

853– Comprehensive Development Fifty Three Zone (N53) (B/L 2734-2017, 3499-2024)

N53

Intent: To establish specific land use and development regulations for duplex and single detached dwelling developments.

853.1 Permitted Uses

Permitted Uses Table for N53 Zone	
Principal Uses	
.1	Duplex
.2	Residential Care
.3	Single Detached Dwelling
Accessory Uses	
.4	Boarding
.5	Home Occupation – Level 1 (in Duplex Dwelling Units)
.6	Home Occupation – Level 2 (in Single Detached Dwellings)

853.2 Site Specific Development Regulations

n/a

853.3 Development Regulations

Development Regulations Table for N53 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio on lots greater than 400m ² – 0.55 b. Floor Space Ratio on lots less than 400m ² – 0.65
.2 Minimum setbacks (front lot line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.3 Minimum setbacks (rear lot line)	a. Principal Building – 1.5 m b. Accessory Building or Structure – 1.5 m
.4 Minimum Setbacks (interior side lot line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 1.0m
.5 Height (maximum)	a. Principal Building – 9.5 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one storey whichever is less
.6 Lot coverage (maximum)	a. 45%

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853.4 Subdivision Regulations

Subdivision Regulations Table for N53 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Single Detached Dwelling – 200 m ² b. Duplex – 400 m ² c. Duplex (constructed to a 0.0m interior lot line setback) – 200 m ²
.2 Lot Width (minimum)	a. Single Detached Dwelling (Interior Lot) – 11.0 m b. Duplex – 18.0 m c. Duplex (constructed on Interior Side Lot Line) – 20.0 m
.3 Lot Depth (minimum)	a. Interior Lot – 11.0 m

853.5 Landscaping and Off-Street Parking

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

853.6 Conditions of Use

- .1 Minimum Lot Line Setback requirements do not apply to principal or Accessory buildings in relation to Lot Lines that separates the dwelling units in a Duplex.