

**CITY OF PITT MEADOWS  
ZONING AMENDMENT BYLAW  
No. 2853, 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 the "Zoning Amendment Bylaw No. 2853, 2020".
2. The Zoning Bylaw No. 2505, 2011 is amended as follows:
  - a) Part 16 [*Comprehensive Development*] is amended by adding a new zone entitled Comprehensive Development N ("CD-N"), with the addition of the following subsection:

**16.14 CD-N Comprehensive Development N**

**16.14.1 Intent**

The intent of the Comprehensive Development N (CD-N) Zone is to permit a comprehensively planned high-rise condominium development on the following legal parcel described as:

PID: 009-890-131

Lot 4 Section 36 Block 6N Range 1 East New Westminster District  
Plan NWP13846

**16.14.2 Permitted Uses**

Principal Uses	Accessory Uses
<ul style="list-style-type: none"> <li>▪ <i>Apartment</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Home-Based Business</i></li> <li>▪ <i>Amenity Space</i></li> </ul>

**16.14.3 Dimensions of Buildings and Structures**

- a) The maximum lot coverage is 55%;
- b) *Principal buildings* will not exceed the lesser of 14 m or 4 storeys.

**16.14.4 Siting**

- a) *Principal buildings* shall not be sited less than:
  - i. 1.0 m from a *front lot line*;
  - ii. 3.8 m from a *rear lot line*;
  - iii. 3.6 m from one *interior lot line* and 4.5 m from the other *interior lot line*;
- b) *Patios, decks and balconies* may encroach 2 m into one *side yard* and 3.15 m into the other *side yard* and 0.7 m into the *rear yard*;
- c) Roof overhang may encroach 1 m into the *front yard*.

16.14.5 Permitted Density

- a) The maximum density is 21 dwelling units;
- b) The maximum *floor-area ratio* is 2.10.

3. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is further amended as follows:

- a) The parcel of land legally described as:
  - (i) PID: 009-890-131
  - (ii) Lot 4 Section 36 Block 6N Range 1 East New Westminster District Plan NWP13846

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

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

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

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

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

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Bill Dingwall  
Mayor

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Kate Barchard  
Corporate Officer

ATTACHMENT 1

