

# 833 – Comprehensive Development Thirty Three Zone (N33) (B/L 3249-2022, 3499-2024)

# N33

**Intent:** The N33 Zone is to establish specific land use and development regulations for Single Detached Dwellings on small, shallow and wide Lots within the Urban Development Boundary without rear lanes.

## 833.1 Permitted Uses

Permitted Uses Table for N33 Zone	
<b>Principal Uses</b>	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed.] (B/L 3249-2022)
<b>Accessory Uses</b>	
.4	Boarding
.5	Home Occupation – Level 2

## 833.2 Site Specific Permitted Uses

n/a

## 833.3 Development Regulations

Development Regulations Table for N33 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65, of which a minimum of 28 m <sup>2</sup> shall be reserved for a garage. b. The maximum floor area for Accessory Buildings and Structures shall be 47 m <sup>2</sup>
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 4.0 m b. Garage – 6.0 m c. Accessory Buildings – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.0 m b. Garage – 7.0 m, except 1.0 m for a detached garage c. Accessory Buildings – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Garage – 1.2 m, except 0.6 m for a detached garage c. Accessory Buildings – 0.6 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.0 m b. Garage – 4.0 m c. Accessory Buildings – 4.0 m
.6 Lot Coverage (maximum)	a. 45% b. Accessory Buildings and Structures – 3%, which shall form part of the maximum coverage of the entire site.

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.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
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## 833.4 Site Specific Development Regulations

n/a

## 833.5 Subdivision Regulations

Subdivision Regulations Table for N33 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 390 m <sup>2</sup>
.2 Lot Depth (minimum)	a. 22.0 m

## 833.6 Landscaping

.1 Refer to Section 140 for requirements pertaining to landscaping.

## 833.7 Off-Street Parking

.1 Refer to Section 150 for requirements pertaining to off-street parking

## 833.8 Conditions of Use

n/a