

826– Comprehensive Development Twenty Six Zone (N26) (B/L 3499-2024)

N26

Intent: The N26 Zone is to establish specific land use and development regulations for a townhouse development within West Abbotsford.

826.1 Permitted Uses

Permitted Uses Table for N26 Zone	
Principal Uses	
.1 Townhouse	
Accessory Uses	
.2 Boarding	
.3 Home Occupation – Level 1	

826.2 Site Specific Development Regulations

n/a

826.3 Development Regulations

Development Regulations Table for N26 Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare - 47
.2 Minimum setbacks (front lot line)	a. Principal building – 4.5 m b. Attached garage – 5.0 m c. Accessory building or structure – 6.0 m
.3 Minimum setbacks (all other lot lines)	a. Principal building – 6.0 m, except where a dwelling unit fronts a street – 4.5 m b. Attached garage – 5.0 m, except where a dwelling unit fronts a street – 4.5 m c. Accessory building or structure – 6.0 m
.4 Lot coverage (maximum)	a. 35%
.5 Building Height (maximum)	a. Principal building – 9.5 m or three storeys, whichever is less b. Accessory building or structure – 4.5m or one storey whichever is less

826.4 Landscaping

Refer to Section 140 for requirements pertaining to landscaping and off-street parking.

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826.5 Off-Street Parking

Two spaces per Dwelling Unit and 12% of the total parking shall consist of visitor parking spaces.

826.6 Conditions of Use

- .1 A portion of any lot used for a Townhouse use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per dwelling unit, and shall not be located within the required setbacks. For the purpose of this section, common outdoor amenity area means an area or areas:
 - a. available for all residents of the principal buildings;
 - b. having no dimension less than 6.0m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenway, recreational space, and other leisure activities normally carried out outdoors