

849 – Comprehensive Development Forty Nine Zone (N49) (B/L 3249-2022, 3499-2024)

N49

Intent: To accommodate Single Detached Dwellings on compact Lots with options for Secondary Suites.

849.1 Permitted Uses

Permitted Uses Table for N49 Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed.] (B/L 3249-2022)
Accessory Uses	
.4	Boarding
.5	Home Occupation – Level 1
.6	Secondary Suite

849.2 Site Specific Permitted Uses

n/a

849.3 Development Regulations

Development Regulations Table for N49 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio for Lots less than 400 m ² – 0.65 to a maximum of 219 m ² b. Floor Space Ratio for Lots greater than 400 m ² and less than 599 m ² – 0.55 to a maximum of 269 m ² c. Floor Space Ratio for Lots greater than 600 m ² – 0.45 to a maximum of 273 m ²
.2 Minimum Setbacks (front lot line)	a. Principal Building with lane access – 3.0 m b. Principal Building without lane access – 5.0 m c. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building with lane access – 14.0 m b. Principal Building without lane access – 4.5 m c. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (interior side lot line)	a. Principal Building – 1.2 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

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N49

.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 45%

849.4 Subdivision Regulations (Lots with Rear Lane Access)

Subdivision Regulations Table for N49 Zone – With Rear Lane Access	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 300 m ² b. Corner Lot – 360 m ²
.2 Lot Width (minimum)	a. Interior Lot – 9.5 m b. Corner Lot – 11.5 m
.3 Lot Depth (minimum)	a. Interior Lot – 31.0 m b. Corner Lot – 31.0 m

849.5 Subdivision Regulations (Lots without Rear Lane Access)

Subdivision Regulations Table for N49 Zone – Without Rear Lane Access	
Column I	Column II
.1 Lot Size (minimum)	a. 300 m ²
.2 Lot Width (minimum)	a. 12.0 m
.3 Lot Depth (minimum)	a. 22.5 m

849.6 Landscaping and Off-Street Parking

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

849.7 Conditions of Use

.1 [Repealed.] (B/L 3249-2022)