

852 – Comprehensive Development Fifty Two Zone (N52) (B/L 3499-2024)

N52

Intent: To accommodate Single Detached Dwellings on compact Lots within the Urban 3 – Infill Land Use Designation of the Official Community Plan.

852.1 Permitted Uses

Permitted Uses Table for N52 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.3	[Repealed.]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	Home Occupation – Level 2

852.2 Site Specific Permitted Uses

n/a

852.3 Development Regulations

Development Regulations Table for N52 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio for Lots less than 400 m ² – 0.65 b. Floor Space Ratio for Lots greater than 400 m ² – 0.55
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building (entrance/living) – 3.0 m b. Principal Building (garage) – 5.0 m c. Accessory Building or Structure – 5.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure (requires excavation/foundation) – 5.0 m c. Accessory Building or Structure (does not require excavation/foundation) – 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	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

Last Modified: March 5, 2024

Section 852-Page 1 of 2
Zoning Bylaw No. 2400-2014

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	b. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 45%

852.4 Subdivision Regulations

Subdivision Regulations Table for N52 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
.3 Lot Depth (minimum)	a. Interior Lot – 22.5 m

852.5 Landscaping and Off-Street Parking

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

852.6 Conditions of Use

n/a