

**CITY OF PITT MEADOWS**  
**ZONING AMENDMENT BYLAW**  
**No. 2855, 2020**

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

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**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. 2855, 2020".
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 O ("CD-O"), with the addition of the following subsection:

**16.15 CD-O Comprehensive Development O**

**16.15.1 Intent**

*The intent of the Comprehensive Development O (CD-O) Zone is to permit a comprehensively planned townhouse development on Lot 29 District Lot 283 Group 1 New Westminster District Plan 33922.*

**16.15.2 Permitted Uses**

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

**16.15.3 Permitted Density**

- a) *The maximum number of units is 4.*
- b) *The maximum floor-area ratio is 0.70.*

**16.15.4 Permitted Lot Coverage**

- a) *The maximum lot coverage is 35%.*

**16.15.5 Permitted Height**

- a) *The maximum permitted height for principal buildings is 3 storeys and 9.5 m.*

**16.15.6 Siting**

- a) *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) *2.5 m from exterior side lot lines;*

**16.15.7 Conditions of Use**

- a) *A carport or garage for at least two vehicles shall be provided for each dwelling unit.*
- b) *At least four visitor parking spaces are required to be maintained, for use by the entire development.*

- (b) The parcel of land legally described as:

PID: 006-935-079

Lot 29 District Lot 283 Group 1 New Westminster District Plan 33922

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 O (CD-O) zone.

**READ** a FIRST and SECOND time on July 20, 2021.

**PUBLIC HEARING** held on September 21, 2021.

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

**ADOPTED** on [DATE].

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Bill Dingwall  
Mayor

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Kate Barchard  
Corporate Officer

Attachment 1

