

# 804 – Comprehensive Development Four Zone (N4) (B/L 3249-2022, 3499-2024)

# N4

**Intent:** To accommodate a comprehensive residential development consisting of Single Detached Dwellings, Duplexes and/or Townhouses.

## 804.1 Permitted Uses

Permitted Uses Table for N4 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.6	[Repealed.]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)

## 804.2 Site Specific Permitted Uses

n/a

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## 804.3 Development Regulations

Development Regulations Table for N4 Zone	
Column I	Column II
.1 Density (maximum)	<ul style="list-style-type: none"> <li>a. Not more than 250 Dwelling Units shall be constructed within the N4 zone; of which a minimum of 200 Dwelling Units shall be for Single Detached Dwelling Use</li> <li>b. The maximum density for Single Detached Dwelling Use shall be 11 Dwelling Units per hectare</li> <li>c. The maximum density for Townhouse use shall be 30 Dwelling Units per hectare, but in no case more than 35 Dwelling Units per lot</li> <li>d. The minimum lot area for Townhouse Use shall be 0.4 ha, and maximum Density shall only be calculated based on that portion of the Lot with slopes less than 30%.</li> </ul>
.2 Minimum Setbacks (Front Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building (Single Detached Dwelling and Duplex) – 7.5 m</li> <li>b. Principal Building (Townhouse) – 6.0 m</li> <li>c. Accessory Building or Structure – to the rear of the front building face of the Principal Building</li> </ul>
.3 Minimum Setbacks (Rear Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building (Single Detached Dwelling and Duplex) – 7.5 m, except in the case of a corner lot where the Setback may be reduced to 4.6 m</li> <li>b. Principal Building (Townhouse) – 6.0 m</li> <li>c. Accessory Building or Structure – 1.2 m</li> </ul>
.4 Minimum Setbacks (Interior Side Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building (Single Detached Residential and Duplex) – 1.6 m</li> <li>b. Principal Building (Townhouse) – 1.6 m</li> <li>c. Accessory Building or Structure – 0.6 m</li> </ul>
.5 Minimum Setbacks (Exterior Side Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building (Single Detached Dwelling and Duplex) – 7.5 m</li> <li>b. Principal Building (Townhouse) – 6.0 m</li> <li>c. Accessory Building or Structure – 7.5 m</li> </ul>
.6 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>
.7 Height (maximum)	<ul style="list-style-type: none"> <li>a. Principal Building – 9.8 m or three Storeys, whichever is less</li> <li>b. Accessory Building or Structure – 5.0 m or one Storey, whichever is less</li> </ul>

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.8 Lot Coverage (maximum)	<ul style="list-style-type: none"> <li>a. Single Detached Dwelling or Duplex – 33%</li> <li>b. Townhouse – 40%</li> <li>c. Accessory Building or Structure – 10%</li> <li>d. Despite Sections 804.3.8(b) and (c), for lots developed for Townhouse use, not less than 60 m<sup>2</sup> per Dwelling Unit shall remain undeveloped for that portion of the site with slopes less than 30%</li> </ul>
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## 804.4 Subdivision Regulations

Subdivision Regulations Table for N4 Zone	
Column I	Column II
.1 Lot size (minimum)	<ul style="list-style-type: none"> <li>a. Single Detached Dwelling – 668 m<sup>2</sup>, except, a maximum of 70 newly created Lots may have a minimum Lot area of 558 m<sup>2</sup></li> <li>b. Duplex – 920 m<sup>2</sup></li> <li>c. Townhouse – 0.4 ha</li> </ul>

## 804.5 Landscaping and Off-Street Parking

- .1 Notwithstanding Section 150, the following regulations shall apply in the N4 zone:
- a. Parking Spaces shall be not less than 2.7 m in width and 5.58 m in length, except when the side of a Parking Space adjoins a fence or other structure over 0.3 m in Height, in which case the dimensions of that Parking Space shall be increased by 0.3 m in width;
  - b. Where 50 or more Parking Spaces are required, accessible Parking Spaces shall be provided in the ratio of one accessible Parking Space for every 100 Parking Spaces or part thereof; (B/L 3249-2022)
  - c. Parking aisles shall be not less than 6.0 m in width except when the angle of parking is less than 60° and access is one way, in which case the aisle width may be not less than 4.0 m for 45° to 59° angle parking, and 3.5 m for 30° to 44° angle parking;
  - d. Where ten or more Parking Spaces are required, small car Parking Spaces may be provided in the ratio one small car Parking Space for every five Parking Spaces or part thereof;
  - e. Small car Parking Spaces shall be not less than 2.4 m in width and 4.5 m in length, except when the side of a Parking Space adjoins a fence or other structure over 0.3 m in Height, in which case the dimensions of that Parking Space shall be increased by 0.3 m in width; and

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- f. The minimum number of off-street Parking Spaces shall be two Parking Spaces for each Dwelling Unit.

.2 Refer to Section 140 for requirements pertaining to landscaping.

## 804.6 Conditions of Use

- .1 A Duplex shall be limited to Buildings located on their own strata Lot and having their own separate outside ground level entrance.
- .2 Each Dwelling Unit shall have a minimum Floor area of 111 m<sup>2</sup>.
- .3 Not more than one travel trailer and/or camper per Dwelling Unit in a Single Detached Dwelling or Duplex shall be stored on the Lot.
- .4 Not more than one travel trailer and/or camper per four Dwelling Units in a Townhouse shall be stored on the Lot.
- .5 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)