## N71

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

**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		
Principal Uses			
.1	Residential Care		
.2	.2 Single Detached Dwelling		
.3	B Supportive Recovery		
Accessory Uses			
.4	l Boarding		
.5	5 Home Occupation – Level 2		
.6	S Secondary Suite		
.7	Short-Term Rental Accommodation (B/L 3670-2025)		

## 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	a. Principal Building – 5 m		
	(front lot line)	b. Accessory Building or Structure – 5.0 m		
.3	Minimum setbacks	a. Principal Building – 6.0 m		
	(rear lot line)	b. Accessory Building or Structure – 1.0 m		
.4	Minimum setbacks	a. Principal Building – 1.2 m		
	(interior side lot line)	b. Accessory Building or Structure – 1.0 m		
.5	Minimum setbacks	a. Principal Building – 3.0 m		
	(exterior side lot line)	b. Accessory Building or Structure – 3.0 m		
.6	Minimum setbacks	a. Between Principal Building and		
	between buildings	Accessory Building or Structure – 1.5 m		
		a. Principal Building – 9.5 m or three		
.7	Height (maximum)	storeys, whichever is less		
		b. Accessory Building or Structure – 4.5 m		
.8	Lot coverage	a. 40%		
	(maximum)	a. 4070		

Last Modified: July 15, 2025



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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>		
.1 Lot size (Illillillillill)	b. Corner Lot – 450 m <sup>2</sup>		
.2 Lot width (minimum)	a. Interior Lot – 12.0 m		
.2 Lot width (minimum)	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.

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