) The minimum lot width shall be 12 m.
- c) The maximum permitted impervious surface allowance is 70% of the lot area.

10.3.4 Permitted Density

- a) The maximum permitted number of dwelling units is four.

10.3.5 Dimensions of Buildings and Structures

- a) For a duplex, townhouse, or apartment use, at least one dwelling unit must contain at least three bedrooms.
- b) The maximum permitted floor space ratio is:
- i. 0.50 where one or two dwelling units are provided
 - ii. 0.70 where three or four dwelling units are provided
- c) For a single-family dwelling or duplex, up to 25 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for a garage or carport.
- d) Up to 4 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for space dedicated for residential storage, provided it is a contiguous partitioned space designed for the purpose of storage and located inside the dwelling unit and within 4 m of its principal entrance.
- e) The maximum lot coverage is 40%.
- f) The height of a principal building shall not exceed the lesser of 10 m and three storeys.
- g) The depth of a principal building shall not exceed 22 m.
- h) The surface of the first floor is not more than 0.8 m above the average grade at any building elevation facing a street, except that where the property is located in the flood plain or has a flood covenant registered on the property title the surface of the first floor may be adjusted to meet the flood proofing requirements.

10.3.6 Siting

Principal buildings shall not be sited less than

- e) 5.5 m from front lot line, but may be reduced to 4 m where parking is provided behind the principal building.

- f) 6 m from rear lot lines.
 - g) 1.2 m from interior side lot lines.
 - h) 3 m from exterior side lot lines.
- w) Subsection 10.4 [RD Duplex Residential] is deleted in its entirety and replaced with the following:

10.4 R-6 Urban Residential 6

10.4.1 Intent

The intent of the Urban Residential 6 (R-6) Zone is to provide for development of up to six dwelling units on a lot, within the urban containment boundary and that is close to frequent transit, in a variety of building forms.

10.4.2 Permitted Uses

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"> ▪ Single-Family Dwelling ▪ Duplex ▪ Townhouse ▪ Apartment 	<ul style="list-style-type: none"> ▪ Secondary Suite ▪ Garden Suite ▪ Home-Based Business ▪ Accessory Residential Buildings and Uses ▪ Boarding

10.4.3 Lot Requirements

- a) The minimum lot area shall be 1,215 sq m.
- b) The minimum lot width shall be 12 m.
- c) The maximum permitted impervious surface allowance is 70% of the lot area.

10.4.4 Permitted Density

- a) The maximum permitted number of dwelling units is five. A maximum of six dwelling units is permitted, on the condition that at least one dwelling unit meets the applicable adaptable housing requirements in the BC Building Code.

10.4.5 Dimensions of Buildings and Structures

- a) *For a duplex, townhouse, or apartment use, at least two dwelling units must contain at least three bedrooms.*
- b) *The maximum permitted floor space ratio is:*
 - i. *0.55 where one or two dwelling units are provided*
 - ii. *0.80 where three, four, five or six dwelling units are provided*
- c) *For a single-family dwelling or duplex, up to 25 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for a garage or carport.*
- d) *Up to 4 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for space dedicated for residential storage, provided it is a contiguous partitioned space designed for the purpose of storage and located inside the dwelling unit and within 4 m of its principal entrance.*
- e) *Up to 25 sq m of gross floor area per dwelling unit can be added to the maximum gross floor area where at least one parking space for that dwelling unit is provided below the surface of the first floor.*
- f) *The maximum lot coverage is 50%.*
- g) *The height of a principal building shall not exceed the lesser of 10 m and three storeys.*
- h) *The depth of a principal building shall not exceed 22 m.*
- i) *The surface of the first floor is not more than 0.8 m above the average grade at any building elevation facing a street, except that where the property is located in the flood plain or has a flood covenant registered on the property title the surface of the first floor may be adjusted to meet the flood proofing requirements.*

10.4.6 Siting

Principal buildings shall not be sited less than

- a) *5.5 m from front lot line, but may be reduced to 4 m where parking is provided behind the principal building.*
 - b) *6 m from rear lot lines.*
 - c) *1.2 m from interior side lot lines.*
 - d) *3 m from exterior side lot lines.*
- x) Section 16 [Comprehensive Development] is amended by deleting the following subsections in their entirety:
- 16.1 CD-A Comprehensive Development A
 - 16.2 CD-B Comprehensive Development B
 - 16.3 CD-C Comprehensive Development C
 - 16.4 CD-D Comprehensive Development D
 - 16.6 CD-F Comprehensive Development F
 - 16.9 CD-I Comprehensive Development I
 - 16.10 CD-J Comprehensive Development J
 - 16.16 CD-P Comprehensive Development P
- y) Schedule D [Fieldstone Parcel Map for CD Zone] is deleted.
- z) The lands shown in identified colours in Attachment 1, which forms part of this bylaw, are hereby rezoned to Urban Residential 3 (R-3), Urban Residential 4 (R-4), and Urban Residential 6 (R-6) respectively, as indicated in the Legend of the Attachment.

NOTICE OF FIRST READING given on [DATE]

READ a FIRST, SECOND and THIRD time on [DATE].

MINISTERIAL APPROVAL granted on [DATE].

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

Attachment 1

