## **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	Single Detached Dwelling		
.3	Supportive Recovery		
Accessory Uses			
.4	Boarding		
.5	Home Occupation – Level 2		
.6	Secondary Suite		

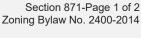
### 871.2 Site Specific Permitted Uses

n/a

## 871.3 Development Regulations

	Development Regulations Table for N71 Zone			
Column I		Column II		
.1 D	Density (maximum)	a. Floor Space Ratio – 0.50		
.2 N	/linimum setbacks	a. Principal Building – 5 m		
(	front lot line)	b. Accessory Building or Structure – 5.0 m		
.3 N	/linimum setbacks	a. Principal Building – 6.0 m		
(	rear lot line)	<ul><li>b. Accessory Building or Structure – 1.0 m</li></ul>		
.4 N	linimum setbacks	a. Principal Building – 1.2 m		
(	interior side lot line)	<ul><li>b. Accessory Building or Structure – 1.0 m</li></ul>		
.5 N	linimum setbacks	a. Principal Building – 3.0 m		
(	exterior side lot line)	<ul><li>b. Accessory Building or Structure – 3.0 m</li></ul>		
.6 N	/linimum setbacks	a. Between Principal Building and		
k	oetween buildings	Accessory Building or Structure – 1.5 m		
		a. Principal Building – 9.5 m or three		
.7 ⊢	leight (maximum)	storeys, whichever is less		
		b. Accessory Building or Structure – 4.5 m		
1	ot coverage maximum)	a. 40%		

Last Modified: March 5, 2024





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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 (Illillillidill)	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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