

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

# N76

**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	
<b>Principal Uses</b>	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed.] (B/L 3249-2022)
<b>Accessory Uses</b>	
.4	Short-Term Rental Accommodations (B/L 3670-2025)
.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 (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.8 m 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%

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### 876.4 Subdivision Regulations

Subdivision Regulations Table for N76 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,540 m <sup>2</sup>
.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 off-street parking.

### 876.6 Conditions of Use

.1 [Repealed.]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