

# 868 – Comprehensive Development Sixty Eight Zone (N68) (B/L 3499-2024)

# N68

**Intent:** The N68 Zone is to establish specific land use and development regulations for a 7-unit single family residential development in a bare land strata configuration.

## 868.1 Permitted Uses

Permitted Uses Table for N68 Zone	
<b>Principal Uses</b>	
.1	Single Detached Dwelling
<b>Accessory Uses</b>	
.2	Boarding
.3	Home Occupation – Level 1
.4	Short-Term Rental Accommodation (B/L 3670-2025)

## 868.2 Site Specific Permitted Uses

n/a

## 868.3 Development Regulations

Development Regulations Table for N68 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio for the entire bare land strata parcel including common property – 0.65
.2 Minimum setbacks (front lot line)	a. Principal Building – 1.2 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 – 2.5 m b. Accessory Building or Structure – 2.5 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
.8 Lot coverage (maximum)	a. For the entire bare land strata parcel including common property – 45%

## 868.4 Subdivision Regulations

Subdivision Regulations Table for N68 Zone	
Column I	Column II
.1 Lot size (minimum)	a. 200 m <sup>2</sup>
.2 Lot width (minimum)	a. Interior Lot – 11.0 m b. Corner Lot – 12.0 m

Last Modified: July 15, 2025

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### 868.5 Landscaping and Off-Street Parking

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

### 868.6 Conditions of Use

n/a