



City of Port Moody

Bylaw No. 3245

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to incorporate Accessory Food Service uses, provide a definition for Pool, and provide clarity regarding Siting Exceptions, Floor Area Ratio Calculations, Detached Accessory Dwelling Units, and Tandem Parking Stall Dimensions.

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. 34, 2020, No. 3245 (Miscellaneous)”.

2. Amendments

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

“ACCESSORY FOOD SERVICE” means preparation and/or serving of food within a building or another location on a property; includes mobile food vendors; and

“POOL” means a structure or constructed depression used or intended to be used for swimming, bathing, wading, or diving which is designed to contain water and has a depth, at any point, exceeding 0.6 m, including an in-ground pool, above ground pool, hot tub, spa, and water features.

- 2.2 Bylaw No. 2937 is further amended by replacing the following zone designation in section 3.1.1:

RM3	Multi-Unit Flex Residential
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with the following zone designation:

RM3	Low Density Townhouse Residential
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2.3 Bylaw No. 2937 is further amended by replacing the following section 3.2.1:

Each Lot created by Subdivision shall have a minimum Lot Area and Lot Width as follows:

Zoning	Lot Area	Lot Width
Single Detached Residential Districts		
A1	8.0 hectares	15.0m
A2	0.81 hectares	15.0 metres
A3	0.40 hectares	15.0 metres
RS1	555.0m ²	15.0m
RS1-S	325.0m ²	9.0m
RS2	510.0m ²	15.0m
RS3	375.0m ²	12.0m
RS4	8.0 hectares	n/a
RS5	375.0m ²	12.0m
RS6	555.0m ²	15.0m
RS7	929.0m ²	15.0m
RS8	1,095.0m ²	15.0m
RS9	560.0m ²	15.0m
RS10	2.0 hectares	n/a
Multi-Residential Districts		
RT1	744.0m ²	15.0m
RM1	744.0m ²	15.0m
RM2	744.0m ²	15.0m
RM3	See zone for details	See zone for details
RM4	1,600.0m ²	40.0m
RM5	1,600.0m ²	40.0m
RM6	20,235.0m ²	37.0m
RM7	4,046.0m ²	37.0m
RM8	2,400.0m ²	60.0m
Commercial Districts		
C1	555.0m ²	15.0m
C2	744.0m ²	15.0m
C3	800.0m ²	15.0m
C4	1,100.0m ²	15.0m
C5	744.0m ²	15.0m
C6	555.0m ²	15.0m
C7	4,046.0m ²	37.0m
C8	1.2 hectares	n/a
Commercial and Residential Mixed-Use Districts		
CRM1	1,600.0m ²	40.0m
CRM2	2,400.0m ²	60.0m
TC1	2,500.0m ²	20.0m
Industrial Districts		
M1	1,858.0m ²	27.4m
M2	1,148m ²	27.4m
T1	n/a	n/a
Institutional Districts		

P1	744.0m ²	15.0m
P2	555.0m ²	15.0m
Comprehensive Development Districts – see individual CD zones		

with the following section 3.2.1:

Each Lot created by Subdivision or Rezoning shall have a minimum Lot Area and Lot Width as follows:

Zoning	Lot Area	Lot Width
Single Detached Residential Districts		
A1	8.0 hectares	15.0m
A2	0.81 hectares	15.0m
A3	0.40 hectares	15.0m
RS1	555.0m ²	15.0m
RS1-S	325.0m ²	9.0m
RS2	510.0m ²	15.0m
RS3	375.0m ²	12.0m
RS5	375.0m ²	12.0m
RS6	555.0m ²	15.0m
RS7	929.0m ²	15.0m
RS8	1,095.0m ²	15.0m
RS9	560.0m ²	15.0m
RS10	2.0 hectares	n/a
Multi-Residential Districts		
RT1	744.0m ²	15.0m
RM1	744.0m ²	15.0m
RM2	744.0m ²	15.0m
RM3	1,600m ²	40.0m
RM4	1,600.0m ²	40.0m
RM5	1,600.0m ²	40.0m
RM6	20,235.0m ²	37.0m
RM7	4,046.0m ²	37.0m
RM8	2,400.0m ²	60.0m
Commercial Districts		
C1	555.0m ²	15.0m
C2	744.0m ²	15.0m
C3	800.0m ²	15.0m
C4	1,100.0m ²	15.0m
C5	744.0m ²	15.0m
C6	555.0m ²	15.0m
C7	4,046.0m ²	37.0m
C8	1.2 hectares	n/a
Commercial and Residential Mixed-Use Districts		
CRM1	1,600.0m ²	40.0m
CRM2	2,400.0m ²	60.0m
TC1	2,500.0m ²	20.0m
Industrial Districts		
M1	1,858.0m ²	27.4m

M2	1,148m ²	27.4m
T1	n/a	n/a
Institutional Districts		
P1	744.0m ²	15.0m
P2	555.0m ²	15.0m
Comprehensive Development Districts – see individual CD zones		

2.4 Bylaw No. 2937 is further amended by adding the following section 5.2.16:

5.2.16 Pools

(a) In all zones, Pools shall be sited as an accessory structure.

2.5 Bylaw No. 2937 is further amended by replacing the following section 5.3.2(b)(iv):

where Decks project beyond the exterior Building face, the Setback may be reduced up to 1.8m, except that it may not be reduced by more than 50% to an Interior Side Lot Line or an Exterior Side Lot Line.

with the following section 5.3.2(b)(iv):

where Decks, Porches, and Stairs project beyond the exterior Building face, the Setback may be reduced up to 1.8m, except it may not be reduced by more than 50% to an Interior Side Lot Line or an Exterior Side Lot Line.

2.6 Bylaw No. 2937 is further amended by adding the following section 5.3.4(b)(ix):

(ix) exclude storage space in underground parking.

2.7 Bylaw No. 2937 is further amended by replacing the following section 5.5.1:

A Detached Accessory Dwelling Unit is permitted in the following residential zones: RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, and RS9. Within the RT zone, one Detached Accessory Dwelling Unit is permitted for each semi-detached residential unit.

with the following section 5.5.1:

A Detached Accessory Dwelling Unit is a conditional use subject to the conditions of this section in the following residential zones: RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, and RS9. Within the RT zone, one Detached Accessory Dwelling Unit is a conditional use for each semi-detached residential unit.

2.8 Bylaw No. 2937 is further amended by replacing the following section 5.5.3:

The Floor Area of a Detached Accessory Dwelling Unit shall not exceed 90.0m², excluding any Basement that is completely below Grade.

with the following section 5.5.3:

The Floor Area of a Detached Accessory Dwelling Unit shall not exceed 90.0m², excluding any Basement that is completely below Grade. A Detached Accessory Dwelling Unit is only permitted on lots where the secondary access to the rear of the lot is of a grade, quality (weight bearing), surface, width, and clearance that allows for accessibility by emergency services apparatus.

2.9 Bylaw No. 2937 is further amended by replacing the following table in section 6.6.1:

Angle	Type of Vehicle	Stall Width (m)	Pedestrian Aisle (m)	Stall Length (m)	Vertical Clearance (m)
Angled Parking	Standard	2.6	N/A	5.6	2.1
	Small Car	2.3	N/A	5.1	
	Accessible	3.7	1.2	5.6	
	Tandem	3.4	N/A	11.2	
Parallel Parking	Standard	2.6	N/A	6.7	2.1
	Small Car	2.3	N/A	6.7	
	Accessible	2.6	1.2	6.7	
All Other Situations	Standard	2.6	N/A	5.6	2.1

with the following table:

Angle	Type of Vehicle	Stall Width (m)	Pedestrian Aisle (m)	Stall Length (m)	Vertical Clearance (m)
Angled Parking	Standard	2.6	N/A	5.6	2.1
	Small Car	2.3	N/A	5.1	
	Accessible	3.7	1.2	5.6	
	Tandem	2.6	N/A	11.2	
Parallel Parking	Standard	2.6	N/A	6.7	2.1
	Small Car	2.3	N/A	6.7	
	Accessible	2.6	1.2	6.7	
All Other Situations	Standard	2.6	N/A	5.6	2.1

2.10 Bylaw No. 2937 is further amended by replacing the following section 6.6.5:

A maximum of 30% of the total parking requirement may be provided as small car Parking Spaces.

with the following section 6.6.5:

A maximum of 33% of the total parking requirement may be provided as small car Parking Spaces.

- 2.11 Bylaw No. 2937 is further amended by replacing the following table in section 12.1.2:

M1 Zone	
a. Principal Use	i. Animal Daycare ii. Commercial Athletic and Recreation iii. Laboratory iv. Light Industrial v. Recycling Return Centre vi. Trade School vii. Veterinary Clinic
b. Secondary Use	i. Artist Studio – Type B ii. Office iii. Retail iv. Unenclosed Storage

with the following table:

M1 Zone	
c. Principal Use	i. Animal Daycare ii. Commercial Athletic and Recreation iii. Laboratory iv. Light Industrial v. Recycling Return Centre vi. Trade School vii. Veterinary Clinic
d. Secondary Use	i. Artist Studio – Type B ii. Office iii. Retail iv. Unenclosed Storage v. Accessory Food Service

- 2.12 Bylaw No. 2937 is further amended by adding the following subsection (g) to section 12.1.6:

- (g) An Accessory Food Service shall:
- (i) be subordinate to the principal use on the property;
 - (ii) not occupy a footprint equivalent to more than 1 standard parking space; and
 - (iii) if located within the building, be counted towards the total allowable Retail Use Floor Area.

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 ____ day of _____, 20__.

Read a second time this ____ day of _____, 20__.

Read a third time this ____ day of _____, 20__.

Adopted this ____ day of _____, 20__.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3245 of the City of Port Moody.

D. Shermer
Corporate Officer