

# 871 – Comprehensive Development Seventy One Zone (N71) (B/L 3499-2024)

# N71

**Intent:** To accommodate single detached dwellings on compact lots, with Secondary Suites, in the Urban 4 – Detached Land Use Designation.

## 871.1 Permitted Uses

Permitted Uses Table for N71 Zone	
<b>Principal Uses</b>	
.1	Residential Care
.2	Single Detached Dwelling
.3	Supportive Recovery
<b>Accessory Uses</b>	
.4	Boarding
.5	Home Occupation – Level 2
.6	Secondary Suite

## 871.2 Site Specific Permitted Uses

n/a

## 871.3 Development Regulations

Development Regulations Table for N71 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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## 871.4 Subdivision Regulations

Subdivision Regulations Table for N71 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
.3 Lot Depth (minimum)	a. 22.5 m

## 871.5 Landscaping and Off-Street Parking

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

## 871.6 Conditions of Use

- .1 A Secondary Suite shall:
  - a. be limited to one such use per lot and to a maximum floor area of 90 m<sup>2</sup> or 40% of the net floor area of the Single Detached Dwelling to which it is accessory, whichever is less;
  - b. not be permitted where there is a Residential Care use, Supportive Recovery use or Boarding use on the lot;
  - c. not be located on a lot on a cul-de-sac bulb;
  - d. not be on a lot in a bare land strata (except where road infrastructure meets City bylaw standards);
  - e. be located on a lot with a minimum frontage of at least 12 m;
  - f. be located on a lot with a minimum lot size of at least 400 m<sup>2</sup>; and
  - g. be located on a collector or local road.