

881 – Comprehensive Development Eighty One Zone (N81) (B/L 2921-2019, 3249-2022, 3499-2024)

N81

Intent: To accommodate a five (5) lot development of single detached dwellings on compact lots, in the Urban 3 – Infill Land Use Designation.

881.1 Permitted Uses

Permitted Uses Table for N81 Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed.] (B/L 3249-2022)
Accessory Uses	
.4	Boarding
.5	Home Occupation – Level 2
.6	Secondary Suite
.7	Short-Term Rental Accommodation (B/L 3670-2025)

881.2 Site Specific Permitted Uses

n/a

881.3 Development Regulations

Development Regulations Table for N81 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio for Lots less than 400 m ² – 0.65 b. Floor Space Ratio for Lots greater than 400 m ² and less than 599 m ² – 0.55 c. Floor Space Ratio for Lots greater than 600 m ² – 0.45
.2 Minimum setbacks (front lot line)	a. Principal Building and Accessory Building or Structure – 5.0 m b. Principal Building on a Panhandle Lot and Accessory Building or Structure on a Panhandle Lot – 8 m
.3 Minimum setbacks (rear lot line)	a. Principal Building – 4.5 m b. Principal Building on a Panhandle Lot – 6 m c. 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 between buildings	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.6 Height (maximum)	a. Principal Building – 9.5 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m

Last Modified: July 15, 2025

Section 881-Page 1 of 2
Zoning Bylaw No. 2400-2014



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.7 Lot coverage (maximum)	a. 45%
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881.5 Subdivision Regulations

Subdivision Regulations Table for N81 Zone	
Column I	Column II
.1 Lot size (minimum)	a. 300 m ²
.2 Lot width (minimum)	a. 11.0 m

881.6 Landscaping and Off-Street Parking

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

881.7 Conditions of Use

- .1 [Repealed.] (B/L 3249-2022)
- .2 For the purposes of a Panhandle Lot, "Lot Line, Front" shall mean the lot line or lines closest to and approximately perpendicular to the street from which access to the lot is provided and opposite to the Rear Lot Line.