

# 802 – Comprehensive Development Two Zone (N2) (B/L 3249-2022, 3499-2024)

# N2

**Intent:** To accommodate mixed residential, neighbourhood commercial and institutional Uses in a comprehensive development.

## 802.1 Permitted Uses

Permitted Uses Table for N2 Zone	
<b>Principal Uses</b>	
.1	Duplex
.2	Single Detached Dwelling
.3	Townhouse
<b>Accessory Uses</b>	
.4	Home Occupation – Level 1 (Duplex or Townhouse)
.5	Home Occupation – Level 2 (Single Detached Dwelling)
.6	[Repealed; B/L 3249-2022]
.7	Short-Term Rental Accommodations (B/L 3670-2025)

## 802.2 Site Specific Permitted Uses

n/a

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## 802.3 Development Regulations

Development Regulations Table for N2 Zone	
Column I	Column II
.1 Density (maximum)	<ul style="list-style-type: none"> <li>a. 915 total Dwelling Units, of which not more than 200 Dwelling Units shall be for Townhouse Use</li> <li>b. a maximum Floor Space Ratio of 0.5 for Single Detached Dwelling or Duplex Uses, except where the Lot is less than 540 m<sup>2</sup>, then a maximum Floor Space Ratio of 0.65 shall apply</li> <li>c. no more than 250 Lots may have an area of less than 668 m<sup>2</sup>, of which no more than 90 lots shall have an area between 540 m<sup>2</sup> to 420 m<sup>2</sup></li> <li>d. 30 Dwelling Units per hectare for Townhouse Use</li> </ul>
.2 Minimum Setbacks	<ul style="list-style-type: none"> <li>a. The provisions of section 802.4 shall apply</li> </ul>
.3 Minimum Setbacks between Buildings	<ul style="list-style-type: none"> <li>a. Between Principal Building and Accessory Building or Structure – 3.0 m</li> </ul>
.4 Height (maximum)	<ul style="list-style-type: none"> <li>a. Principal Building for a Single Detached Dwelling, Duplex or Townhouse – 9.8 m or three Storeys, whichever is less</li> <li>b. Accessory Building or structure for a Single Detached Dwelling, Duplex or Townhouse – 4.6 m</li> <li>c. Principal Building for all other Uses – 11.0 m or three Storeys, whichever is less</li> <li>d. Accessory Building or structure for all other Uses – 6.0 m.</li> </ul>
.5 Lot Coverage (maximum)	<ul style="list-style-type: none"> <li>a. Single Detached Dwelling having a Lot size of 668 m<sup>2</sup> or more – 33%</li> <li>b. Single Detached Dwelling having a Lot size of less than 668 m<sup>2</sup> – 40%</li> <li>c. Duplex – 40%</li> <li>d. Townhouse – 40%</li> <li>e. Commercial Uses – 50%</li> <li>f. Accessory Buildings and Structures – 10%, and shall be considered as part of the maximum Lot Coverage of a Principal Use</li> </ul>

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## 802.4 Minimum Setbacks

- .1 Buildings and structures in the N2 zone shall be sited in accordance with the following minimum Setbacks:

Buildings and Structures for	Front Lot Line	Rear Lot Line	Interior Side Lot Line	Exterior Side Lot Line
Principal Buildings and Structures for a Single Detached Dwelling or Duplex with a Lot size of 668 m <sup>2</sup> or more	5.0 m	7.5 m	1.8 m	4.5 m
Principal Buildings and Structures for a Single Detached Dwelling or Duplex with a Lot size of less than 668 m <sup>2</sup>	5.0 m	7.5 m	1.2 m	4.5 m
Garage for a Single Detached Dwelling or Duplex	6.0 m	7.5 m, except 1.2 m for a detached garage		4.5 m
Principal Buildings and Structures for a Townhouse	6.0 m	6.0 m	1.6 m	6.0 m
All other Uses	7.5 m	3.0 m	3.0 m	7.5 m
Accessory Buildings and Structures for a Single Detached Dwelling or Duplex	6.0 m	1.2 m	0.6 m	4.5 m
Accessory Buildings and Structures for all other Uses	To the rear of the front Building face of the Principal Building	1.2 m	0.6 m	To the rear of the front Building face of the Principal Building

- .2 In the case of through Lots, the minimum Setback from a Rear Lot Line shall be 14.0 m, except the minimum Setback may be reduced proportionately by 1.0 m for each 1.0 m that the average level of finished grade adjoining the rear exterior wall of the residential Building exceeds the average centerline elevation of the street abutting the Rear Lot Line, to a minimum Setback of 7.5 m.

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- .3 Where the driveway access to the Lot is across an Exterior Side Lot Line, no part of a garage shall be sited less than 6.0 m from such Lot Line.
- .4 In the case of a panhandle Lot, the minimum Setback from a front Lot Line shall be 6.0 m.

## 802.5 Subdivision Regulations

- .1 for a Single Detached Dwelling:

Subdivision Regulations Table for N2 Zone – Single Detached Dwelling	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 668 m <sup>2</sup> b. Interior Lot – Less than 668 m <sup>2</sup> c. Corner Lot – 696 m <sup>2</sup> d. Corner Lot – Less than 696 m <sup>2</sup>
.2 Lot Width (minimum)	a. Interior Lot – 18.2 m b. Interior Lot – 15.0 m c. Corner Lot – 21.25 m d. Corner Lot – 16.0 m

- .2 for a Duplex:

Subdivision Regulations Table for N2 Zone – Duplex	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 920 m <sup>2</sup> b. Corner Lot – 948 m <sup>2</sup>
.2 Lot Width (minimum)	a. Interior Lot – 30.0 m b. Corner Lot – 33.0 m

- .3 for a Townhouse:

Subdivision Regulations Table for N2 Zone – Townhouse	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 0.4 ha b. Corner Lot – 0.4 ha
.2 Lot Width (minimum)	a. Interior Lot – 30.0 m b. Corner Lot – 33.0 m

## 802.6 Landscaping and Off-Street Parking

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

## 802.7 Conditions of Use

- .1 The minimum floor area for a Dwelling Unit shall be:

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- a. 100 m<sup>2</sup> for a Single Detached Dwelling or Duplex; and
  - b. for a Townhouse, 42 m<sup>2</sup> for a studio Dwelling Unit and an additional 12.0 m<sup>2</sup> for each additional bedroom within a Dwelling Unit.
- .2 Not less than 60 m<sup>2</sup> per Dwelling Unit shall remain undeveloped on a Duplex or Townhouse site.
- .3 A Supported Housing Use shall: (B/L 3249-2022)
- a. only be permitted within a Single Detached Dwelling;
  - b. be subject to a Housing Agreement;
  - c. not be permitted where there is a Home Occupation on the Lot;
  - d. not permitted within 200 m of an existing Supported Housing Use, or a primary or secondary School; excluding Buildings for which a Business Licence has been issued prior to April 1, 2008; (B/L 3249-2022)
  - e. have no indication that the Building is used for a purpose other than a Residential Use; and
  - f. be subject to a valid Business Licence. (B/L 3249-2022)
- .4 Home Occupation – Level 1 shall only be permitted within a Duplex or Townhouse unit.
- .5 Home Occupation – Level 2 shall only be permitted within a Single Detached Dwelling.