

Attachment 1: Comparison of LUC and Port Moody North Shore Single Detached Residential (RS3) Zoning

Provision	Land Use Contract	RS3 Zoning (Bylaw No. 2937, 2018)	Comments
Intent	<ul style="list-style-type: none"> • BL 1347 (1977) allows 12 units per acre for a total of 40 units. • BL 1390 (1978) includes subdivision plan and permits 51 lots for SF and area for public park. • BL 2491 (2001) amends BL 1390 to include updated setbacks, lot coverage, building height. 	To accommodate single detached dwellings on compact urban lots on the North Shore.	
Min. Lot Size	6,000 square feet or more	Lot Area - 375.0m ² Lot Width - 15.0m	Adds clarification.
Permitted Uses	<p>51 lots for single family residential use with ancillary buildings and off street parking.</p> <p>No more than 2 accessory buildings, including garages and carports are permitted.</p>	<p>Principal Uses:</p> <ul style="list-style-type: none"> - Single Detached Residential <p>Secondary Uses:</p> <ul style="list-style-type: none"> - 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 v. Secondary Suite 	Main use remains, further principal and secondary uses added/clarified.
Max. Lot Coverage	All Buildings and Structures – 45% total	<ul style="list-style-type: none"> i. All Buildings and Structures – 40% total ii. Accessory Building or Structure (including Detached Dwelling Units) – 65m² 	Reduces total required lot coverage by 5%.
Max. Floor Area	Not less than 800 square feet within each dwelling unit	Floor Area Ratio – 0.6	Clarifies FAR.
Max. Building Height	<p>9 metres measured from the average existing grade at the building to the highest point of the roof.</p> <p>Accessory Building – 5.0 m</p>	<ul style="list-style-type: none"> i. Principal Building – the lesser of 8.0m or 3 Storeys ii. Accessory Building or Structure – 4.0m iii. Detached Accessory Dwelling Unit (see Section 5.5) 	Adds clarification.

Min. Front yard setback	<p>The lesser of 6 metres or the setback of the original principal dwelling constructed under a valid building permit (exempting some lot numbers)</p> <p>Accessory Building - 4.5 m from the back of curb or sidewalk, provided that for the purposes of this provision the front yard shall be deemed to be the frontage with the existing driveway access except for lot numbers 313, 314, 315, 316, 317, 318, 319, 320, 321, 323, 324, 325, 344, 345, 346, 347, 348, 349, 350, 351, 352, and 353. For these lots, the existing driveway access shall be deemed to be the rear yard.</p>	<p>i. Principal Building – 6.0m ii. Accessory Building or Structure – rear of the principal Building</p>	Remains the same for the Principal Building and adds clarification for secondary uses.
Min. Rear yard setback	<p>The lesser of 7 metres or the setback of the original principal dwelling constructed under a valid building permit. Accessory Building – 1.5m</p>	<p>i. Principal Building – 7.5m ii. Accessory Building or Structure – 1.5m iii. Detached Accessory Dwelling Unit – 1.5m</p>	Increases minimum required setback by 0.5 meters and adds clarification for other uses.
Min. Side yard setback	<p>Principal Building and Accessory Building - The lesser of 10% of the average width of the lot, 1.5 metres, or the setback of the original principal dwelling constructed under a valid building permit.</p> <p>Exterior side yard setback - the lesser of 3 metres or the setback of the original principal dwelling constructed under a valid building permit.</p>	<p>i. All Buildings or Structures (interior) – 1.2m ii. All Buildings or Structures (exterior) – 2.5m</p>	No changes.
Min. Setback between Buildings	Principal Building and Accessory Building - 1.0 metres	n/a (separation of buildings is addressed through the minimum RS3 Zone references building setbacks from the sideyard setback line)	
Parking	Accessory off-street parking as normally permitted in the RS-1 Zone of City of Port	2 spaces per principal Dwelling Unit.	Clarifies parking requirements.

	<p>Moody (<i>Bylaw at the time</i>).</p> <p>Accessory structures such as carports and garages shall be consistent with the form and character of the existing principal dwelling with respect to the architectural design and roof pitch.</p> <p>A maximum of one carport or garage shall be permitted per lot.</p>	<p>1 space for the exclusive use of the secondary suite.</p>	
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