

861 – Comprehensive Development Sixty One Zone (N61) (B/L 3249-2022, 3499-2024)

N61

Intent: To accommodate Single Detached Dwellings on compact Lots, with Secondary Suites, in the Urban 3 – Infill Land Use Designation.

861.1 Permitted Uses

Permitted Uses Table for N61 Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed] (B/L 3249-2022)
Accessory Uses	
.4	Boarding
.5	Home Occupation – Level 2
.6	Secondary Suite

861.2 Site Specific Permitted Uses

n/a

861.3 Development Regulations

Development Regulations Table for N61 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 and less than 599 m ² – 0.55 c. Floor Space Ratio for Lots greater than 600 m ² – 0.45
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building for lots with a depth greater than 22.5m – 5.0m b. Principal Building for lots with a depth of less than 22.5m – 3.0m, 5.0m for garage c. Accessory Building or Structure – 5.0 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	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

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

861.5 Subdivision Regulations

Subdivision Regulations Table for N61 Zone	
Column I	Column II
.1 Lot size (minimum)	a. 200 m ²
.2 Lot width (minimum)	a. Interior Lot – 11.0m b. Corner Lot – 13.0m

861.6 Landscaping and Off-Street Parking

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

861.7 Conditions of Use

.1 [Repealed.]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