



City of Port Moody

Bylaw No. 3221

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to establish a Comprehensive Development 78 (CD78) zone.

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. 23, 2019, No. 3221 (804 Alderside Road) (CD 78)”.

2. Amendment

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the lands shown in Schedule A from North Shore Single Detached Residential (RS3) to Comprehensive Development 78 (CD78) zone.
- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following Section CD78 to Schedule D:

CD78. Comprehensive Development Zone (CD78)

CD78.1 Intent

The intent of this zone is to accommodate a single detached dwelling on the lot legally described as Lot 2 Block A District Lot 226 Group 1 New Westminster District Plan 5683.

CD78.2 Permitted Use

CD78 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)

CD78.3 Development Regulations

CD78 Zone	
a. Density (maximum)	i. Floor Area Ratio – 1.34
b. Height (maximum)	i. Principal Building – 8.6m ii. Accessory Building or Structure – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 59% total
d. Front Lot Line Setbacks (minimum)	i. Principal Building – 1.5m ii. Accessory Building or Structure – rear of the principal Building Setback
e. Side Lot Line Setbacks (minimum)	i. All Buildings and Structures (interior) – 1.2m
f. Rear Lot Line Setbacks (minimum)	i. Principal Building – 1.1m ii. Building Projections – 0m iii. Accessory Building or Structure – 1.5m

CD78.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

CD78.5 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) Notwithstanding Section 6.8.1, the access to and from a Highway may be provided via two driveways, each not more than 6.0m in width.

5. Attachments and Schedules

- 5.1 Schedule A – CD78 Zoning Map is attached to and forms part of this Bylaw.

6. Severability

- 6.1 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 26th day of November, 2019.

Read a second time this 26th day of November, 2019.

Public Hearing this ____ day of _____, 2020.

Read a third time this ____ day of _____, 2020.

Adopted this ____ day of _____, 2020.

R Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3221 of the City of Port Moody.

Dorothy Shermer
Corporate Officer

**CERTIFIED TRUE COPY OF MAP
REFERRED TO IN SECTION 2 OF
BYLAW NO. 3221**

CITY CLERK

LOCATION MAP

