

# 847– Comprehensive Development Forty Seven Zone (N47)

(B/L 2658-2016, 3499-2024)

# N47

**Intent:** To establish specific land use and development regulations for a 22-unit single family residential development in a conventional strata configuration.

## 847.1 Permitted Uses

Permitted Uses Table for N47 Zone	
<b>Principal Uses</b>	
.1 Single Detached Dwelling	
<b>Accessory Uses</b>	
.2 Boarding	
.3 Home Occupation – Level 1	
.4 Short-Term Rental Accommodation (B/L 3670-2025)	

## 847.2 Site Specific Development Regulations

n/a

## 847.3 Development Regulations

Development Regulations Table for N47 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65
.2 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0m b. Accessory Building or Structure – 3.0m
.3 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 4.5m b. Accessory Building or Structure – 1.0m
.4 Minimum Setbacks (between buildings)	a. Between Principal Buildings – 2.4m b. Between Accessory Building or Structure – 1.2m
.5 Lot Coverage (maximum)	a. 45%
.6 Building Height (maximum)	a. Principal Building – 9.5 m or three storeys, whichever is less, except Principal Buildings facing an interior lot line – 8.0m or two storeys, whichever is less b. Accessory Building or Structure – 4.5m

## 847.4 Landscaping and Off-Street Parking

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

## 847.5 Conditions of Use

n/a

Last Modified: July 15, 2025

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Zoning Bylaw No. 2400-2014

