

# 850 – Comprehensive Development Fifty Zone (N50) (B/L 2712-2017; 3249-2022, 3499-2024)

# N50

**Intent:** To accommodate Single Detached Dwellings on compact Lots with or without lane access within the Urban 3 – Infill Land Use Designation of the Official Community Plan.

## 850.1 Permitted Uses

Permitted Uses Table for N50 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.3	[Repealed.]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)

## 850.2 Site Specific Development Regulations

n/a

## 850.3 Development Regulations

Development Regulations Table for N50 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.55
.2 Minimum setbacks (Front Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 4.5 m b. 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
.6 Minimum Setbacks (Between Buildings and Accessory)	a. 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%

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### 850.5 Subdivision Regulations

Subdivision Regulations Table for N50 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 400 m <sup>2</sup>
.2 Lot Width (minimum)	a. 12 m
.3 Lot Depth (minimum)	a. 22.5 m

### 850.6 Landscaping and Off-Street Parking

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

### 850.7 Conditions of Use

- .1 [Repealed.]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