

884 – Comprehensive Development Eighty Four Zone (N84) (B/L 3249-2022, 3499-2024)

N84

Intent: To establish specific land use and development regulations for a 5-lot single family development within the Suburban designation of the Official Community Plan.

884.1 Permitted Uses

Permitted Uses Table for N84 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.3	[Repealed.]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 – Level 3
.7	Secondary Suite
.8	Short-Term Rental Accommodation (B/L 3670-2025)

884.2 Site Specific Permitted Uses

n/a

884.3 Development Regulations

Development Regulations Table for N84 Zone	
Column I	Column II
.1 Density (maximum)	2.5 uph (gross density)
.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 – 6.0 m b. Accessory Building or Structure – 1.5 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.8 m b. Accessory Building or Structure – 1.5 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 m c. Garage with driveway access across Exterior Side Lot Line – 6.0 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. 33%

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884.4 Subdivision Regulations

Subdivision Regulations Table for N84 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,200 m ²
.2 Lot Width (minimum)	a. 30.0 m
.3 Lot Depth (minimum)	a. n/a

884.5 Landscaping and Off-Street Parking

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

884.6 Conditions of Use

.1 [Repealed.]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