



City of Port Moody

Bylaw No. 3335

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to rename Home Occupation Type A and Type B, to add Home Occupation Type C – Low-Impact Home-Based Business, and to make housekeeping changes in Schedule D – Comprehensive Development Zones.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 64, 2022, No. 3335 (Home-Based Businesses and Housekeeping)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by replacing section 5.2.3 in its entirety with the following:

“5.2.3 Home Occupation Use – Type A, Type B, and Type C

(a) The following regulations apply to all types of Home Occupation:

- (i) no offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical, or radio disturbance shall be produced by the Home Occupation;
- (ii) no exterior alterations are permitted that are inconsistent with the Residential character of the Buildings and property;
- (iii) outside storage of materials, equipment, or finished products is not permitted; and
- (iv) a business must not involve:
 - Veterinary care, Animal Daycare or boarding, or breeding of animals; and
 - Retail sale or lease of goods from the premises unless the goods are produced on the premises.

- (b) Where permitted in this Bylaw, a Home Occupation – Type A – Home Office shall:
- (i) be carried out exclusively by a resident of the principal Dwelling Unit in which the Home Occupation is located on the premises;
 - (ii) be wholly contained within the principal Dwelling Unit or permitted Accessory Building;
 - (iii) not generate customer visits; and
 - (iv) not display signs or advertising.
- (c) Where permitted in this Bylaw, a Home Occupation – Type B – Home-Based Business shall:
- (i) not be permitted on a Lot containing a Bed and Breakfast, Boarding use, or Child Care use;
 - (ii) be carried out exclusively by a resident of the principal Dwelling Unit in which the Home Occupation is located and not more than two non-resident employees on the premises;
 - (iii) be wholly contained within a Dwelling Unit or Accessory Building and not exceed 50m² of Floor Area;
 - (iv) not generate significant traffic impacts within the neighbourhood;
 - (v) provide Off-Street Parking in accordance with section 6.0 of this Bylaw; and
 - (vi) be permitted to display signage in accordance with the Sign Bylaw.
- (d) A Home Occupation – Type C – Low-Impact Home-Based Business shall be permitted in all zones where residential use is permitted and shall:
- (i) not be permitted in a Dwelling Unit that contains a Child Care use;
 - (ii) be carried out exclusively by a resident of the principal Dwelling Unit in which the Home Occupation is located;
 - (iii) if located in a multi-residential building, be subject to strata and/or property owner approval;
 - (iv) generate only single-person or one-family client/customer visits;

- (v) if located in a multi-residential building, not display any signage or advertising unless approval is given by strata and/or property owners;
- (vi) be completely enclosed within the Dwelling Unit, and if located in a strata, may not be conducted in any common property; and
- (vii) not involve more than five visits to the premises per day by customers or persons making deliveries to or from the premises.”.

2.2 Bylaw No. 2937 is further amended by replacing the following table in section 8.4.2:

RS1 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9)

with the following table:

RS1 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9) v. Secondary Suite

2.3 Bylaw No. 2937 is further amended by replacing the following table in section 8.5.2:

RS1-S Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite ii. Home Occupation – Type A iii. Supportive Recovery (see section 5.2.9) iv. Detached Accessory Dwelling Unit (see section 5.5)

with the following table:

RS1-S Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B ii. Home Occupation – Type A iii. Supportive Recovery (see section 5.2.9) iv. Detached Accessory Dwelling Unit (see section 5.5) v. Secondary Suite

2.4 Bylaw No. 2937 is further amended by replacing the following table in section 8.6.2:

RS2 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9)

with the following table:

RS2 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9) v. Secondary Suite

2.5 Bylaw No. 2937 is further amended by replacing the following table in section 8.7.2:

RS3 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9)

with the following table:

RS3 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9) v. Secondary Suite

2.6 Bylaw No. 2937 is further amended by replacing the following table in section 8.9.2:

RS5 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9)

with the following table:

RS5 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9) v. Secondary Suite

2.7 Bylaw No. 2937 is further amended by replacing the following table in section 8.10.2:

RS6 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9)

with the following table:

RS6 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9) v. Secondary Suite

2.8 Bylaw No. 2937 is further amended by replacing the following table in section 8.11.2:

RS7 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9)

with the following table:

RS7 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9) v. Secondary Suite

2.9 Bylaw No. 2937 is further amended by replacing the following table in section 8.12.2:

RS8 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite ii. Home Occupation – Type A iii. Supportive Recovery (see section 5.2.9)

with the following table:

RS8 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B ii. Home Occupation – Type A iii. Supportive Recovery (see section 5.2.9) iv. Secondary Suite

2.10 Bylaw No. 2937 is further amended by replacing the following table in section 8.13.2:

RS9 Zone	
a. Principal Use	i. Single Detached Residential ii. Semi-Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9)

with the following table:

RS9 Zone	
a. Principal Use	<ul style="list-style-type: none"> i. Single Detached Residential ii. Semi-Detached Residential
b. Secondary Use	<ul style="list-style-type: none"> i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9) v. Secondary Suite

2.11 Bylaw No. 2937 is further amended by replacing section 8.13.6 in its entirety with the following:

“8.13.6 Conditions of Use for Semi-Detached Residential Use

- (a) Semi-Detached Residential use is permitted on Lots 1,125m² and greater.
- (b) Two Accessory Buildings or Structures shall be permitted on a Lot for Semi-Detached Residential use.
- (c) The Lot Coverage of a permitted Accessory Building that includes enclosed parking shall not exceed 80m².”.

2.12 Bylaw No. 2937 is further amended by replacing section 100.2 in Schedule D – Comprehensive Development Zones in its entirety with the following:

“100.2 Permitted Use

- (1) Two-family Residential
- (2) Accessory Home Occupation (Type II)
- (3) Accessory Off-Street Parking
- (4) One Secondary Suite”

- 2.13 Bylaw No. 2937 is further amended by replacing section 104.2 in Schedule D – Comprehensive Development Zones in its entirety with the following:

“104.2 Permitted Use

- (1) Multiple Family Residential
- (2) Accessory Home Occupation
- (3) Accessory Off-Street Parking
- (4) One Secondary Suite”

3. Severability

- 3.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

Read a first time this 11th day of January, 2022.

Read a second time this 11th day of January, 2022.

Read a third time this 11th day of January, 2022.

First three readings rescinded this 8th day of March, 2022.

Read a first time as amended this 8th day of March, 2022.

Read a second time as amended this 8th day of March, 2022.

Public Hearing held this ___ day of _____, 2022.

Read a third time this ___ day of _____, 2022.

Adopted this ___ day of _____, 2022.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3335 of the City of Port Moody.

D. Shermer
Corporate Officer