811 – Comprehensive Development Eleven Zone (N11) (B/L 3249-2022,

3499-2024))

Intent: To accommodate Single Detached Dwellings and Accessory Uses in a comprehensive development.

811.1 Permitted Uses

Permitted Uses Table for N11 Zone Principal Uses

- .1 Single Detached Dwelling
- .2 Residential Care
- .3 [Repealed.] (B/L 3249-2022)

Accessory Uses

- .4 Boarding
- .5 Home Occupation Level 2
- .6 Secondary Suite
- .7 Short-Term Rental Accommodations (B/L 3670-2025)

811.2 Site Specific Permitted Uses

n/a

Last Modified: July 15, 2025

N11



N11

811 – Comprehensive Development Eleven Zone (N11) (B/L 3249-2022, 3499-2024))

811.3 Development Regulations

| Development Regulations Table for N11 Zone | | |
|--|---|--|
| Column I | Column II | |
| .1 Density (maximum) | a. Floor Space Ratio – 0.5 | |
| .2 Minimum Setbacks (Front Lot Line) | a. Principal Building – 5.0 m, except in the case of a Panhandle Lot, in which case the minimum Setback shall be 6.0 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 through Lots, in which case the minimum Setback shall be 14.0 m b. Accessory Building or Structure – 1.0 m | |
| .4 Minimum Setbacks (Interior Side Lot Line) | a. Principal Building – 1.8 mb. Accessory Building or Structure – 1.0 m | |
| .5 Minimum Setbacks (Exterior Side Lot Line) | a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 m, except in the case of a garage where the driveway access to the Lot is across an Exterior Side Lot Line, in which case no part of the garage shall be sited less than 6.0 m from such Lot Line | |
| .6 Height (maximum) | a. Principal Building – 9.8 metres or three Storeys, whichever is less b. Accessory Building or Structure – 4.6 metres | |
| .7 Lot Coverage (maximum) | a. 40% | |

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N11

811 – Comprehensive Development Eleven Zone (N11) (B/L 3249-2022, 3499-2024))

811.4 Subdivision Regulations

| Subdivision Regulations Table for N11 Zone | | |
|--|--|--|
| Column I | Column II | |
| .1 Lot Size (minimum) | a. Interior Lot – 480 m ² | |
| | b. Corner Lot – 518 m ² | |
| | c. Interior Through Lot – 550 m ² | |
| | d. Corner Through Lot – 620 m ² | |
| | e. Panhandle Lot – 630 m² | |
| .2 Lot Width (minimum) | a. Interior Lot – 15.0 m | |
| | b. Corner Lot – 18.0 m | |
| | c. Interior Through Lot – 15.0 m | |
| | d. Corner Through Lot – 18.0 m | |
| | e. Panhandle Lot – 18.0 m | |
| .3 Lot Depth (minimum) | a. Interior Lot – 27.5 m | |
| | b. Corner Lot – 27.5 m | |
| | c. Interior Through Lot – 36.0 m | |
| | d. Corner Through Lot – 36.0 m | |
| | e. Panhandle Lot – 30.0 m | |

811.5 Landscaping and Off-Street Parking

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

811.6 Conditions of Use

- .1 [Repealed.] (B/L 3249-2022)
- .2 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)

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