

**CITY OF PITT MEADOWS
ZONING TEXT AMENDMENT
BYLAW NO. 2972, 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. 2972, 2024".
2. The Zoning Bylaw No. 2505, 2011 is amended as follows:
 - a) Subsection 2.3 [General Definitions] is amended by:
 - (i) adding the following new definition:

SHORT-TERM RENTAL means the service of accommodation, in exchange for a fee, that is provided to members of the public for a period of time of less than 90 consecutive days, but does not include boarding, a bed and breakfast, or hotel;
 - (ii) deleting the definition for VEHICLE REPAIR and replacing it with the following:

VEHICLE REPAIR means the service, maintenance, repair, and inspection of motor vehicles, and excludes vehicle-body repair.
 - b) Section 3 [Enforcement] subsection 3.4 [Specific Prohibitions] is amended as follows:
 - (i) the following new subparagraph is added to paragraph (e):
 - iii. Short-term rental;
 - (ii) Subparagraph (f)(xviii) is amended by adding "and retail sales" after the word "production" and removing the words "and subject to the *Agriculture Land Reserve Use, Subdivision and Procedure Regulation* (Bylaw 2814, 2018)".
 - c) Section 4 [General Development Regulations] is amended as follows:
 - (i) Paragraph 4.2(b) is deleted and replaced with the following:

- b) Swimming pools and hot tubs shall be located a minimum of 1.2 m from a side lot line and rear lot line, and 1.5 m from any street.
- (ii) Subsection 4.14 [Building Separation] is deleted and replaced with the following:
- The minimum horizontal clearance between all buildings on a lot is 2 m.
- d) Section 5 [Specific Use Regulations] is amended as follows:
- (i) Subsection 5.3 [Home-Based Businesses] paragraph 5.3.2 is amended by adding the following subparagraph:
- h) *Short-term rental*
- (ii) Subsection 5.10 [Migrant Farm-Worker Housing] subparagraph (a)(iii) is deleted and replaced with the following:
- iii. The accommodation is located on a lot with an area of at least 3.75 ha.
- (iii) Subsection 5.10 [Migrant Farm-Worker Housing] subparagraph (b)(vi) is deleted and replaced with the following:
- vi. Migrant farm worker accommodation shall be limited to ten persons for each 4.05 ha of land within the farm operation up to a maximum of 60 persons per farm operation, except that a maximum of 150 persons may be accommodated in respect of a farm operation comprising at least 40.5 ha, and a maximum of 250 persons may be accommodated in respect of a farm operation comprising at least 405 ha, if
- no more than 60 persons are accommodated in any single building
 - no more than one building for migrant farm-worker housing is located on any lot
 - no building for migrant farm-worker housing is located within 500 m of any other such building.
- (iv) Subsection 5.11 [Farm Retail Sales and Winery / Brewery / Distillery / Meadery or Cider Lounges] paragraph (a) is deleted and replaced with the following:

- a) The total combined indoor and outdoor retail sales area for *farm retail sales* shall not exceed 300 sq m.

- e) Subsection 10.2 [R-3 Urban Residential 3] paragraph 10.2.3 [Lot Requirements] is amended by deleting subparagraphs (a) and (b) and replacing with the following:
 - a) The minimum lot area for subdivision shall be 1,215 sq m.
 - b) The minimum *lot width* for subdivision shall be 12 m.

- f) Subsection 10.3 [R-4 Urban Residential 4] paragraph 10.3.3 [Lot Requirements] is amended by deleting subparagraphs (a) and (b) and replacing with the following:
 - a) The minimum *lot area* for subdivision shall be 1,215 sq m.
 - b) The minimum *lot width* for subdivision shall be 12 m.

- g) Subsection 10.4 [R-6 Urban Residential 6] paragraph 10.4.3 [Lot Requirements] is amended by deleting subparagraphs (a) and (b) and replacing with the following:
 - a) The minimum lot area for subdivision shall be 1,215 sq m.
 - b) The minimum *lot width* for subdivision shall be 12 m.

- h) Subsection 11.1 [C-1 Highway Commercial] is amended as follows:
 - (i) Paragraph 11.1.2 [Permitted Uses] is amended by adding 'Vehicle Repair' under Principal Uses and deleting 'Vehicle Repair' under Accessory Uses;

 - (ii) Paragraph 11.1.8 [Conditions of Use] is amended by adding the following subparagraph:
 - c) *Vehicle repair* as a principal use is permitted only on lots that are not located adjacent to lots that are zoned residential or mixed-use or are not located across a road (excluding a provincial highway) from properties that are zoned residential or mixed-use.

- i) All references throughout the bylaw to "*floor space ratio*" are deleted and replaced with "*floor-area ratio*".

READ a FIRST and SECOND time on November 5, 2024.

PUBLIC HEARING held on December 3, 2024.

READ a THIRD time on January 28, 2025.

MINISTERIAL APPROVAL received on March 19, 2025.

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

PUBLIC HEARING held on December 3, 2024.

READ a THIRD time on January 28, 2025.

MINISTERIAL APPROVAL received on [DATE].

ADOPTED on [DATE].

I certify this to be a true copy of the original document which has not been altered in any way

Signature: Tanya Barr Date: Jan 29 / 2025

Tanya Barr
 Commissioner for taking Affidavits
 Designation: Deputy Corporate Officer,
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 604.465.2472
 Corporate Officer

Nicole MacDonald
Mayor

Approved pursuant to section 52(3)(a) of the Transportation Act
 this 19th day of March, 2025

[Signature]
 for Minister of Transportation

CERTIFIED APPROVAL
MINISTERIAL APPROVAL