



City of Port Moody

Bylaw No. 3460

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to accommodate Small-Scale Multi-Unit Housing (SSMUH) as prescribed by Bill 44.

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. 94, 2024, No. 3460 (SSMUH)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by replacing the following definitions in section 4:

“ACCESSORY BUILDING” means a Building or Structure, the use of which is secondary to the principal permitted use of the lands, Buildings, or Structures located on the same Lot in accordance with the requirements of section 5.2.2 of this Bylaw.

“GRADE” means the average elevation of the point at which the foundation of a Building or Structure intersects with the ground, measured by averaging the existing Grades at the corners of the Building or Structure. Refer to RS1 and RS1-S for zone specific Grade definitions.

“HEIGHT” means the vertical distance from the Grade adjoining a Building or Structure to the highest point of the roof deck of a flat roof or the highest point of any affixed structures or features not exempted under section 5.3.3 Height Exceptions, to the deck line of a mansard roof, and the mean level between the eaves and the ridge of a gable, hip, gambrel, or other sloped roof, and to the highest point of a Structure other than a Building. Refer to RS1 and RS1-S for zone specific Height definitions.

“SEMI-DETACHED RESIDENTIAL” means a Residential use in which a Building on a Lot is used for two independent Dwelling Units in a variety of configurations, neither of which is a detached secondary Dwelling Unit or Secondary Suite.”.

with the following definitions:

“ACCESSORY BUILDING” means a Building or Structure, the use of which is secondary to the principal permitted use of the lands, Buildings, or Structures located on the same Lot in accordance with the requirements of section 5.2.2 of this bylaw and excludes Small-Scale Multi-Unit Housing (SSMUH).

“GRADE” means the average elevation of the point at which the foundation of a building or structure intersects with ground, measured by averaging the existing Grades at the corners of the Building or Structure.

“HEIGHT” means the vertical distance from the Grade adjoining a Building or Structure to the highest point of the roof deck of a flat roof or the highest point of any affixed structures or features not exempted under section 5.3.3 Height Exceptions, to the deck line of a mansard roof, and the mean level between the eaves and the ridge of a gable, hip, gambrel, or other sloped roof, and to the highest point of a Structure other than a Building.

“SEMI-DETACHED RESIDENTIAL” means a Residential use in which a Building on a Lot is used for two independent Dwelling Units in a variety of configurations but does not include a Secondary Suite.”.

- 2.2 Bylaw No. 2937 is further amended by deleting in its entirety the following definition in section 4:

“DETACHED ACCESSORY DWELLING UNIT” means a Dwelling Unit in the Rear Yard of a Single Detached or Semi-Detached Residential Lot that is separate from and subordinate in scale to the principal Dwelling Unit on the Lot and which may not be stratified. Also referred to as a Laneway house, backyard cottage, granny flat, garden suite, coach house, or carriage house.”.

- 2.3 Bylaw No. 2937 is further amended by adding the following definitions in section 4:

“ADDITIONAL DWELLING UNIT (ADU)” means a Building or part of a Building that is a self-contained Dwelling Unit of only residential occupancy and may be stratified.

“SMALL-SCALE MULTI-UNIT HOUSING (SSMUH)” means a range of ground-oriented Buildings as provided for in the *Housing Statutes (Residential Development) Amendment Act (RSBC 2023)* and includes the following Dwelling Unit types: Single Detached Residential, Semi-Detached Residential, Townhouse, Secondary Suite, Additional Dwelling Unit, and Apartment and Multi-Residential Dwelling Units.”.

- 2.4 Bylaw No. 2937 is further amended by replacing section 5.5 Detached Accessory Dwelling Units in its entirety with the following section 5.5:

“5.5 Small-Scale Multi-Unit Housing (SSMUH)

- 5.5.1 SSMUH is permitted in the RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, RS8, RS9, and RT zones within the areas shown on Schedule A – Zoning Boundaries Map 3, SSMUH Areas.
- 5.5.2 On Lots zoned RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, RS8, RS9, and RT that are 280m² or less in size within the SSMUH Areas as shown in Schedule A – Zoning Boundaries Map 3, SSMUH Areas, the following Dwelling Units are permitted up to an overall maximum of three Dwelling Units per Lot:
- (a) a Single Detached Residential unit;
 - (b) Semi-Detached Residential;
 - (c) Additional Dwelling Unit(s);
 - (d) Townhouse; or
 - (e) Secondary Suite(s);
- 5.5.3 On Lots zoned RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, RS8, RS9, and RT that are greater than 280m² but do not exceed 4,050m² in size that are outside the Prescribed Bus Stop 400m Radius as shown on Schedule A – Zoning Boundaries Map 3, SSMUH Areas, the following Dwelling Units are permitted up to an overall maximum of four Dwelling Units per Lot:
- (a) a Single Detached Residential unit; or
 - (b) Semi-Detached Residential; or
 - (c) Additional Dwelling Unit(s);
 - (d) Townhouse; or
 - (e) Apartment; or
 - (f) Multi-Residential; or
 - (g) Secondary Suite(s);
- 5.5.4 On Lots zoned RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, RS8, RS9, and RT that are greater than 280m² but do not exceed 4,050m², that are within the Prescribed Bus Stop 400m Radius as shown on Schedule A – Zoning Boundaries Map 3, SSMUH Areas, the following Dwelling Units are permitted up to an overall maximum total of six Dwelling Units per Lot:
- (a) a Single Detached Residential unit; or
 - (b) Semi-Detached Residential; or
 - (c) Additional Dwelling Unit(s);
 - (d) Townhouse; or

- (e) Apartment; or
- (f) Multi-Residential; or
- (g) Secondary Suite(s).”.

2.5 Bylaw No. 2937 is further amended by adding the following into the table in section 6.3.1 under the “Residential” Building Type:

Small-Scale Multi-Unit Housing (SSMUH) (outside the Prescribed Bus Stop 400m Radius as shown on Schedule A – Zoning Boundaries Map 3, SSMUH Areas)	Minimum 0.5 space per Dwelling Unit. Maximum of 4 stalls when accessed from a collector, local, or lane road classification. Maximum of 2 stalls when accessed from an arterial or Major Road Network (MRN) road classification.
Small-Scale Multi-Unit Housing (SSMUH) (inside the Prescribed Bus Stop 400m Radius as shown on Schedule A – Zoning Boundaries Map 3, SSMUH Areas)	No specified minimum or maximum spaces per dwelling unit.

2.6 Bylaw No. 2937 is further amended by replacing 6.6.2 (b) in its entirety with the following:

“In RS and RT zones, parking spaces provided for the use of Additional Dwelling Units and Secondary Suites may not be in a Tandem Parking configuration.”.

2.7 Bylaw No. 2937 is further amended by replacing section 6.8.1 in its entirety with the following:

“For residential uses, access to and from a Highway shall be provided:

- (a) for Lots fronting multiple roads or lanes, driveway access should be from the lowest classified road where one exists;
- (b) via not more than one driveway of not less than 3.0m in width nor more than 6.0m in width per Lot for Single Detached Residential uses;
- (c) an additional 3.0m of driveway width shall be permitted for each Additional Dwelling Unit when access is from a lane;
- (d) via not more than two driveways of not less than 4.0m in width nor more than 6.0m in width per Lot for lots with more than 6 Multi-Residential units;
- (e) the width of driveway shall retain a minimum of 6.0m of continuous curb along the road frontage; and
- (f) the minimum length of a driveway accessing an Additional Dwelling Unit’s garage shall be 5.6m measured from the property line to the garage, excluding Lanes.”.

2.8 Bylaw No. 2937 is further amended by replacing section 6.11.1 in its entirety with the following:

“All parking spaces required for residential units including Single Detached Residential, Semi-Detached Residential, Apartments, Multi-Residential buildings, Townhouses, and Additional Dwelling Units shall include an Energized Outlet capable of providing Level 2 Charging or a higher charging level intended for Electric Vehicle charging, except:

- (a) parking spaces for Visitor Parking;
- (b) parking spaces for Secondary Suites;
- (c) existing or new parking spaces for existing dwelling units; and
- (d) all parking spaces required for units included in a development for which, on or before March 1, 2019:
 - (i) a development permit has been submitted and authorized; or
 - (ii) a building permit application has been submitted for the development in accordance with the City’s Building Bylaw.”.

2.9 Bylaw No. 2937 is further amended by replacing section 8.4 in its entirety with the following:

“8.4 Single Detached Residential (RS1)

8.4.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on standard urban Lots.

8.4.2 Permitted Use

RS1 Zone	
a. Principal Use	<ul style="list-style-type: none"> i. Single Detached Residential ii. Small-Scale Multi-Unit Housing
b. Secondary Use to Single Detached Residential	<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. Additional Dwelling Unit iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9) v. Secondary Suite

c. Secondary Use to Small-Scale Multi-Unit Housing	i. Boarding ii. Home Occupation – Type A iii. Secondary Suite
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8.4.3 Development Regulations for Single Detached Residential

RS1 Zone	
a. Density (maximum)	i. All Buildings – FAR of 0.5
b. Height (maximum)	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 and with parapets less than 0.6m in height 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. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard
c. Lot Coverage (maximum)	i. All Buildings and Structures – 40% total ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m ²
d. Front Lot Line Setbacks (minimum)	i. Principal Building – 6.0m ii. Accessory Building or Structure – rear of the principal Building
e. Side Lot Line Setbacks (minimum)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. Principal Building – 7.5m ii. Accessory Building or Structure – 1.5m iii. Additional Dwelling Unit – 1.5m
g. Minimum Setbacks Between Buildings (minimum)	i. Between Principal Building and Additional Dwelling Unit – 6.0m ii. Accessory Building or Structure – 2.0m

8.4.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four, or six Dwelling Units.

RS1 Zone – SSMUH	
a. Density (maximum)	i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units
b. Height (maximum)	i. All Buildings with up to four Dwelling Units – 10.5m ii. All Buildings providing five to six Dwelling Units – 11.5m iii. Accessory Building – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units
d. Front Lot Line Setbacks (minimum)	i. All Buildings or Structures – 4.6m
e. Side Lot Line Setbacks (minimum)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. All Buildings where there is a lane – 1.5m ii. All Buildings where there is no lane – 4.0m
g. Setbacks Between Buildings (minimum)	i. Between Buildings front to back – 6.1m ii. Between Buildings side to side – 2.4m iii. Accessory Building or Structure – 2.0m

8.4.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.4.6 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
- (c) Where a lane or secondary road is present, all buildings and structures used for accessory off-street

parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.4.7 Conditions of Use

- (a) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.
- (b) Any Accessory Building or Structure shall be located rear of the Front Building face.

8.4.8 Lot Size

For the minimum lot size for the RS1 zone, refer to the table in section 3.2 of this Bylaw.”.

2.10 Bylaw No. 2937 is further amended by replacing section 8.5 in its entirety with the following:

“8.5 Single Detached Residential – Small Lot (RS1-S)

8.5.1 Intent

To accommodate single-detached Residential Structures and Small-Scale Multi-Unit Housing development on small Lots on areas designated in the Official Community Plan as Single Family Low Density in the neighbourhoods of Moody Centre, Seaview, and Pleasantside.

8.5.2 Permitted Use

RS1-S Zone	
a. Principal Use	<ul style="list-style-type: none"> i. Single Detached Residential ii. Small-Scale Multi-Unit Housing
b. Secondary Use to Single Detached Residential	<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. Home Occupation – Type A iii. Supportive Recovery (see section 5.2.9) iv. Additional Dwelling Unit v. Secondary Suite
c. Secondary Use to Small-Scale Multi-Unit Housing	<ul style="list-style-type: none"> i. Boarding ii. Home Occupation – Type A iii. Secondary Suite

8.5.3 Development Regulations for Single Detached Residential

RS1-S Zone	
a. Density (maximum)	<ul style="list-style-type: none"> i. For Lots with a Lot Area of equal or greater than 555m²: Floor Area Ratio of 0.5 ii. For Lots with a Lot Area smaller than 555m²: Floor Area Ratio of 0.7
b. Height (maximum)	<ul style="list-style-type: none"> 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 and with parapets less than 0.6m in height 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. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard
c. Lot Coverage (maximum)	<ul style="list-style-type: none"> i. 45% for all Buildings combined. ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m²
d. Front Lot Line Setbacks (minimum)	<ul style="list-style-type: none"> i. All Buildings and Structures – 6.0m ii. Accessory Building or Structure – rear of the principal Building
e. Side Yard Setbacks (minimum)	<ul style="list-style-type: none"> i. Principal Buildings and Structures – 1.2m ii. Additional Dwelling Unit – 1.2m iii. Accessory Buildings and Structures – 0.9m iv. On a Corner Lot, the Side Yard adjoining the flanking Street shall be not less than 1.8m in width
f. Rear Yard Setbacks (minimum)	<ul style="list-style-type: none"> i. Principal Buildings and Structures – 7.5m ii. Accessory Buildings or Structures – 1.5m iii. Additional Dwelling Unit – 1.5m
g. Setbacks Between Buildings (minimum)	<ul style="list-style-type: none"> i. Between Principal Building and Accessory Building or Structure – 2.0m

8.5.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

RS1-S Zone – SSMUH	
a. Density (maximum)	i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units
b. Height (maximum)	i. All Buildings providing up to four Dwelling Units – 10.5m ii. All Buildings providing five to six Dwelling Units – 11.5m iii. Accessory Building – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units
d. Front Lot Line Setbacks (minimum)	i. All Buildings or Structures – 4.6m
e. Side Lot Line Setbacks (minimum)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. All Buildings where there is a lane – 1.5m ii. All Buildings where there is no lane – 4.0m
g. Minimum Setbacks Between Buildings (minimum)	i. Between Buildings front to back – 6.1 m ii. Between Buildings side to side – 2.4m iii. Accessory Building or Structure – 2.0m

8.5.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.5.6 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) Notwithstanding section 8.5.6 (a), one (1) parking space per principal Dwelling Unit is required.

- (c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
- (d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.5.7 Conditions of Use

Any Accessory Building or Structure shall be located rear of the Front Building face.

8.5.8 Lot Size

For the minimum lot size for the RS1-S zone, refer to the table in section 3.2 of this Bylaw.”.

2.11 Bylaw No. 2937 is further amended by replacing section 8.6 in its entirety with the following:

“8.6 North Shore Single Detached Residential (RS2)

8.6.1 Intent

To accommodate single-detached Residential development and Small-Scale Multi-Unit Housing development on slightly smaller Lots than standard urban lots on the North Shore.

8.6.2 Permitted Use

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

8.6.3 Development Regulations for Single Detached Residential

RS2 Zone	
a. Density (maximum)	i. Floor Area Ratio – 0.5
b. Height (maximum)	i. Principal Building – the lesser of 9.0m or 3 Storeys ii. Accessory Building or Structure – 4.0m iii. Additional Dwelling Unit - 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard
c. Lot Coverage (maximum)	i. All Buildings and Structures – 40% total ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m ²
d. Front Lot Line Setbacks (minimum)	i. Principal Building – 6.0m ii. Accessory Building or Structure – rear of the principal Building
e. Side Lot Line Setbacks (minimum)	i. All Buildings and Structures (interior) – 1.5m ii. All Buildings and Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. Principal Building – 7.0m ii. Accessory Building or Structure – 1.5m iii. Additional Dwelling Unit – 1.5m

8.6.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

RS2 Zone – SSMUH	
a. Density (maximum)	i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units
b. Height (maximum)	ii. All Buildings providing up to four Dwelling Units – 10.5m iii. All Buildings providing five to six Dwelling Units – 11.5m iv. Accessory Building – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units
d. Front Lot Line Setbacks (minimum)	i. All Buildings or Structures – 4.6m

e. Side Lot Line Setbacks (minimum)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. All Buildings where there is a lane – 1.5m ii. All Buildings where there is no lane – 4.0m
g. Setbacks Between Buildings (minimum)	i. Between Buildings front to back – 6.1 m ii. Between Buildings side to side – 2.4m iii. Accessory Building or Structure – 2.0m

8.6.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.6.6 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
- (c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
- (d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.6.7 Lot Size

For the minimum lot size for the RS2 zone, refer to the table in section 3.2 of this Bylaw.”.

2.12 Bylaw No. 2937 is further amended by replacing section 8.7 in its entirety with the following:

“8.7 North Shore Single Detached Residential (RS3)

8.7.1 Intent

To accommodate single detached dwellings and Small-Scale Multi-Unit Housing development on compact urban lots on the North Shore.

8.7.2 Permitted Use

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

8.7.3 Development Regulations for Single Detached Residential

RS3 Zone	
a. Density (maximum)	i. Floor Area Ratio – 0.6
b. Height (maximum)	i. Principal Building – the lesser of 8.0m or 3 Storeys ii. Accessory Building or Structure – 4.0m iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m ²
d. Front Lot Line Setbacks (minimum)	i. Principal Building – 6.0m ii. Accessory Building or Structure – rear of the principal Building
e. Side Lot Line Setbacks (minimum)	i. All Buildings and Structures (interior) – 1.2m ii. All Buildings and Structures (exterior) – 2.5m
f. Rear Lot Line Setbacks (minimum)	i. Principal Building – 7.0m ii. Accessory Building or Structure – 1.5m iii. Additional Dwelling Unit – 1.5m

8.7.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

RS3 Zone – SSMUH	
a. Density (maximum)	i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units
b. Height (maximum)	i. All Buildings providing up to four Dwelling Units – 10.5m ii. All Buildings providing five to six Dwelling Units – 11.5m iii. Accessory Building – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units
d. Front Lot Line Setbacks (minimum)	i. All Buildings or Structures – 4.6m
e. Side Lot Line Setbacks (minimum)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. All Buildings where there is a lane – 1.5m ii. All Buildings where there is no lane – 4.0m
g. Setbacks Between Buildings (minimum)	i. Between Buildings front to back – 6.1 m ii. Between Buildings side to side – 2.4m iii. Accessory Building or Structure – 2.0m

8.7.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.7.6 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.

- (c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
- (d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.7.7 Conditions of Use

- (a) Notwithstanding any other provision of this Bylaw, waterfront RS3 Lots on Alderside Road shall:
 - (i) have a maximum permitted Floor Area Ratio and maximum permitted Lot Coverage calculated with the size of the Lot identified on the survey plan of the property registered with the Land Title Office, as of July 1, 1994;
 - (ii) where the portion of Alderside Road has a dedicated 6.0m width, have a Front Lot Line Setback for the principal Building of 3.0m and for Accessory Buildings or Structures of 1.5m;
 - (iii) have a Building Setback from the High Water Mark of 3.0m without any further siting exceptions from 5.3.2;
 - (iv) allow an Accessory Building or Structure to be placed in the Front Yard; and
 - (v) allow no further siting exceptions.
- (b) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.

8.7.8 Lot Size

For the minimum lot size for the RS3 zone, refer to the table in section 3.2 of this Bylaw.”.

2.13 Bylaw No. 2937 is further amended by replacing section 8.9 in its entirety with the following:

“8.9 Heritage Woods Small Lot Single Detached Residential (RS5)

8.9.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on small urban Lots in North Shore Neighbourhood 2.

8.9.2 Permitted Use

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

8.9.3 Development Regulations for Single Detached Residential

RS5 Zone	
a. Density (maximum)	i. Floor Area Ratio – 0.6
b. Height (maximum)	i. Principal Building – the lesser of 8.0m or 2.5 Storeys ii. Accessory Building or Structure – 4.5m iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m ²
d. Front Lot Line Setbacks (minimum)	i. Principal Building – 6.0m
e. Side Lot Line Setbacks (minimum)	i. All Buildings and Structures (interior) – 10% width of Lot minimum, but need not exceed 1.5m ii. All Buildings and Structures (exterior) – 2.5m
f. Rear Lot Line Setbacks (minimum)	i. Principal Building – 7.0m ii. Accessory Building or Structure – 1.5m iii. Additional Dwelling Unit – 1.5m

8.9.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

RS5 Zone – SSMUH	
a. Density (maximum)	i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units
b. Height (maximum)	i. All Buildings providing up to four Dwelling Units – 10.5m ii. All Buildings providing five to six Dwelling Units – 11.5m iii. Accessory Building – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units
d. Front Lot Line Setbacks (minimum)	i. All Buildings or Structures – 4.6m
e. Side Lot Line Setbacks (minimum)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. All Buildings where there is a lane – 1.5m ii. All Buildings where there is no lane – 4.0m
g. Setbacks Between Buildings (minimum)	i. Between Buildings front to back – 6.1 m ii. Between Buildings side to side – 2.4m iii. Accessory Building or Structure – 2.0m

8.9.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.9.6 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
- (c) Where a lane or secondary road is present, all buildings and structures used for accessory off-street

parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.9.7 Conditions of Use

- (a) Any Accessory Building or Structure shall be located rear of the Front Building face.
- (b) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.

8.9.8 Lot Size

For the minimum lot size for the RS5 zone, refer to the table in section 3.2 of this Bylaw.”.

2.14 Bylaw No. 2937 is further amended by replacing section 8.10 in its entirety with the following:

“8.10 Heritage Woods Single Detached Residential (RS6)

8.10.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on urban Lots in North Shore Neighbourhood 2.

8.10.2 Permitted Use

RS6 Zone	
a. Principal Use	<ul style="list-style-type: none"> i. Single Detached Residential ii. Small-Scale Multi-Unit Housing
b. Secondary Use to Single Detached Residential	<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. Additional Dwelling Unit iii. Home Occupation – Type A iv. Supportive Recovery (see section 5.2.9) v. Secondary Suite
c. Secondary Use to Small-Scale Multi-Unit Housing	<ul style="list-style-type: none"> i. Boarding ii. Home Occupation – Type A iii. Secondary Suites

8.10.3 Development Regulations for Single Detached Residential

RS6 Zone	
a. Density (maximum)	i. Floor Area Ratio – 0.5
b. Height (maximum)	i. Principal Building – the lesser of 10.5m or 3 Storeys ii. Accessory Building or Structure – 4.0m iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard
c. Lot Coverage (maximum)	i. All Buildings and Structures – 40% total ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m ²
d. Front Lot Line Setbacks (minimum)	i. Principal Building – 6.0m
e. Side Lot Line Setbacks (minimum)	i. All Buildings and Structures (interior) – 10% width of Lot minimum, but need not exceed 1.5m ii. All Buildings and Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. Principal Building – 7.5m ii. Accessory Building or Structure – 1.5m iii. Additional Dwelling Unit – 1.5m

8.10.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

RS6 Zone – SSMUH	
a. Density (maximum)	i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units
b. Height (maximum)	i. All Buildings providing up to four Dwelling Units – 10.5m ii. All Buildings providing five to six Dwelling Units – 11.5m iii. Accessory Building – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units

d. Front Lot Line Setbacks (minimum)	i. All Buildings or Structures – 4.6m
e. Side Lot Line Setbacks (minimum)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. All Buildings where there is a lane – 1.5m ii. All Buildings where there is no lane – 4.0m
g. Setbacks Between Buildings (minimum)	i. Between Buildings front to back – 6.1 m ii. Between Buildings side to side – 2.4m iii. Accessory Building or Structure – 2.0m

8.10.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.10.6 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
- (c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
- (d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.10.7 Conditions of Use

- (a) Any Accessory Building or Structure shall be located rear of the Front Building face.
- (b) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.

8.10.8 Lot Size

For the minimum lot size for the RS6 zone, refer to the table in section 3.2 of this Bylaw.”.

2.15 Bylaw No. 2937 is further amended by replacing section 8.11 in its entirety with the following:

“8.11 Heritage Woods Estate Residential (RS7)

8.11.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on large urban Lots in North Shore Neighbourhood 2.

8.11.2 Permitted Use

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

8.11.3 Development Regulations for Single Detached Residential

RS7 Zone	
a. Density (maximum)	i. Floor Area Ratio – 0.5
b. Height (maximum)	i. Principal Building – the lesser of 10.5m or 3 Storeys ii. Accessory Building or Structure – 4.5m iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard
c. Lot Coverage (maximum)	i. All Buildings and Structures – 40% total ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m ²
d. Front Lot Line Setbacks (minimum)	i. Principal Building – 6.0m

e. Side Lot Line Setbacks (minimum)	i. All Buildings and Structures (interior) – 10% width of Lot minimum, but need not exceed 1.5m ii. All Buildings and Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. Principal Building – 7.5m ii. Accessory Building or Structure – 1.5m iii. Additional Dwelling Unit – 1.5m

8.11.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four, or six Dwelling Units.

RS7 Zone- SSMUH	
a. Density (maximum)	i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units
b. Height (maximum)	i. All Buildings providing up to four Dwelling Units – 10.5m ii. All Buildings providing five to six Dwelling Units – 11.5m iii. Accessory Building – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units
d. Front Lot Line Setbacks (minimum)	i. All Buildings or Structures – 4.6m
e. Side Lot Line Setbacks (minimum)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. All Buildings where there is a lane – 1.5m ii. All Buildings where there is no lane – 4.0m
g. Setbacks Between Buildings (minimum)	i. Between Buildings front to back – 6.1 m ii. Between Buildings side to side – 2.4m iii. Accessory Building or Structure – 2.0m

8.11.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.11.6 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
- (c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
- (d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.11.7 Conditions of Use

- (a) Any Accessory Building or Structure shall be located rear of the Front Building face.
- (b) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.

8.11.8 Lot Size

For the minimum lot size for the RS7 zone, refer to the table in section 3.2 of this Bylaw.”.

2.16 Bylaw No. 2937 is further amended by replacing section 8.12 in its entirety with the following:

“8.12 Heritage Woods Large Lot Estate Residential (RS8)

8.12.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on large urban estate Lots in North Shore Neighbourhood 2.

8.12.2 Permitted Use

RS8 Zone	
a. Principal Use	<ul style="list-style-type: none"> i. Single Detached Residential ii. Small-Scale Multi-Unit Housing
b. Secondary Use to Single Detached Residential	<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

	<ul style="list-style-type: none"> ii. Home Occupation – Type A iii. Supportive Recovery (see section 5.2.9) iv. Secondary Suite
c. Secondary Use to Small-Scale Multi-Unit Housing	<ul style="list-style-type: none"> i. Boarding ii. Home Occupation – Type A iii. Secondary Suite

8.12.3 Development Regulations

RS8 Zone	
a. Density (maximum)	i. Floor Area Ratio – 0.5
b. Height (maximum)	<ul style="list-style-type: none"> i. Principal Building – the lesser of 11.5m or 3 Storeys ii. Accessory Building or Structure – 4.5m
c. Lot Coverage (maximum)	<ul style="list-style-type: none"> i. All Buildings and Structures – 40% total ii. Accessory Building or Structure – 7%
d. Front Lot Line Setbacks (minimum)	<ul style="list-style-type: none"> i. Principal Building – 4.5m ii. Accessory Building – rear of the principal Building on the Lot
e. Side Lot Line Setbacks (minimum)	<ul style="list-style-type: none"> i. All Buildings and Structures (interior) – 10% width of Lot minimum, but need not exceed 1.5m ii. All Buildings and Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	<ul style="list-style-type: none"> i. Principal Building – 7.5m ii. Accessory Building or Structure – 1.5m

8.12.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four, or six Dwelling Units.

RS8 Zone – SSMUH	
a. Density (maximum)	i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units
b. Height (maximum)	<ul style="list-style-type: none"> i. All Buildings providing up to four Dwelling Units – 10.5m ii. All Buildings providing five to six Dwelling Units – 11.5m iii. Accessory Building – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling

	Units and 50% total for Lots providing five to six Dwelling Units
d. Front Lot Line Setbacks (minimum)	i. All Buildings or Structures – 4.6m
e. Side Lot Line Setbacks (minimum)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. All Buildings where there is a lane – 1.5m ii. All Buildings where there is no lane – 4.0m
g. Setbacks Between Buildings (minimum)	i. Between Buildings front to back – 6.1 m ii. Between Buildings side to side – 2.4m iii. Accessory Building or Structure – 2.0m

8.12.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.12.6 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
- (c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
- (d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.12.7 Lot Size

For the minimum lot size for the RS8 zone, refer to the table in section 3.2 of this Bylaw.”.

2.17 Bylaw No. 2937 is further amended by replacing section 8.13 in its entirety with the following:

“8.13 Single and Semi-Detached Residential (RS9)

8.13.1 Intent

To accommodate Single Detached Residential development and Small- Scale Multi-Unit Housing development.

8.13.2 Permitted Use

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

8.13.3 Development Regulations for Single Detached Residential

RS9 Zone	
a. Density (maximum)	i. Floor Area Ratio – 0.5
b. Height (maximum)	i. Principal Building – the lesser of 10.5m or 3 Storeys ii. Accessory Building or Structure – 4.5m iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard.
c. Lot Coverage (maximum)	i. All Buildings and Structures – 40% total ii. Accessory Building or Structure (including Additional Dwelling Unit) – 65m ²
d. Front Lot Line Setbacks (minimum)	i. Principal Building – 7.5m ii. Accessory Building or Structure – 7.5m

e. Side Lot Line Setbacks (minimum)	<ul style="list-style-type: none"> i. All Buildings and Structures (interior) – 10% width of Lot minimum, but need not exceed 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	<ul style="list-style-type: none"> i. Principal Building – 7.5m ii. Accessory Building or Structure – 1.5m iii. Additional Dwelling Unit – 1.5m

8.13.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four, or six Dwelling Units.

RS9 Zone – SSMUH	
a. Density (maximum)	i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units
b. Height (maximum)	<ul style="list-style-type: none"> i. All Buildings providing up to four Dwelling Units – 10.5m ii. All Buildings providing five to six Dwelling Units – 11.5m iii. Accessory Building – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units
d. Front Lot Line Setbacks (minimum)	i. All Buildings or Structures – 4.6m
e. Side Lot Line Setbacks (minimum)	<ul style="list-style-type: none"> i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	<ul style="list-style-type: none"> i. All Buildings where there is a lane – 1.5m ii. All Buildings where there is no lane – 4.0m
g. Setbacks Between Buildings (minimum)	<ul style="list-style-type: none"> i. Between Buildings front to back – 6.1 m ii. Between Buildings side to side – 2.4m iii. Accessory Building or Structure – 2.0m

8.13.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.13.6 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
- (c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
- (d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.13.7 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.

8.13.8 Lot Size

For the minimum lot size for the RS9 zone, refer to the table in section 3.2 of this Bylaw.”.

2.18 Bylaw No. 2937 is further amended by replacing section 9.1 in its entirety with the following:

“9.1 Semi-Detached Residential (RT)

9.1.1 Intent

To accommodate one Building containing two Dwelling Units in a variety of configurations, each of which has an exclusive entrance and may have separate title, and Small-Scale Multi-Unit Housing development.

9.1.2 Permitted Use

RT Zone	
a. Principal Use	i. Semi-Detached Residential ii. Small-Scale Multi-Unit Housing
b. Secondary Use	i. For each principal Dwelling Unit, one of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite • Supportive Recovery ii. Additional Dwelling Unit iii. Home Occupation – Type A
c. Secondary Use to Small-Scale Multi-Unit Housing	i. Boarding ii. Home Occupation – Type A iii. Secondary Suites

9.1.3 Development Regulations for Semi-Detached Residential

RT Zone	
a. Density (maximum)	i. Floor Area Ratio – 0.5
b. Height (maximum)	i. Principal Building – the lesser of 10.5m or 3 Storeys ii. Accessory Building or Structure – 4.5m iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard
c. Lot Coverage (maximum)	i. All buildings and structures – 40% ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m ² , except in the case of enclosed parking where the lot coverage shall not exceed 80m ²
d. Front Lot Line Setbacks (minimum)	i. Principal Building – 6.0m ii. Accessory Building or Structure – rear of the principal Building Setback
e. Side Lot Line Setbacks (minimum)	i. Principal Building – 1.5m Interior Lot line and 3.0m Exterior Lot line ii. Accessory Building or Structure – 1.5m Interior Lot line and 3.0m Exterior Side Lot line iii. Additional Dwelling Unit – 1.5m Interior Lot line and 3.0m Exterior Side Lot line

f. Rear Lot Line Setbacks (minimum)	i. Principal Building – 7.5m ii. Accessory Building or Structure – 1.5m Interior Lot line and 3.0m Exterior Side Lot Line iii. Additional Dwelling Unit – 1.5m
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9.1.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

RT Zone - SSMUH	
a. Density (maximum)	i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units
b. Height (maximum)	i. All Buildings providing up to four Dwelling Units – 10.5m ii. All Buildings providing five to six Dwelling Units – 11.5m iii. Accessory Building – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units
d. Front Lot Line Setbacks (minimum)	i. All Buildings or Structures – 4.6m
e. Side Lot Line Setbacks (minimum)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m
f. Rear Lot Line Setbacks (minimum)	i. All Buildings where there is a lane – 1.5m ii. All Buildings where there is no lane – 4.0m
g. Setbacks Between Buildings (minimum)	i. Between Buildings front to back – 6.1 m ii. Between Buildings side to side – 2.4m iii. Accessory Building or Structure – 2.0m

9.1.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

9.1.6 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
- (c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
- (d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.”.

2.19 Schedule “A” of Bylaw No. 2937 is amended by adding Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas, attached hereto as Schedule “A”.

3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas.

4. Severability

4.1 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 ___ day of _____, 2024.

Read a second time this ___ day of _____, 2024.

Read a third time this ___ day of _____, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

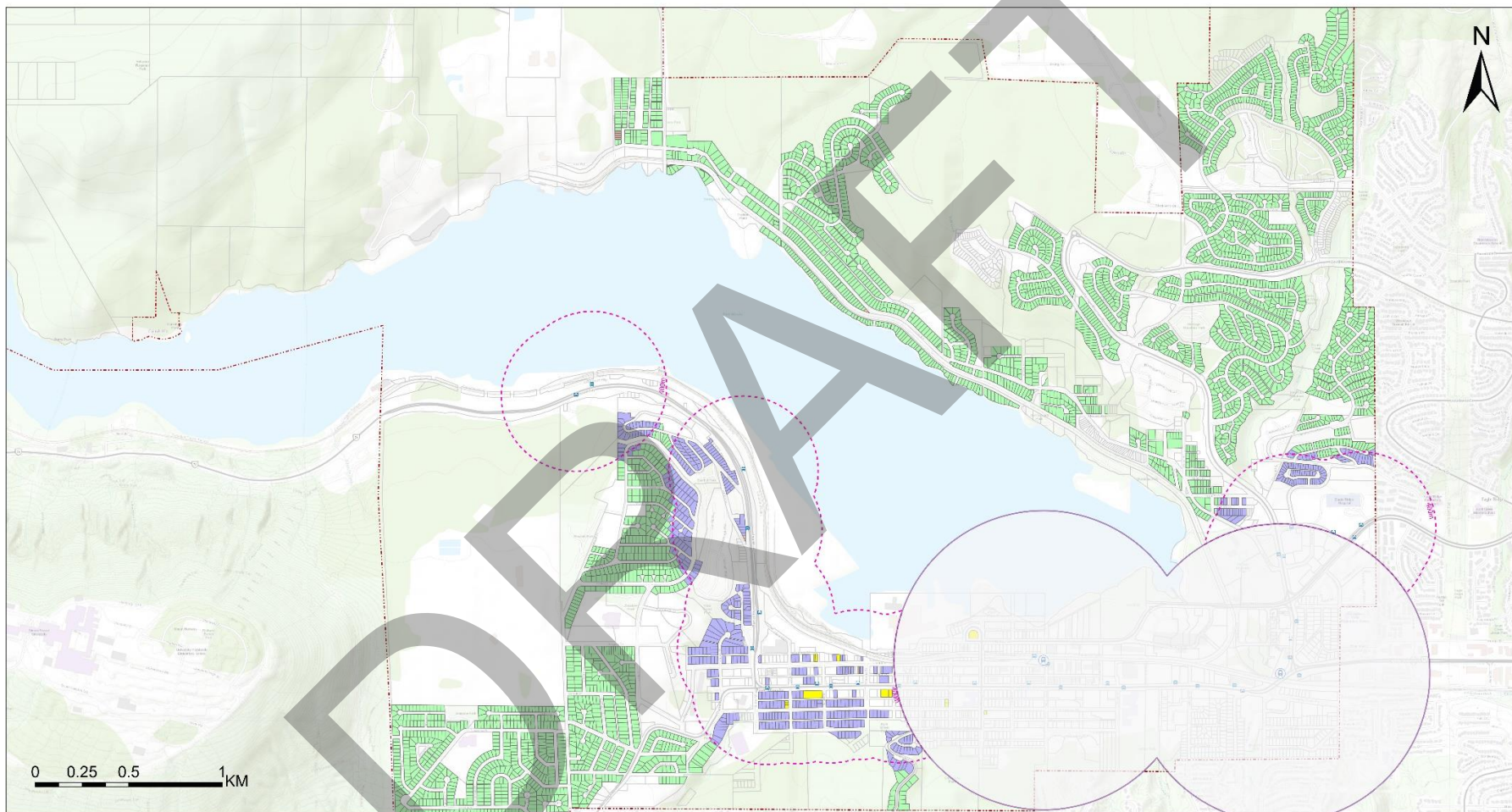
S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3460 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

Map 3 Small-Scale Multi-Unit Housing (SSMUH) Areas



PORT MOODY
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SSMUH - Housing Units Per Lot:

- 3 Units
- 4 Units
- 6 Units

- Prescribed Bus Stops
- Prescribed Bus Stop 400m Radius
- Transit Oriented Areas (TOA)

- Exempted Heritage Properties *
- Municipal Boundary

* Properties under a completed Heritage Revitalization Agreement prior to December 7, 2023, and Municipally Designated Heritage Properties.
Notes: Refer to Chapter 11: Heritage Conservation in Official Community Plan Bylaw No. 2955 for further information regarding the Moody Centre and Joco Townsite Heritage Conservation Areas designated in the plan.

All City policies still apply to new developments in SSMUH area.

Date Printed: 5/16/2024