

# 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	
<b>Principal Uses</b>	
.1	Single Detached Dwelling
<b>Accessory Uses</b>	
.2	Boarding
.3	Home Occupation – Level 2
.4	[Repealed.] (B/L 3249-2022)
.5	Short-Term Rental Accommodations (B/L 3670-2025)

## 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

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d. [Repealed; B/L 3159-2021]

e. PID: 027-828-590

Legal Description:

Lot 23 Section 24 Township 16 New Westminster District Plan  
BCP39983

Editorial Note
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Known civically as: 2760 Aquila Drive
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f. PID: 027-828-603

Legal Description:

Lot 24 Section 24 Township 16 New Westminster District Plan  
BCP39983

Editorial Note
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Known civically as: 2754 Aquila Drive
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g. PID: 027-828-611

Legal Description:

Lot 25 Section 24 Township 16 New Westminster District Plan  
BCP39983

Editorial Note
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Known civically as: 2748 Aquila Drive
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h. PID: 027-828-620

Legal Description:

Lot 26 Section 24 Township 16 New Westminster District Plan  
BCP39983

Editorial Note
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Known civically as: 2742 Aquila Drive
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i. PID: 027-828-638

Legal Description:

Lot 27 Section 24 Township 16 New Westminster District Plan  
BCP39983

Editorial Note
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Known civically as: 2736 Aquila Drive
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j. PID: 027-828-646

Legal Description:

Lot 28 Section 24 Township 16 New Westminster District Plan  
BCP39983

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

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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.