

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.3	[Repealed.]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

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 ² shall be reserved for a garage. b. The maximum floor area for Accessory Buildings and Structures shall be 47 m ²
.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%

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	b. Accessory Buildings and Structures – 3%, which shall form part of the maximum coverage of the entire site.
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m

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 ²
.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