

851 – Comprehensive Development Fifty One Zone (N51) (B/L 3249-2022, 3499-2024)

N51

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.

851.1 Permitted Uses

Permitted Uses Table for N51 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.3	[Repealed.]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
.7	Short-Term Rental Accommodation (B/L 3670-2025)

851.2 Site Specific Development Regulations

n/a

851.3 Development Regulations

Development Regulations Table for N51 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 – 11.5 m b. Principal Building without lane access – 4.5 m c. Accessory Building or Structure with lane access – 2.5 m d. Accessory Building or Structure without lane access – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.0 m

Last Modified: July 15, 2025

Section 851-Page 1 of 2
Zoning Bylaw No. 2400-2014

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.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%

851.4 Subdivision Regulations (Lots with Rear Lane Access)

Subdivision Regulations Table for N51 Zone	
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

851.5 Subdivision Regulations (Lots without Rear Lane Access)

Subdivision Regulations Table for N51 Zone	
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 – 12.0 m b. Corner Lot – 13.8 m
.3 Lot Depth (minimum)	a. 22.5 m

851.6 Landscaping and Off-Street Parking

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

851.7 Conditions of Use

- .1 [Repealed.]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