
15.14 Z14: Fraser River Bench Lands

Compact Community

Z14

15.14.1 Purpose

The purpose of this zone is to provide site specific regulations for the area demonstrated on Appendix "A" of Bylaw No. 8050. The area is to provide for a mix of single and two-family dwellings with increased building height. The site-specific area is intended to be developed on narrow roads, with street trees, and decorative street lamps in an effort to increase the area's streetscape.

15.14.2 Principal Uses

- housing, single detached
- housing, two-unit
- community care facility, minor

15.14.3 Secondary Uses

- home business 1
 - secondary suite
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15.14.4 Subdivision Regulations

1. The minimum lot width is 15.0 m, except it is 12 metres for single detached housing and 7.5 metres for a single unit of attached side-by-side two-unit housing.
2. The maximum lot width is 17.0 m, except it is 15 metres for a single detached housing and 8.5 metres for a single unit of attached side-by-side two-unit housing. Notwithstanding this, 10 % of the lots identified in Appendix "A" of Bylaw No. 8050 may exceed the maximum lot width provided that the area of such lots does not exceed 1,000 m².
3. The minimum lot area is 500 m², except it is 400 m² for single detached housing and 250 m² for a single unit of attached side-by-side two-unit housing.
4. Notwithstanding Section 15.14.4.2, with the exception of the 10% of the lots identified in Appendix "A" of Bylaw No. 8050, the maximum lot area is 845m².

15.14.5 Regulations for Principal Development

1. The maximum residential density is one dwelling unit per 250 m² or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house.
 2. The maximum number of dwellings in one building is two.
 3. The maximum number of principal buildings on one lot is 1.
 4. The minimum percentage of two-unit housing permitted within the specific area demonstrated on Appendix "A" of Bylaw No. 8050 is 15% up to a maximum of 20%.
 5. The number of two-unit houses located adjacent to one another shall not exceed 2 in a row.
 6. The maximum site coverage is 45%
 7. The maximum height is 12 m.
 8. The maximum number of storeys is 3.
 9. The minimum front yard is 4.0 m.
 10. The minimum interior side yard is 1.5 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
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11. The minimum rear yard is 6.0 m.

15.14.6 Regulations for Accessory Development

1. The total combined gross floor area of accessory buildings on a site shall not exceed the greater of 50% of the ground floor area of the principal building on the site or 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.0 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
5. The minimum rear yard is 1.2 m.

15.14.7

1. **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.