# 832 – Comprehensive Development Thirty Two Zone (N32) (B/L 2471-2015, 3499-2024)

**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)	<ul> <li>a. Principal Building – 9.8 m or three Storeys, whichever is less</li> <li>b. Accessory Building or Structure – 4.5m</li> </ul>					
.4 Lot Coverage (maximum)	a. n/a					

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#### 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)

C O					Line
6.0 m	0.7 m				
4.3 m	0.7 m				
1.4 m	n/a			1.4 m	0.7 m
4.5 m	0.7 m				
2.8 m	1.2 m				
3.2 m	1.2 m				
7.5 m	1.2 m				
5.5 m	1.2 m				
4.3 m	n/a	0.7 m	5.2 m		
3.2 m	n/a			6.7 m	1.2 m
5.5 m	n/a			1.2 m	1.2 m
1.4 m	n/a			0.7 m	5.8 m
b	pal ng	pal ng	pal l	pal	pal la l

#### 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:
  - a. 21 visitor Parking Spaces are required within the site;
  - b. A two-way drive aisle shall be a minimum of 6.0m in width; and
  - c. Visitor parking stalls require no Setbacks from the Principal Buildings.

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### 832.6 Conditions of Use

- .1 A Secondary Suite shall:
  - a. 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 to which it is accessory, whichever is less;
  - b. not be permitted on a Lot with a Lot area of less than 370m<sup>2</sup>;
  - c. not be permitted where there is a Boarding use on the Lot; and
  - d. not be permitted on a Lot unless provided with a non-tandem parking stall.

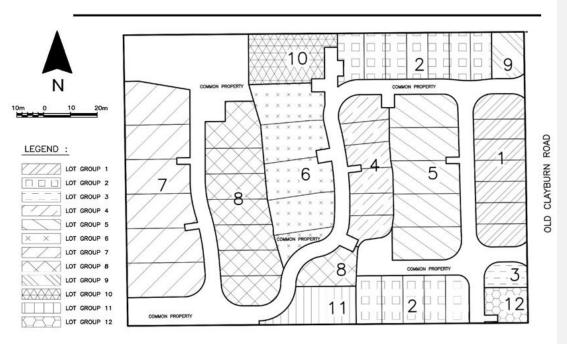


FIGURE 1 LOT GROUPING

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