



# City of Port Moody

## Bylaw No. 3544

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937, to further facilitate the rezoning of 3055 Murray Street (CD82).

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. 116, 2026, No. 3544 (CD82 Text Amendment) (Mosaic Moody Yards)”.

### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended in section CD82.2 by replacing the following subsection in its entirety:

“Building 3 (as identified in Schedule B)

a) Principal Use

- (1) Apartment;
- (2) Artist Studio;
- (3) Artist Studio – Type A;
- (4) Commercial Athletic and Recreation;
- (5) Creative Industry Use;
- (6) Laboratory; and
- (7) Low Impact Light Industrial Use.

b) Secondary Use

- (1) Home Occupation – Type A;
- (2) Home Occupation – Type B; limited to the first residential storey of Building 3;
- (3) Office;
- (4) Retail; and
- (5) Retail Food Service.”.

with the following subsection:

“Building 3 (as identified in Schedule B)

a) Principal Use

- (1) Apartment;
- (2) Artist Studio;

- (3) Artist Studio – Type A;
- (4) Child Care;
- (5) Civic;
- (6) Commercial Athletic and Recreation;
- (7) Community Care;
- (8) Creative Industry Use;
- (9) Entertainment;
- (10) Hotel;
- (11) Laboratory;
- (12) Low Impact Light Industrial Use;
- (13) Office;
- (14) Personal Service;
- (15) Restaurant;
- (16) Retail Food Service; and
- (17) Retail.

b) Secondary Use

- (1) Home Occupation – Type A; and
- (2) Home Occupation – Type B; limited to the first residential storey of Building 3.”.

2.2 Bylaw No. 2937 is further amended by deleting the following section CD82.3.2 a) (1), (2), and (3) in its entirety:

a) “Office, Retail and Retail Food Service uses, shall:

- (1) in any combination, be limited to a Floor Area not exceeding 50% of the total Floor Area used by the business on the premises,
- (2) for Retail and Retail Food Service use, be limited to goods manufactured, stored, or Wholesaled at the same location; and
- (3) not have the remaining Floor Area open to the public.”.

### 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 \_\_\_, 2026.

**Read a second time** this \_ day of \_\_\_, 2026.

**Read a third time** this \_ day of \_\_\_, 2026.

**Adopted** this \_ day of \_\_\_, 2026.

---

M. Lahti  
Mayor

---

S. Lam  
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3544 of the City of Port Moody.

---

S. Lam  
Corporate Officer

DRAFT