

811 – Comprehensive Development Eleven Zone (N11)

(B/L 3249-2022, 3499-2024))

N11

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.3	[Repealed.]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

811.2 Site Specific Permitted Uses

n/a

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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 m b. 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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811.4 Subdivision Regulations

Subdivision Regulations Table for N11 Zone	
Column I	Column II
.1 Lot Size (minimum)	<ul style="list-style-type: none"> a. Interior Lot – 480 m² b. Corner Lot – 518 m² c. Interior Through Lot – 550 m² d. Corner Through Lot – 620 m² e. Panhandle Lot – 630 m²
.2 Lot Width (minimum)	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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)