
15.11 Z11: Fraser River Bench Lands



15.11.1 Purpose

The purpose of this zone is to provide site specific regulations for the area demonstrated on Schedule "A" of Bylaw No. 8050. The purpose of this zone is to create a mix of land uses by permitting local commercial development in conjunction with multiple family dwelling units in a pedestrian-oriented environment with generous open space and focus on green infrastructure as well as noise abatement.

15.11.2

Principal Uses

- housing, apartment
- housing, four-plex
- housing, row
- housing, stacked row
- park

15.11.3

Secondary Uses

- health service, minor
 - home business 1
 - office
 - restaurant
 - retail, general
 - service, personal
 - service, massage therapy
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15.11.4 Subdivision Regulations

1. The minimum lot width is 25.0 m.
2. The minimum lot area is 2,500 m² and the maximum lot area is 10,000 m².

15.11.5 Regulations for Principal Development

1. The maximum density is 40 dwelling units per hectare.
2. The maximum site coverage is 60%.
3. The minimum height is 8.0 m and the maximum height is 15.0 m.
4. The maximum number of storeys is 4.
5. The minimum front yard is 1.0 m and the maximum front yard is 3.0 m.
6. The minimum rear yard is 6.0 m.
7. The minimum side yard is 3.0 m.
8. The minimum setback between principal buildings on the site is 4.5 m.

15.11.6 Regulations for Accessory Development

1. The minimum front yard is 6.0 m.
2. The minimum rear yard is 1.2 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 6.0 m.

15.11.7 Other Regulations

1. Secondary Uses, other than Home Business 1, are permitted only on the ground floor of a principal building.

2. The maximum gross floor area for Secondary Uses, other than Home Business 1, in one tenancy shall be 280 m².
3. The maximum combined gross floor area of all Secondary Uses, other than Homes Business 1, shall be 1,680 m².
4. There is a maximum of one restaurant tenancy per principal building.
5. Landscaping requirements are the same as RM zones.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.