

# 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	
<b>Principal Uses</b>	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed.] (B/L 3249-2022)
<b>Accessory Uses</b>	
.4	Boarding
.5	Home Occupation – Level 1
.6	Secondary Suite
.7	Short-Term Rental Accommodation (B/L 3670-2025)

## 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 <sup>2</sup> – 0.65 to a maximum of 219 m <sup>2</sup> b. Floor Space Ratio for Lots greater than 400 m <sup>2</sup> and less than 599 m <sup>2</sup> – 0.55 to a maximum of 269 m <sup>2</sup> c. Floor Space Ratio for Lots greater than 600 m <sup>2</sup> – 0.45 to a maximum of 273 m <sup>2</sup>
.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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.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 <sup>2</sup> b. Corner Lot – 360 m <sup>2</sup>
.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 <sup>2</sup>
.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)