

897 – Comprehensive Development Ninety Seven Zone (N97) (B/L 3499-2024)

N97

Intent: To establish specific land use and development regulations for single detached dwellings on compact lots, with Secondary Suites, in the Urban 4 – Detached Land Use Designation.

897.1 Permitted Uses

Permitted Uses Table for N97 Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
.3	Supportive Recovery
Accessory Uses	
.4	Boarding
.5	Home Occupation – Level 2
.6	Secondary Suite

897.2 Site Specific Development Regulations

n/a

897.3 Development Regulations

Development Regulations Table for N97 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.55
.2 Minimum setbacks (front lot line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 5.0 m
.3 Minimum setbacks (rear lot line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum setbacks (interior side lot line)	a. Principal Building – 1.5 m b. Accessory Building or Structure – 1.0 m
.5 Minimum setbacks (exterior side lot line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.6 Height (maximum)	a. Principal Building – 9.5 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5m
.7 Lot coverage (maximum)	a. 45%

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897.4 Subdivision Regulations

Subdivision Regulations Table for N97 Zone	
Column I	Column II
.1 Lot size (minimum)	a. Interior Lot – 400 m ² b. Corner Lot – 400 m ²
.2 Lot width (minimum)	a. Interior Lot – 12.0 m b. Corner Lot – 13.0 m
.3 Lot depth (minimum)	a. Interior Lot – 22.5 m b. Corner Lot - 22.5 m

897.5 Landscaping and Off-Street Parking

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

897.6 Conditions of Use

n/a