

Public Hearing Notice

Council to consider Zoning Bylaw Housekeeping Amendments

When: Tuesday, July 20, 2021 at 7pm

Where: Electronic Webinar (see portmoody.ca/ph for details and instructions)

Annually, staff prepare a housekeeping amendment to the City's Zoning Bylaw to address errors or omissions, improve language clarity, and address changes to procedures or industry practices. The intent of Zoning Bylaw Amendment No. 56, 2021, No. 3317 is to encompass a range of minor bylaw changes including:

Commercial Athletic and Recreation Use definition: amending this definition to spell boarding with a lower-case b to remove confusion with the definition of Boarding in the Bylaw.

Fences: amending this section to spell height with a lower-case h to remove confusion with the definition of height in the Bylaw; allowing a maximum fence height of 3.0m for any side or rear property line that abuts a major road or a community pathway to allow for noise attenuation and privacy.

Shipping Containers in all Residential Zones: prohibiting shipping containers as a permanent use in residential neighbourhoods; does not affect the use of shipping containers for both short-term storage use and construction use.

Setback Encroachments for RS and RT Zones: clarifying when an encroachment is allowed, establishing a consistent method of measurement, and listing all applicable building components.

Floor Area Exclusions for Elevators: excluding the area for elevators in the floor area calculation for single and semi-detached residential uses and detached accessory dwelling units (laneway houses) to encourage building designs that allow for aging in place.

Setbacks between Principal Buildings and Laneway Houses (Detached Accessory Dwelling Units): clarifying that a deck from either a principal building or a laneway house may project up to 1.8m into the setback area separating them.

Service Station Parking Requirements: clarifying the number of parking spaces for Service Stations with or without a retail store.

Electric Vehicle Charging Requirements: clarifying that all residential parking spots including for Single Detached and Semi Detached Residential uses are required to meet electric vehicle charging requirements.

Setbacks in the Acreage Reserve (A1) Zone: making the front yard setback requirement for an accessory building consistent across all detached residential zones, including the A1 zone.

Grade Calculations for RS1 and RS1-S Zones: allowing grade to be determined from a City-approved lot grading plan rather than existing property grade and measuring building height from the approved grade on the lot grading plan.

Density Entitlements for RS1-S (Small Lot) Zone: clarifying that properties that have been rezoned to RS1-S, but have not completed the subdivision process, cannot build to the higher FAR entitlement until the subdivision process is completed.

Seasonal Pop-Up Businesses: allowing seasonal pop-up businesses such as garden centres to operate outside of a building in the C3 zone.

Get in touch!

How do I get more information?

You can review the application information at portmoody.ca/publichearing, and contact us at planning@portmoody.ca or 604.469.4540 with questions.

How can I provide input?

1. If you believe your property is affected by these proposed bylaw amendments, you can send a submission in writing before noon on July 20, 2021 by emailing clerks@portmoody.ca or faxing 604.469.4550.
2. You may also participate in the Public Hearing by joining the electronic meeting as a webinar participant. Information and instructions for joining the meeting are available at portmoody.ca/ph.

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