

# 844 – Comprehensive Development Forty Four Zone (N44) (B/L 3499-2024)

# N44

**Intent:** To accommodate a single detached dwelling with two accessory secondary suites.

## 844.1 Permitted Uses

Permitted Uses Table for N44 Zone	
<b>Principal Uses</b>	
.1	Single Detached Dwelling
<b>Accessory Uses</b>	
.2	Secondary Suite
.3	Home Occupation – Level 2

## 844.2 Development Regulations

Development Regulations Table for N44 Zone	
Column I	Column II
.1 Density (maximum)	a. n/a
.2 Minimum setbacks (front lot line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.3 Minimum setbacks (rear lot line)	a. Principal Building – 7.5 m b. Accessory Building or Structure – 1.0 m
.4 Minimum setbacks (interior side lot line)	a. Principal Building – 1.8 m b. Accessory Building or Structure – 1.0 m
.5 Minimum setbacks (exterior side lot line)	a. Principal Building – 3.0 m b. Accessory Building or structure – 3.0 m
.6 Height (maximum)	a. Principal Building – 12.0 m b. Accessory Building – 4.5 m
.7 Lot coverage (maximum)	a. 20%

## 844.3 Site Specific Permitted Uses

n/a

## 844.4 Landscaping and Off-Street Parking

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

## 844.5 Conditions of Use

- .1 A Secondary Suite shall:
  - a. Be limited to two such uses per lot and to a maximum floor area of 90m<sup>2</sup> per suite or 40% of the net floor area of the Single Detached Dwelling to which it is accessory, whichever is less.