

# 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	
<b>Principal Uses</b>	
.1	Duplex
.2	Residential Care
.3	Single Detached Dwelling
<b>Accessory Uses</b>	
.4	Boarding
.5	Home Occupation – Level 1 (in Duplex Dwelling Units)
.6	Home Occupation – Level 2 (in Single Detached Dwellings)
.7	Short-Term Rental Accommodation (B/L 3670-2025)

## 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 <sup>2</sup> – 0.55 b. Floor Space Ratio on lots less than 400m <sup>2</sup> – 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 <sup>2</sup> b. Duplex – 400 m <sup>2</sup> c. Duplex (constructed to a 0.0m interior lot line setback) – 200 m <sup>2</sup>
.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.