

# 830 – Comprehensive Development Thirty Zone (N30) (B/L 3499-2024)

# N30

## Intent:

The intent of the N30 Zone is to allow a range of single-family and multi-family residential uses to be developed generally as shown in the Conceptual Settlement Pattern in Section 830.37, including a commercial development node intended to serve to surrounding neighbourhoods, and areas for park, trails and open spaces including the integration of limited Civic Uses such as community centres, clubhouses and interpretive centers. The N30 Zone creates seven Sub Zoning Areas described as Sub-Area 1, Sub-Area 2, Sub-Area 3, Sub-Area 4, Sub-Area 4A, Sub-Area 5 and Sub-Area 6, which are further described in Section 830.36.

## Maximum Principal Dwelling Unit Yield

**830.01** The maximum number of *principal Dwelling Units* for each sub-area shown in Section 830.37, shall be in accordance with the following:

	One Unit	Two Unit	Townhouse	Apartment	Total
<b>Sub-Area 1</b>	130	20	40	0	190
<b>Sub-Area 2</b>	10	0	60	200	270
<b>Sub-Area 3</b>	40	20	0	0	60
<b>Sub-Area 4</b>	0	0	160	240	400
<b>Sub-Area 4A</b>	0	0	0		
<b>Sub-Area 5</b>	400	80	0	0	480
<b>Sub-Area 6</b>	0	0	0	0	0
<b>Total</b>	580	120	260	440	1400

Despite the foregoing, the number of *principal Dwelling Units* may be varied by 20% for each unit type, provided the total number of permitted *principal Dwelling Units* for each sub-area is not exceeded.

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## Sub-Area 1

### Permitted Uses

**830.02** In the N30 Zone, the following *uses* are permitted in Sub-Area 1 and all others shall be prohibited:

#### Principal Uses:

- .1 *Civic Use, **limited to** community centres, clubhouses and interpretive centers*
- .2 *Duplex*
- .3 *Single Detached Dwelling*
- .4 *Park*
- .5 *Residential Care (in Duplex Dwelling Units, Single Detached Dwellings)*
- .6 *Supported Housing (in Single Detached Dwellings) (B/L 3249-2022)*
- .7 *Townhouse*

#### Accessory Uses:

- .1 *Boarding*
- .2 *Coach House*
- .3 *Home Occupation – Level 1 (in Duplex Dwelling Units)*
- .4 *Home Occupation – Level 2 (in Single Detached Dwellings)*
- .5 *Secondary Suite*

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## Sub-Area 2

### Permitted Uses

**830.03** In the N30 Zone, the following uses are permitted in Sub-Area 2 and all others shall be prohibited:

#### Principal Uses:

- .1 *Civic Use, **limited to** community centres, clubhouses and interpretive centers*
- .2 *Apartment*
- .3 *Duplex*
- .4 *Park*
- .5 *Residential Care (in Duplex Dwelling Units and Single Detached Dwellings)*
- .6 *Single Detached Dwelling*
- .7 *Supported Housing (in Single Detached Dwellings) (B/L 3249-2022)*
- .8 *Townhouse*

#### Accessory Uses:

- .1 *Boarding (in Single Detached Dwellings, Duplex and Townhouse Dwelling Units)*
- .2 *Home Occupation - Level 1 (in Duplex and Townhouse Dwelling Units)*
- .3 *Home Occupation – Level 2 (in Single Detached Dwellings)*
- .4 *Secondary Suite (in Single Detached Dwellings)*

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## Sub-Area 3

### Permitted Uses

**830.04** In the N30 Zone, the following *uses* are permitted in Sub-Area 3 and all others shall be prohibited:

#### Principal Uses:

- .1 *Civic Use, **limited to** community centres, clubhouses and interpretive centers*
- .2 *Duplex*
- .3 *Park*
- .4 *Residential Care*
- .5 *Single Detached Dwelling*
- .6 *Supported Housing (in Single Detached Dwellings) (B/L 3249-2022)*

#### Accessory Uses:

- .1 *Boarding*
- .2 *Home Occupation - Level 1 (in Duplex Dwelling Units)*
- .3 *Home Occupation – Level 2 (in Single Detached Dwellings)*
- .4 *Secondary Suite (in Single Detached Dwellings)*

## Sub-Area 4

### Permitted Uses

**830.05** In the N30 Zone, the following *uses* are permitted in Sub-Area 4 and all others shall be prohibited:

#### Principal Uses:

- .1 *Apartment*
- .2 *Civic Use, **limited to** community centres, clubhouses and interpretive centers*
- .3 *Park*
- .4 *Townhouse*

#### Accessory Uses:

- .1 *Boarding*
- .2 *Home Occupation - Level 1*

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## Sub-Area 4A

### Permitted Uses

**830.06** In the N30 Zone, the following *uses* are permitted in Sub-Area 4A and all others shall be prohibited:

#### Principal Uses:

- .1 *Animal Hospital*
- .2 *Apartment, limited to an Apartment developed in conjunction with and in the same Building as at least one additional Principal Use.*
- .3 *Assembly*
- .4 *Child Care Centre*
- .5 *Civic Use, limited to community centres, clubhouses and interpretive centers*
- .6 *Coffee Shop*
- .7 *Commercial School*
- .8 *Drive Through Restaurant*
- .9 *Financial Institution*
- .10 *Funeral Parlor*
- .11 *Garden Centre*
- .12 *Liquor Store*
- .13 *Media Studio*
- .14 *Mobile Food Vendor*
- .15 *Off-Street Parking*
- .16 *Personal Service Establishment*
- .17 *Pet Daycare*
- .18 *Restaurant*
- .19 *Retail, excluding second hand or used goods*

#### Accessory Uses:

- .1 *Home Occupation – Level 1*

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## Sub-Area 5

### Permitted Uses

**830.07** In the N30 Zone, the following *uses* are permitted in Sub-Area 5 and all others shall be prohibited:

#### Principal Uses:

- .1 *Civic Use, **limited to** community centres, clubhouses and interpretive centers*
- .2 *Duplex*
- .3 *Single Detached Dwelling*
- .4 *Park*
- .5 *Residential Care (in Duplex Dwelling Units and Single Detached Dwellings)*
- .6 *Supported Housing (in Single Detached Dwellings) (B/L 3249-2022)*

#### Accessory Uses:

- .1 *Boarding*
- .2 *Coach House (with Single Detached Dwellings)*
- .3 *Home Occupation - Level 1 (in Duplex Dwelling Units)*
- .4 *Home Occupation – Level 2 (in Single Detached Dwellings)*
- .5 *Secondary Suite (in Single Detached Dwellings)*

## Sub-Area 6

### Permitted Uses

**830.08** In the N30 Zone, the following *uses* are permitted in Sub-Area 6 and all others shall be prohibited:

#### Principal Uses:

- .1 *Civic Use, **limited to** community centres, clubhouses and interpretive centers*
- .2 *Park*

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## Single Detached Dwellings and Duplex - Conditions of Use

### **830.09** *Boarding* shall:

- .1 not be permitted where there is an *Secondary Suite, Coach House, Residential Care* or *Supported Housing*; (B/L 3249-2022)

### **830.10** A *Secondary Suite* shall:

- .1 be limited to one such *use* per *Lot* and to a maximum *Floor Area* of 90m<sup>2</sup> or 40% of the *Net Floor Area* of the *Single Detached Dwelling*, whichever is less;
- .2 only be permitted on a *Lot* with a *Lot area* of 540 m<sup>2</sup> or more; and
- .3 not permitted where there is a *Coach House, Residential Care, Supported Housing, or Boarding* on the *Lot*. (B/L 3249-2022)

### **830.11** A *Coach House* shall only be permitted:

- .1 where the *Coach House*, areas of a *Lot* that are used for private off-street parking including *Buildings, Structures*, garages, parking pads and driveways are accessed from a lane that is 10.0 m wide or less;
- .2 where the *Floor Area* is limited to a maximum *Floor Area* not greater than the total *Floor Area* of the detached garage, or 55m<sup>2</sup>, whichever is less; and for the purpose of calculating *Floor Area* shall exclude cantilevered portions up to a maximum length of 3.0m and a maximum projection of 1.0 m;
- .3 where the *Coach House* or the *Single Detached Dwelling* is occupied by the registered owner of the property as his/her principal place of residence; and
- .4 where there is no *Residential Care, Secondary Suite, Supported Housing or Boarding* on the *Lot*. (B/L 3249-2022)

### **830.12** A *Residential Care* shall:

- .1 not be permitted where there is a *Secondary Suite, Coach House, Boarding* or *Supported Housing*; (B/L 3249-2022)

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## Single Detached Dwelling and Duplex - Specific Regulations

### Density, Lot Coverage and Height

**830.13** The maximum *Floor Space Ratio*, *Lot Coverage* and *Height* for a *Single Detached Dwelling* and *Duplex* shall be in accordance with the following regulations:

Lot Size	Density	Lot Coverage	Height
<b>Lots with no lane access</b>			maximum <i>Height</i> of a <i>Principal Building</i> shall be 9.5 m or 3 Storeys, whichever is less. The maximum <i>Height</i> of any <i>Accessory Building</i> or <i>Structure</i> shall be 4.5 m.
<i>Lot Area</i> 1620 m <sup>2</sup> or more	maximum <i>Floor Space Ratio</i> of 0.5	33%	
<i>Lot Area</i> 540 m <sup>2</sup> or more	maximum <i>Floor Space Ratio</i> of 0.5	40%	
<i>Lot Area</i> less than 540 m <sup>2</sup>	maximum <i>Floor Space Ratio</i> of 0.65	45%	
<b>Lots with rear lane access</b>			
<i>Lot Area</i> 360 m <sup>2</sup> or less	maximum <i>Floor Space Ratio</i> of 0.75	55%	



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## Setbacks

**830.14** *Buildings and Structures for a Single Detached Dwelling and Duplex* shall be sited in accordance with the following minimum *Setbacks*:

Lot Size	Building or Structure	Front lot Line	Rear Lot Line	Interior Side Lot Line	Exterior Side Lot Line
<b>Lots with no lane access</b>					
Lot Area 420 m <sup>2</sup> or more	<i>Principal Building</i>	5.0 m	7.5 m, except 1.0 m for a detached garage	1.5 m, except 0.6 m for a detached garage	4.5 m
	<i>Accessory Buildings or Structure (garage)</i>	6.0 m			
	<i>Accessory Building or Structure (other)</i>	sited behind the front <i>Building Face</i> of the <i>Principal Building</i>	1.0 m	0.6 m	4.5 m
<b>Lots with rear lane access</b>					
Lot Area less than 420 m <sup>2</sup>	<i>Principal Building</i>	3.0 m	11.5 m	1.2 m, except 0.6 m for a detached garage	3.0 m
	<i>Accessory Buildings or Structure (garage)</i>	6.0 m	7.5 m, except 2.5 m for a detached garage		
	<i>Coach House</i>	n/a	2.5 m	1.2 m	3.0 m
	<i>Accessory Buildings or Structure (other)</i>	sited behind the front <i>Building Face</i> of the <i>Principal Building</i>	1.0 m	0.6 m	3.0 m

## Minimum Building Separation

**830.15** The minimum horizontal separation between the farthest projecting point of the exterior of the foundation of the *Principal Building* to the farthest projecting point of the exterior of the foundation of a *Coach House* or *Accessory Building or Structure* shall be 6.0 m, excluding stairs.

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## Minimum Subdivision Requirements

**830.16** All newly created Lots for a Single Detached Dwelling and Duplex shall conform to the following minimum subdivision regulations:

Lot Type	Minimum Lot Area		Minimum Lot Width		Minimum Lot Depth	
	Interior	Corner	Interior	Corner	Interior	Corner
Lots with no lane access						
Single Detached Dwelling	420 m <sup>2</sup>	480 m <sup>2</sup>	13.4 m	16.0 m	25.0 m	
	540 m <sup>2</sup>	610 m <sup>2</sup>	15.0 m	18.0 m	25.0 m	
Duplex	510 m <sup>2</sup>	530 m <sup>2</sup>	22.0 m	24.0 m	n/a	
Lots with rear lane access						
Single Detached Dwelling	300 m <sup>2</sup>	360 m <sup>2</sup>	9.5 m	11.5 m	31.0 m	

## Apartment - Conditions of Use

**830.17** An *Apartment* shall provide:

- .1 a minimum of 35% of the site area as *Landscaped Area*;
- .2 providing for greenery and other related features that enhance the liveability of the development; and
- .3 which shall exclude for calculation purposes any off-street parking areas, off-street loading areas and driveways.

A portion of the total *Landscaped Area* shall be provided as common outdoor amenity area, in the amount of 3.0 m<sup>2</sup> per Dwelling Unit, in a manner:

- a. available for all *Residents* of the *Principal Building*;
- b. having no dimension less than 6.0 m or slope greater than 5 percent; and
- c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.

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**830.18** An *Apartment*, other than lobbies, common areas, or entrances, developed in conjunction with and in the same *Building* as another *Principal Use* shall:

- .1 not be located on the first *Storey*;
- .2 only be permitted where each *Dwelling Unit* is provided with a private indoor storage area having a minimum capacity of 3.0 m<sup>3</sup> and no dimension less than 1.2 m; and

only be permitted where all required off-street parking for the *Apartment* is separate from the required off-street parking for other uses.

## **Apartment - Specific Regulations**

### **Density**

**830.19** The maximum number of permitted *Dwelling Units* for an *Apartment* shall be in accordance with the specifications for each Sub-Area as outlined in Section 830.01

### **Lot Coverage**

**830.20** The maximum *Lot Coverage* shall be 40%

### **Height of Building or Structure**

**830.21** The maximum *Height* of a *Principal Building* shall be 14.2 m or four *Storeys*, whichever is less.

**830.22** The maximum *height* of any *accessory Building* or *structure* shall be 4.5 m.

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## Setbacks

**830.23** *Buildings and Structures* shall be sited in accordance with the following *Setbacks*:

Buildings and Structures for	Exterior Lot Line	Interior Lot Line
<i>Apartment</i>	3.0 m	7.5 m, except 4.5 m where the interior lot line abuts a <i>Park</i> in Sub-Area 6
<i>Accessory Buildings and Structures</i>	3.0 m	3.0 m

## Townhouse - Conditions of Use

**830.24** A *Townhouse* shall only be permitted where each *Dwelling Unit* is:

- .1 served by a private amenity space:
  - a. of not less than 15m<sup>2</sup>;
  - b. having no dimension less than 3.0 m;
  - c. adjacent to and directly accessible from the *Dwelling Unit* served;
  - d. designed and landscaped for outdoor leisure activities for the exclusive use of the occupants of the *Dwelling Unit* served; and
  - e. which shall exclude for calculation purposes balconies, off-street parking and driveways; and
- .2 provided an entrance at *Finished Grade*; and
- .3 provided with a private, indoor storage area having a minimum capacity of 3.0 m<sup>3</sup> and no dimension less than 1.2 m.

## Townhouse – Specific Regulations

### Density

**830.25** The maximum number of permitted *Townhouse Dwelling Units* shall be in accordance with the specifications for each Sub-Area as outlined in Section 830.01

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## Lot Coverage

**830.26** The maximum *Lot Coverage* shall be 40%.

## Height of a Building or Structure

**830.27** The maximum *Height* of a *Principal Building* or *Structure* shall be 11.0 m or three *Storeys*, whichever is less.

**830.28** The maximum *Height* of an *Accessory Building* or *Structure* shall be 4.5 m.

## Setbacks

**830.29** *Buildings and Structures* shall be sited in accordance with the following minimum *Setbacks*:

Buildings and Structures for	Front Lot Line	All Other Lot Lines
<i>Principal Building</i>	4.0 m	7.5 m, except 4.5 m where the <i>Interior Lot Line</i> abuts a <i>Park</i> in Sub-Area 6 and 1.5 m where the <i>Interior Lot Line</i> is shared with a <i>Townhouse, Duplex</i> or <i>Single Detached Dwelling</i> that fronts the <i>Street</i> .
<i>Accessory Building</i> or <i>Structure</i>	6.0 m	7.5 m, except 4.5 m where the interior lot line abuts a <i>Park</i> in Sub-Area 6

**830.30** Despite Section 140.4.2.b., where stairs, porches, verandas and balconies project beyond the front *Building Face*, the minimum *Setback* from a *Front Lot*

*Line* shall be reduced to 2.5 m, provided that such reduction shall only apply to the projecting feature.

## Commercial Use - Conditions of Use

**830.31** Storage shall take place entirely within a wholly enclosed *Building*.

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## Commercial Use - Specific Regulations

### Density

**830.32** The maximum *Floor Space Ratio* shall be 1.3.

### Lot Coverage

**830.33** The maximum *Lot* coverage shall be 50%.

### Height of a Building or Structure

**830.34** The maximum *Height* of a *Principal Building* or *Structure* containing only non-residential uses shall be 9.0 m or two *Storeys*, whichever is less; except that where an *Apartment* is developed in conjunction with and in the same *Building* as a non-residential use, the *Height* may be increased to 14.2 m or four *Storeys*, whichever is less, where 50% or more of the *Building Face* above the second *Storey* is stepped back to form an angle of not more than 45° from the edge of the roof line to the top of the second *Storey*.

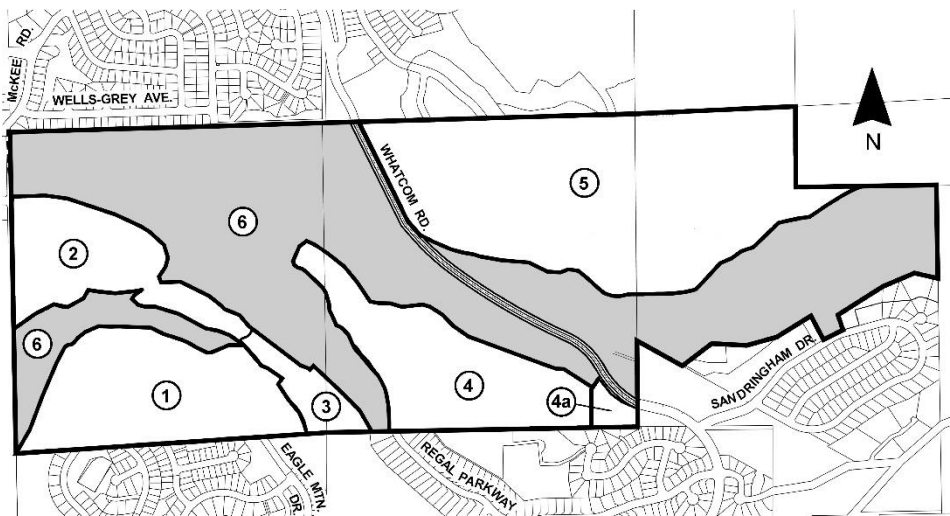
### Setbacks

**830.35** *Buildings and Structures* for shall be sited in accordance with the following minimum *Setbacks*:

Buildings and Structures for	Exterior Lot Line	Interior Lot Line
Storeys not containing a residential use	0.0 m	3.0 m
		0.0 m where adjacent to a commercial development
		7.5 m where adjacent to a Duplex, Single Detached Dwelling or lane that is 10.0 m wide or less
Storeys containing a residential use	0.0 m	7.5 m

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830.36 Sub Zoning Area Plan



830.37 Conceptual Settlement Pattern Plan

