

**Attachment 2: Comparison of Benson Drive and Walton Way LUC and Port Moody Single Detached Residential (RS1) Zoning**

<b>Provision</b>	<b>Land Use Contract (1968 RS1 Zoning Bylaw No. 968)</b>	<b>RS1 Zoning (Zoning Bylaw No. 2937, 2018)</b>	<b>Comments</b>
<b>Intent</b>	One principal building for Residential use on each subdivided lot, with accessory off-street parking use, as normally permitted in the One-Family Residential Zone (RS-1) of the City of Port Moody.  Development on the 3.084 acre area designated for Park purposes shall be at the discretion of the City.	To accommodate Single Detached Residential development and Detached Accessory Dwelling Units on standard urban Lots.	Main use remains.
<b>Min. Lot Size</b>	Not specified.	Lot Area - 555.0m <sup>2</sup> Lot Width - 15.0m	Adds clarification.
<b>Permitted Uses</b>	One principal building for residential use on each subdivided lot with and off-street parking use as normally permitted in the RS1 zone ( <i>Zoning Bylaw at the time</i> )	<b>Principal Uses:</b> - Single Detached Residential <b>Secondary Uses:</b> - One of the following: • 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	Main use remains, further principal and secondary uses added/clarified.
<b>Max. Lot Coverage</b>	All Buildings and Structures – 40% total  Accessory Building – 15%	i. All Buildings and Structures – 40% total ii. Accessory Building or Structure (including Detached Dwelling Units) – 65m <sup>2</sup>	Adds clarification.
<b>Max. Floor Area</b>	Shall have a residential floor area of not less than 800 sq ft or 74.32 m <sup>2</sup> within each dwelling unit	All Buildings – FAR of 0.5	Adds clarification.

<b>Max. Building Height</b>	Principal Building -35ft (max.) or 10.67m  Accessory Building – 15 ft or 4.57 m	i. Principal Building – the lesser of 3 Storeys and the vertical distance from Grade to the highest point of the Building which shall be 10.5m for roofs with a pitch of 3:12 or greater, and 9.0m for roofs with a pitch less than 3:12 ii. Accessory Building – 3.7m for a flat roof and 4.5m for a roof with a slope angle more than 3:12 measured to the highest point iii. Detached Accessory Dwelling Unit (see Section 5.5)	Adds clarification.
<b>Min. Front yard setback</b>	Principal Building - 20ft or 6.1m  Accessory Building – 25 ft or 7.62 m	i. Principal Building – 6.0m ii. Accessory Building or Structure – rear of the principal Building Setback	Adds clarification.
<b>Min. Rear yard setback</b>	Principal Building - 10ft or 3.05m  Accessory Building – 4ft or 1.22m	i. Principal Building – 7.5m ii. Accessory Building or Structure – 1.5m iii. Detached Accessory Dwelling Unit – 1.5m	Adds clarification.
<b>Min. Side yard setback</b>	Principal Building - 5ft or 1.52m or 10% of Lot Width if less than 50ft or 15.24m  Accessory Building – 10 ft or 3.05 m (interior) 5 ft or 1.52 m (exterior)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m	Adds clarification.
<b>Min. Setback between Buildings</b>	Not specified.	2.0 metres	Adds clarification.
<b>Parking</b>	1 space per principal Dwelling Unit.	2 spaces per principal Dwelling Unit.	Adds clarification.