

Bylaw 8050	15.11 Z11: Fraser River Bench Lands		Z11
	<p>15.11.1 Purpose The purpose of this zone is to provide site specific regulations for the area demonstrated on Schedule “A” of <i>Bylaw No. 8050</i>. 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.</p>		
	<p>15.11.2 Principal Uses</p> <ul style="list-style-type: none"> • housing, apartment • housing, four-plex • housing, row • housing, stacked row • park 		<p>15.11.3 Secondary Uses</p> <ul style="list-style-type: none"> • health service, minor • home business 1 • office • restaurant • retail, general • service, personal • service, massage therapy
	<p>15.11.4 Subdivision Regulations</p> <ol style="list-style-type: none"> 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. 		
Bylaw 8256	<p>15.11.5 Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum density is 40 dwelling units/ha. 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 is 4.5 m. 		
	<p>15.11.6 Regulations for Accessory Development</p> <ol style="list-style-type: none"> 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. 		
Bylaw 8256	<p>15.11.7 Other Regulations</p> <ol style="list-style-type: none"> 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 a Secondary Use, other than Home Business 1, in one tenancy is 280 m². 3. The maximum total gross floor area of Secondary Uses, other than Home Business 1, for any site is 1,680 m². 4. There is a maximum of one restaurant tenancy per principal building. 5. 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. 		