

# 874 – Comprehensive Development Seventy Four Zone (N74)

(B/L 2869-2018, 3249-2022, 3499-2024)

**Intent:** To accommodate Single Detached Dwellings on compact Lots with Secondary Suites, in the Urban 3 – Infill Land Use Designation.

## 874.1 Permitted Uses

Permitted Uses Table for N74 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.3	[Repealed.]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

## 874.2 Site Specific Permitted Uses

n/a

## 874.3 Development Regulations

Development Regulations Table for N74 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio for Lots greater than 400 m <sup>2</sup> and less than 599 m <sup>2</sup> – 0.55 b. Floor Space Ratio for Lots greater than 600 m <sup>2</sup> – 0.45
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 5.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 5.0m 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. 45%

Last Modified: March 5, 2024

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Zoning Bylaw No. 2400-2014

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## 874.5 Subdivision Regulations

Subdivision Regulations Table for N74 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 400 m <sup>2</sup>
.2 Lot Width (minimum)	a. 13.0 m
.3 Lot Depth (minimum)	b. 22.5 m

## 874.6 Landscaping and Off-Street Parking

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

## 874.7 Conditions of Use

- .1 [Repealed.] (B/L 3249-2022)

# N74