

840 – Comprehensive Development Forty Zone (N40) (B/L 3159-2021, 3249-2022, 3499-2024)

N40

Intent: To establish specific land use and development regulations strictly for Lots created prior to the adoption of this Bylaw.

840.1 Permitted Uses

Permitted Uses Table for N40 Zone	
Principal Uses	
.1	Single Detached Dwelling
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 2
.4	[Repealed.] (B/L 3249-2022)

840.2 Site Specific Development Regulations (B/L 3159-2021)

.1 Notwithstanding Section 840.3, permitted Buildings and Structures shall be sited in accordance with the registered Building envelope covenant plan BCP48456 on title for the following Lots:

- a. PID: 027-828-476
Legal Description:
Lot 11 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note
Known civically as: 35625 Eagle Peak Drive

- b. PID: 027-828-531
Legal Description:
Lot 17 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note
Known civically as: 35607 Eagle Peak Lane

- c. PID:027-828-549
Legal Description:
Lot 18 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note
Known civically as: 35601 Eagle Peak Lane

- d. [Repealed; B/L 3159-2021]

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- e. PID: 027-828-590
Legal Description:
Lot 23 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note

Known civically as: 2760 Aquila Drive

- f. PID: 027-828-603
Legal Description:
Lot 24 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note

Known civically as: 2754 Aquila Drive

- g. PID: 027-828-611
Legal Description:
Lot 25 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note

Known civically as: 2748 Aquila Drive

- h. PID: 027-828-620
Legal Description:
Lot 26 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note

Known civically as: 2742 Aquila Drive

- i. PID: 027-828-638
Legal Description:
Lot 27 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note

Known civically as: 2736 Aquila Drive

- j. PID: 027-828-646
Legal Description:
Lot 28 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note

Known civically as: 2730 Aquila Drive

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- k. PID: 027-828-654
Legal Description:
Lot 29 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note
Known civically as: 2724 Aquila Drive

- l. PID: 027-828-662
Legal Description:
Lot 30 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note
Known civically as: 2718 Aquila Drive

- m. PID: 027-828-671
Legal Description:
Lot 31 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note
Known civically as: 2712 Aquila Drive

- n. PID: 027-828-689
Legal Description:
Lot 32 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note
Known civically as: 2700 Aquila Drive

- o. PID: 027-828-697
Legal Description:
Lot 33 Section 24 Township 16 New Westminster District Plan
BCP39983

Editorial Note
Known civically as: 2694 Aquila Drive

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N40

- p. PID: 027-828-701
 Legal Description:
 Lot 34 Section 24 Township 16 New Westminster District Plan
 BCP39983

Editorial Note
Known civically as: 2688 Aquila Drive

840.3 Development Regulations

Development Regulations Table for N40 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (front Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (rear Lot Line)	a. Principal Building – 7.5 m, except in the case of a corner Lot where the setback may be reduced to 4.5 m b. Accessory Building or Structure – 1.2 m
.4 Minimum Setbacks (interior side Lot Line)	a. Principal Building – 1.5m b. Accessory Building or Structure – 0.6m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 m
.6 Lot Coverage (maximum)	40%
.7 Building Height (maximum)	a. Principal Building – 10.0 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one Storey whichever is less

840.4 Subdivision Regulations

Subdivision within the N40 Zone is not permitted.

840.5 Landscaping and Off-Street Parking

Refer to Section 140 and 150 for requirements pertaining to landscaping and off-street parking.