

# 870 – Comprehensive Development Seventy Zone (N70) (B/L 2863-2018, 3249-2022, 3499-2024)

# N70

**Intent:** To accommodate Single Detached Dwellings on compact Lots, with Secondary Suites, in the Urban 4 – Detached Land Use Designation.

## 870.1 Permitted Uses

Permitted Uses Table for N70 Zone	
<b>Principal Uses</b>	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed.] (B/L 3249-2022)
<b>Accessory Uses</b>	
.4	Boarding
.5	Home Occupation – Level 2
.6	Secondary Suite
.7	Short-Term Rental Accommodation (B/L 3670-2025)

## 870.2 Site Specific Permitted Uses

n/a

## 870.3 Development Regulations

Development Regulations Table for N70 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.50
.2 Minimum Setbacks (front lot line)	a. Principal Building – 5 m b. Accessory Building or Structure – 5.0 m
.3 Minimum Setbacks (rear lot line)	a. Principal Building – 6.0 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 b. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 40%

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## 870.4 Subdivision Regulations

Subdivision Regulations Table for N70 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 400 m <sup>2</sup> b. Corner Lot – 450 m <sup>2</sup>
.2 Lot Width (minimum)	a. Interior Lot – 12.0 m b. Corner Lot – 14.0 m

## 870.5 Landscaping and Off-Street Parking

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

## 870.6 Conditions of Use

- .1 [Repealed.] (B/L 3249-2022)
- .2 Any lot that is adjacent to the Agricultural Land Reserve is required to provide an 8.0 m wide landscaped buffer.