

CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 2997, 2025

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 "Zoning Amendment Bylaw No. 2997, 2025".
2. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is amended as follows:
 - (a) Subsection 1.3(a) is amended by inserting the following into the table in alphabetical order:

Zone Designation	Short Form
Comprehensive Development R	CD-R

- (b) Part 16 [*Comprehensive Development*] is amended by adding a new zone titled Comprehensive Development R ("CD-R"), with the addition of the following subsection:

16.18 CD-R Comprehensive Development R

16.18.1 Intent

The intent of the Comprehensive Development R (CD-R) Zone is to permit a comprehensively planned townhouse development on Lot 4 Section 36 Block 6 North Range 1 East New Westminster District Plan 13846.

16.18.2 Permitted Uses

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"> • <i>Townhouse</i> 	<ul style="list-style-type: none"> • <i>Home-Based Business</i> • <i>Accessory Buildings and Uses</i>

16.18.3 Permitted Density

- a) *The maximum number of dwelling units is 13.*

b) *The maximum floor-area ratio is 2.20.*

16.18.4 Permitted Lot Coverage

a) *The maximum lot coverage is 70%.*

16.18.5 Permitted Height

a) *The maximum permitted height for principal buildings is 4 storeys and 13.5 m.*

16.18.6 Siting

a) *Principal buildings shall be sited not less than*

- i) 1.75 m from front lot line;*
- ii) 3.7 m from rear lot line;*
- iii) 3.0 m from interior side lot lines.*

b) *Stairs, bicycle parking and service facilities are permitted to project into the rear yard by 2.6 m.*

c) *Entrance to underground parking is permitted to encroach into the interior side yard by 1.6 m.*

16.18.7 Conditions of Use

a) *Despite any other provision of this bylaw, the following parking requirements apply:*

- i. Minimum 29 vehicle parking spaces;*
- ii. Two vehicle parking spaces must be accessible;*
- iii. Three vehicle parking spaces must be available for visitor use;*
- iv. Eight of the vehicle parking spaces are permitted as small car spaces;*
- v. Minimum 24 Class 1 bicycle storage spaces;*
- vi. Tandem parking spaces are permitted in a parking structure and not attached to each unit;*
- vii. At least 50% of Class 1 bicycle storage spaces to have electric charging capability;*
- viii. All resident vehicle parking spaces to be equipped with an outlet capable of providing minimum Level 2 or equivalent charging for electric vehicles.*

(c) The parcel of land legally described as:

PID: 009-890-131

Lot 4 Section 36 Block 6 North Range 1 East New Westminster
District Plan 13846

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

NOTICE OF FIRST READING given on

READ a FIRST, SECOND and THIRD time on

MINISTERIAL APPROVAL received on

ADOPTED on

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

Attachment 1

