876 – Comprehensive Development Seventy Six Zone (N76) (B/L 2896-2018, 3249-2022, 3499-2024)

Intent: To establish specific land use and development regulations for a 3-lot single family development within the Urban Large Lot designation of the Official Community Plan.

876.1 Permitted Uses

	Permitted Uses Table for N76 Zone			
Principal Uses				
	.1	Residential Care		
	.2	Single Detached Dwelling		
	.3	[Repealed.] (B/L 3249-2022)		
	Accessory Uses			
	.4	Bed and Breakfast		
	.5	Boarding		
	.6	Home Occupation Use – Level 2		
	.7	Secondary Suite		

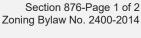
876.2 Site Specific Permitted Uses

n/a

876.3 Development Regulations

Development Regulations Table for N76 Zone			
Column I	Column II		
.1 Density (maximum)	a. Floor Space Ratio – 0.50		
.2 Minimum Setbacks	a. Principal Building – 6.0 m		
(Front Lot Line)	b. Accessory Building or Structure – 6.0 m		
.3 Minimum Setbacks	a. Principal Building – 7.5 m		
(Rear Lot Line)	b. Accessory Building or Structure – 1.0 m		
.4 Minimum Setbacks	a. Principal Building – 1.8 m		
(Interior Side Lot Line)	b. Accessory Building or Structure – 1.0 m		
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 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. 33%		

Last Modified: March 5, 2024





N76

876 – Comprehensive Development Seventy Six Zone (N76) (B/L 2896-2018, 3249-2022, 3499-2024)

876.4 Subdivision Regulations

Subdivision Regulations Table for N76 Zone			
Column I	Column II		
.1 Lot Size (minimum)	a. 1,540 m ²		
.2 Lot Width (minimum)	a. 30.0 m		
.3 Lot Depth (minimum)	n/a		

876.5 Landscaping and Off-Street

Refer to Sections 140 and 150 for requirements pertaining to landscaping and offstreet parking.

876.6 Conditions of Use

.1 [Repealed.]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

Last Modified: March 5, 2024

Section 876-Page 2 of 2 Zoning Bylaw No. 2400-2014

