



City of Port Moody

Bylaw No. 3338

A Bylaw to apply Comprehensive Development Zone 88 (CD88) to the properties previously subject to a Land Use Contract for San Remo Drive.

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. 66, 2022, No. 3338 (San Remo Drive) (CD88)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the lands outlined in the following schedule to Comprehensive Development Zone 88 (CD88):

- Schedule A – San Remo Drive Map and List of Properties.

- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD88 to Schedule D:

“CD88. Comprehensive Development Zone (CD88)

CD88.1 Intent

The intent of this zone is to provide for 40 residential Dwelling Units with accessory off-street parking.

CD88.2 Permitted Uses

The following uses are permitted in the CD88 Zone:

- a) Principal Use
 - (1) Single Detached Residential.
- b) Secondary Use
 - (1) One of the following:
 - a. Bed and Breakfast
 - b. Boarding
 - c. Child Care
 - d. Community Care
 - e. Home Occupation – Type B
 - (2) Home Occupation – Type A
 - (3) Supportive Recovery (see section 5.2.9)
 - (4) Secondary Suite

CD88.3 Lot Coverage

The maximum permitted Lot Coverage is as follows:

- a) for lot sizes up to and including 278m² – 45%
- b) for lot sizes between 279m² and 371m² – 35%
- c) for lot sizes above 372m² – 30%

For Accessory Building or Structures – the maximum lot coverage is 30m² (included in the calculation of maximum lot coverage).

CD88.4 Building Height

Building Heights in the CD88 Zone shall be in accordance with the following:

- 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.
- Accessory Building or Structure – 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.
- Principal Building – Roof top access area may not exceed 3.5m² for each access.

CD88.5 Setbacks

Minimum setbacks in the CD88 Zone shall be in accordance with the following:

- Principal Building

Front Lot Line: 6m

Side Lot Line: 1.2m or 10% of lot width, whichever is less

Rear Lot Line: 7.5m.

- Accessory Building or Structure

Front Lot Line: rear of the Principal Building

Side Lot Line: 0.9m

Rear Lot Line: 1.5m.

CD88.6 Parking

Refer to section 6 of this Bylaw for Off-Street Parking requirements for Single Detached Residential use.

3. Attachments and Schedules

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

- Schedule A – San Remo Drive Map and List of Properties.

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 22nd day of February, 2022.

Read a second time this 22nd day of February, 2022.

Public Hearing held this ___ day of _____, 2022.

Read a third time this ___ day of _____, 2022.

Adopted this ___ day of _____, 2022.

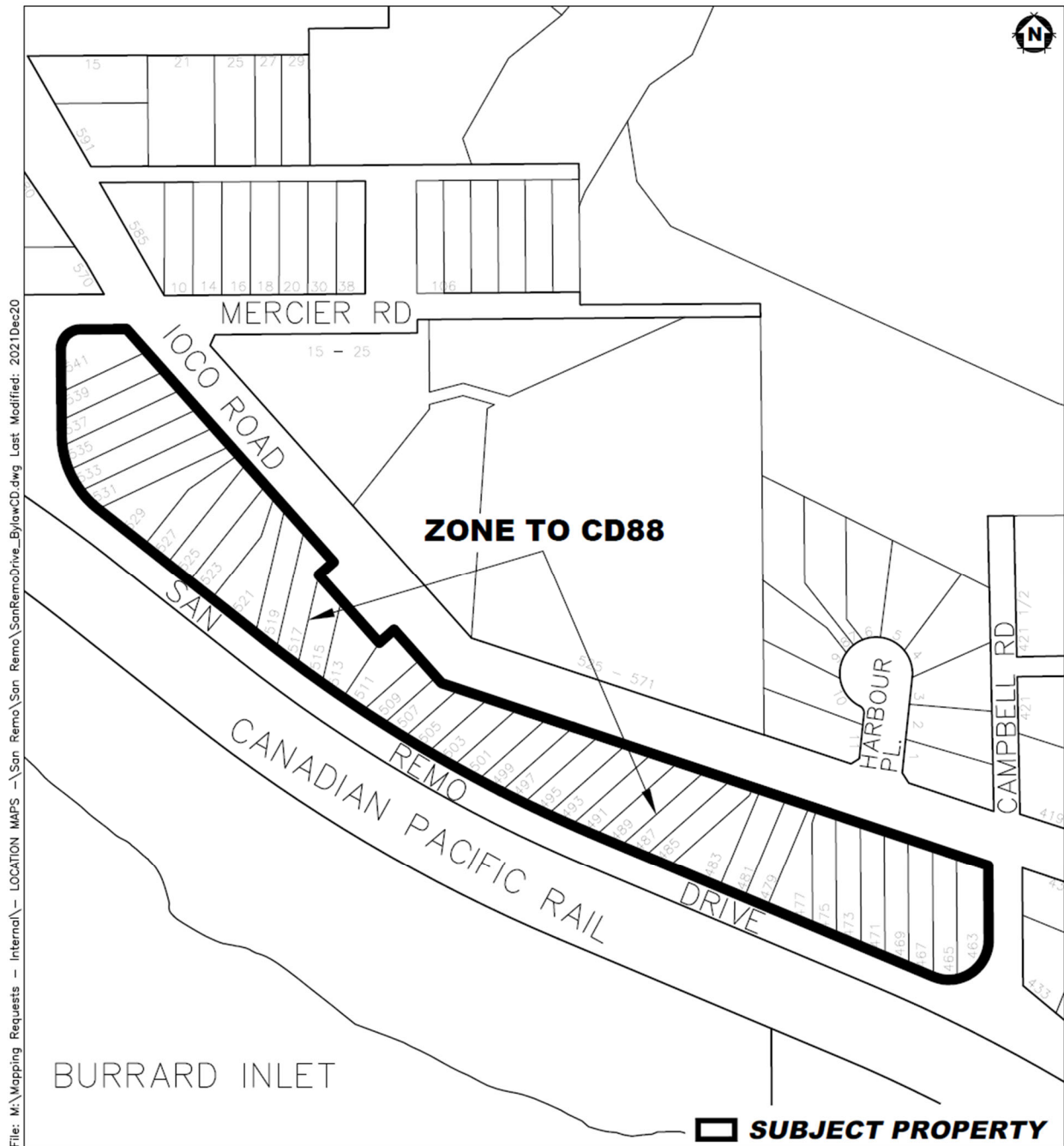
R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3338 of the City of Port Moody.

D. Shermer
Corporate Officer

Schedule A – San Remo Drive Map and List of Properties



File: M:\Mapping Requests - Internal\ - LOCATION MAPS - \San Remo\San Remo Drive_BylawCD.dwg Last Modified: 2021Dec20

Schedule A

List of Properties

Address	P.I.D.	Legal Description
541 San Remo Drive	005-011-728	LOT 197, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
539 San Remo Drive	005-011-744	LOT 198, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
537 San Remo Drive	005-011-841	LOT 199, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
535 San Remo Drive	005-011-817	LOT 200, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
533 San Remo Drive	004-378-814	LOT 201, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
531 San Remo Drive	000-967-998	LOT 202, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
529 San Remo Drive	005-011-833	LOT 203, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
527 San Remo Drive	005-011-809	LOT 204, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
525 San Remo Drive	005-011-787	LOT 205, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
523 San Remo Drive	005-011-779	LOT 206, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
521 San Remo Drive	005-011-752	LOT 207, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
519 San Remo Drive	005-011-931	LOT 208, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
517 San Remo Drive	005-011-868	LOT 209, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
515 San Remo Drive	005-011-892	LOT 210, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
513 San Remo Drive	005-011-906	LOT 211, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
511 San Remo Drive	005-011-922	LOT 212, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 51996
509 San Remo Drive	001-612-026	LOT 213, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
507 San Remo Drive	005-008-964	LOT 214, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
505 San Remo Drive	005-009-022	LOT 215, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
503 San Remo Drive	002-275-091	LOT 216, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
501 San Remo Drive	005-009-685	LOT 217, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
499 San Remo Drive	005-009-049	LOT 218, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996

Schedule A

Address	P.I.D.	Legal Description
497 San Remo Drive	003-220-478	LOT 219, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
495 San Remo Drive	005-009-065	LOT 220, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
493 San Remo Drive	005-009-081	LOT 221, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT. PLAN 5 1996
491 San Remo Drive	005-009-090	LOT 222, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
489 San Remo Drive	004-087-062	LOT 223, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
487 San Remo Drive	002-262-321	LOT 224, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
485 San Remo Drive	005-009-111	LOT 225, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
483 San Remo Drive	001-436-708	LOT 226, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
481 San Remo Drive	000-811-246	LOT 227, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
479 San Remo Drive	003-706-214	LOT 228 GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
477 San Remo Drive	003-513-840	LOT 229, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
475 San Remo Drive	000-545-163	LOT 230 GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
473 San Remo Drive	005-009-120	LOT 231, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
471 San Remo Drive	005-009-138	LOT 232, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
469 San Remo Drive	003-156-087	LOT 233, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
467 San Remo Drive	005-009-171	LOT 234, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
465 San Remo Drive	005-009-197	LOT 235, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996
463 San Remo Drive	005-009-219	LOT 236, GROUP 1, DISTRICT LOT 349, NEW WEST DISTRICT, PLAN 5 1996