

# 886 – Comprehensive Development Eighty Six Zone (N86)

# N86

**Intent:** To accommodate Duplexes (strata or fee simple) on urban lots within the Urban 2 – Ground Oriented land use designation of the Official Community Plan.

## 886.1 Permitted Uses

Permitted Uses Table for N86 Zone	
<b>Principal Uses</b>	
.1	Duplex
.2	Residential Care
<b>Accessory Uses</b>	
.3	Accessory commercial (associated with a residential care facility)
.4	Boarding
.5	Home Occupation – Level 1
.6	Short-Term Rental Accommodation (B/L 3670-2025)

## 886.2 Site Specific Development Regulations

n/a

## 886.3 Development Regulations

Development Regulations Table for N86 Zone	
Column I	Column II
.1 Density (minimum)	a. Floor Space Ratio – 0.50
.2 Density (maximum)	a. Floor Space Ratio – 1.5
.3 Minimum setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 6.0 m
.4 Minimum setbacks (Rear Lot Line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 1.0 m
.5 Minimum setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.0 m
.6 Minimum setbacks (Exterior Side Lot Line)	a. Principal Building – 2.4 m b. Accessory Building or Structure – 3.0 m
.7 Minimum setbacks (between Buildings)	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.8 Building Height (maximum)	a. Principal Building – 9.5 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.9 Lot coverage (maximum)	a. 40%

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## 886.4 Subdivision Regulations

Subdivision Regulations Table for N86 Zone	
Column I	Column II
.1 Lot Size (Minimum)	a. Duplex - 350 m <sup>2</sup> b. Duplex, when subdivided along a common wall – 175 m <sup>2</sup>
.2 Lot Width (Minimum)	a. Duplex - 18.0 m b. Duplex, when subdivided along a common wall – 9.0 m
.3 Lot Depth (Minimum)	a. Interior Lot – 18.0 m b. Corner Lot – 18.0 m c. Interior Through Lot – Not permitted d. Corner Through Lot – Not permitted e. Panhandle Lot – Not permitted

## 886.5 Landscaping and Off-Street Parking

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

## 886.6 Conditions of Use

- .1 Minimum Interior Side Lot Line Setback requirements do not apply to principal or accessory buildings in relation to an Interior Side Lot Line that separates the dwelling units in a Duplex.
- .2 Notwithstanding Section 120, “Lot Line, Front” means the lot line common to a street or lane and perpendicular to a common wall for a side-by-side duplex or parallel to a common wall for an over-under duplex.
- .3 Garage access shall not front a street.