

## 15.11 Single Detached Heritage (ZS11) – London Landing (Steveston)

### 15.11.1 Purpose

The **zone** provides for **single detached housing** that is a heritage home.

### 15.11.2 Permitted Uses

- **housing, single detached**

### 15.11.3 Secondary Uses

- **bed and breakfast** [Bylaw 8672, Jan 24/11]
- **boarding and lodging**
- **community care facility, minor**
- **home business**

### 15.11.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**.
  - a) 12% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on one or more sides; and
  - b) 157.93 m<sup>2</sup> which may be used for **accessory buildings** and on-site parking.

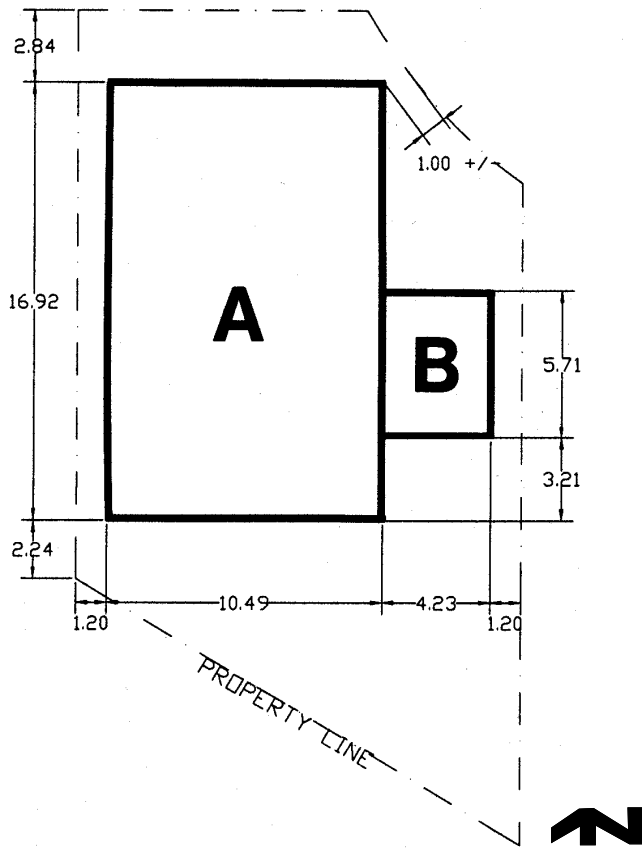
### 15.11.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

### 15.11.6 Yards & Setbacks

1. **Buildings** shall not be sited outside the **building envelope** identified in Diagram 1, Section 15.11.6.2.

2. Diagram 1



15.11.7 Permitted Heights

1. The maximum **height** for **principal buildings** or **accessory buildings** is:
  - a) 13.0 m but containing not more than 2 habitable **storeys** within the area identified as “A” in Diagram 1, Section 15.11.6.2; or
  - b) 6.7 m within the area identified as “B” in Diagram 1, Section 15.11.6.2;
  - c) but in neither case shall it exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory structures** is 9.0 m.

15.11.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot** dimensions and areas.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	n/a

### 15.11.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0.

### 15.11.10 On-Site Parking and Loading

1. Six on-site **vehicle parking spaces** shall be provided according to the standards set out in Section 7.0.

### 15.11.11 Other Regulations

1. A **bed and breakfast use** may have up to five (5) **guest** rooms, is limited to accommodation of a maximum of ten (10) **guests** at one time, and may have two (2) **facia** signs each with a maximum dimension of 0.6 m by 1.2 m. [Bylaw 9898, Feb 19/19]
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

[Bylaw 8672, Jan 24/11]

