

832 – Comprehensive Development Thirty Two Zone (N32)

(B/L 2471-2015, 3499-2024)

N32

Intent: To establish specific land Use and development regulations for a maximum of 53 Lots within a bare land strata development in the Urban Residential Area, consisting of a variety of compact Lot types.

832.1 Permitted Uses

Permitted Uses Table for N32 Zone	
Principal Uses	
.1	Single Detached Dwelling
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 2
.4	Secondary Suite
.5	Short-Term Rental Accommodations (B/L 3670-2025)

832.2 Site Specific Permitted Uses

n/a

832.3 Development Regulations

Development Regulations Table for N32 Zone	
Column I	Column II
.1 Density (maximum)	a. 53 dwelling units
.2 Minimum Setbacks	a. The provisions of section 832.4 shall apply
.3 Height (maximum)	a. Principal Building – 9.8 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5m
.4 Lot Coverage (maximum)	a. n/a

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N32

832.4 Minimum Setbacks

- .1 Buildings and structures in the N32 zone shall be sited in accordance with the following minimum Setbacks: (B/L 2471-2015)

Buildings and Structures for Principal Building within Lot Group	Front Lot Line	Rear Lot Line	Interior Side Lot Line	Ext interior Side lot Line	East Exterior Side Lot Line	North Interior Side Lot Line	South Interior Side Lot Line
Group 1	4.0 m	6.0 m	0.7 m				
Group 2	2.8 m	4.3 m	0.7 m				
Group 3	4.0 m	1.4 m	n/a			1.4 m	0.7 m
Group 4	2.0 m	4.5 m	0.7 m				
Group 5	6.0 m	2.8 m	1.2 m				
Group 6	2.5 m	3.2 m	1.2 m				
Group 7	0.6 m	7.5 m	1.2 m				
Group 8	1.1 m	5.5 m	1.2 m				
Group 9	2.8 m	4.3 m	n/a	0.7 m	5.2 m		
Group 10	2.5 m	3.2 m	n/a			6.7 m	1.2 m
Group 11	1.1 m	5.5 m	n/a			1.2 m	1.2 m
Group 12	4.0 m	1.4 m	n/a			0.7 m	5.8 m
Accessory Building or Structure (all Groups)	Sited behind the rear building face of the principal building						

Note: no side yard projections if Interior Side Lot Line is less than 1.2 m

832.5 Landscaping and Off-Street Parking

- .1 Notwithstanding the respective provisions of Sections 140 and 150, the following regulations shall apply in the N32 Zone:
- 21 visitor Parking Spaces are required within the site;
 - A two-way drive aisle shall be a minimum of 6.0m in width; and
 - Visitor parking stalls require no Setbacks from the Principal Buildings.

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N32

832.6 Conditions of Use

- .1 A Secondary Suite shall:
- be limited to one such use per Lot and to a maximum Floor area of 90m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is accessory, whichever is less;
 - not be permitted on a Lot with a Lot area of less than 370m²;
 - not be permitted where there is a Boarding use on the Lot; and
 - not be permitted on a Lot unless provided with a non-tandem parking stall.

FIGURE 1
LOT GROUPING

