

824 – Comprehensive Development Twenty Four Zone (N24) (B/L 3249-2022, 3499-2024)

N24

Intent: To accommodate a comprehensive development consisting of Single Detached Dwellings on compact Lots with front-loaded garages.

824.1 Permitted Uses

Permitted Uses Table for N24 Zone	
Principal Uses	
.1	Single Detached Dwelling
.2	Residential Care
.3	[Repealed.] (B/L 3249-2022)
Accessory Uses	
.4	Boarding
.5	Home Occupation – Level 1
.6	Short-Term Rental Accommodations (B/L 3670-2025)

824.2 Site Specific Permitted Uses

n/a

824.3 Development Regulations

Development Regulations Table for N24 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65, of which a minimum of 28 m ² shall be reserved for a garage
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Garage – 6.0 m c. Accessory Building or Structure – sited behind the rear Building Face of the Principal Building
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Garage – n/a c. Accessory Building or Structure – 0.5 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Garage – 1.2 m c. Accessory Building or Structure – 0.6 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Garage – 3.0 m c. Accessory Building or Structure – 3.0 m
.6 Height (maximum)	a. 9.8 m or three Storeys, whichever is less
.7 Lot Coverage (maximum)	a. 45%

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824.4 Subdivision Regulations

Subdivision Regulations Table for N24 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 300 m ²
.2 Lot Width (minimum)	a. 11.0 m
.3 Lot Depth (minimum)	a. 31.0 m

824.5 Landscaping and Off-Street Parking

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

824.6 Conditions of Use

- .1 The front Building Face of the first Storey of the Dwelling Unit in a Single Detached Dwelling, excluding the front porch area, shall project a minimum of 1.0 m beyond the front Building Face of an attached garage.
- .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)