

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	
Principal Uses	
.1	Single Detached Dwelling
Accessory Uses	
.2	Secondary Suite
.3	Home Occupation – Level 2
.4	Short-Term Rental Accommodations (B/L 3670-2025)

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 90m² per suite or 40% of the net floor area of the Single Detached Dwelling to which it is accessory, whichever is less.