

885 – Comprehensive Development Eighty Five Zone (N85)

(B/L 2972-2019, 3249-2022, 3499-2024)

Intent: To establish specific land use and development regulations for lands designated Urban 4 – Detached and located within the Clayburn Village neighbourhood.

885.1 Permitted Uses

Permitted Uses Table for N85 Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed.] (B/L 3249-2022)
Accessory Uses	
.4	Boarding
.5	Coach House
.6	Home Occupation – Level 1
.7	Short-Term Rental Accommodation (B/L 3670-2025)

885.2 Site Specific Development Regulations

n/a

885.3 Development Regulations

Development Regulations Table for N85 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5, excluding the floor area of a Coach House and associated Accessory Building
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6 m b. Accessory Building or Structure – 6 m c. Coach House – 6 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Accessory Building or Structure – 1.0 m c. Coach House – 2.5 m
.4 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 1.5m b. Accessory Building or Structure – 1.0m c. Coach House – 1.5m
.5 Minimum Setbacks (between Buildings)	a. Between a Principal Building or Coach House and an Accessory Building or Structure (other than a Coach House) – 1.5 m b. Between a Principal Building and Coach

Last Modified: July 15, 2025

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Zoning Bylaw No. 2400-2014

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	House – 4.5 m
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.6 Lot coverage (maximum)	a. 45%
.7 Building Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 c. Coach House – 7.5m or two Storeys whichever is less

885.4 Subdivision Regulations

Subdivision Regulations Table for N85 Zone	
Column I	Column II
.1 Lot Size (minimum)	400 m ²
.2 Lot Width (minimum)	12 m
.3 Lot Depth (minimum)	31 m

885.5 Landscaping and Off-Street Parking

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

885.6 Conditions of Use

- .1 A Coach House:
- a. Shall be limited to a maximum Floor Area not greater than the total Floor Area of the detached garage, or 55m², whichever is less and for the purpose of calculating Floor Area shall exclude cantilevered portions up to a maximum length of 3.0 m and a maximum projection of 1.0 m; and
 - b. Is not permitted where there is a Residential Care Use, Supported Housing Use or Boarding Use on the Lot.

N85