

834 – Comprehensive Development Thirty Four Zone (N34) (B/L 2339-2014, 3499-2024)

N34

Intent: To establish specific land Use and development regulations strictly for Lots created prior to the adoption of this bylaw and having an area less than 300 m².

834.1 Permitted Uses

Permitted Uses Table for N34 Zone	
Principal Uses	
.1	Single Detached Dwelling
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1
.4	Short-Term Rental Accommodations (B/L 3670-2025)

834.2 Development Regulations

Development Regulations Table for N34 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65 b. Floor area for Accessory Buildings or structures shall be 47 m ²
.2 Minimum Setbacks (Front Lot Line)	a. Principle Building – 3.0 m, except: (i) when adjacent to a Controlled Access Highway then 4.5 m; and (ii) in the case of Panhandle Lot then 6.0 m b. Accessory Building or structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principle Building – 6.0 m b. Accessory Building or structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principle Building – 1.2 m b. Accessory Building or structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principle Building – 3.0 m b. Accessory Building or structure – 3.0 m
.6 Lot Coverage (maximum)	a. All buildings or structures 45% b. Accessory Buildings and structures shall be 3% which shall form part of the maximum Lot Coverage of the entire Lot
.7 Building Height (maximum)	a. 9.5 m or three Storeys, whichever is less b. 4.6 m for any Accessory Building or structure

834.3 Subdivision Regulations

Subdivision within the N34 Zone is not permitted.

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834.4 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.