

## 816 – Comprehensive Development Sixteen Zone (N16)

**Intent:** To accommodate winery and tourist accommodation facilities in a comprehensive development.

### 816.1 Permitted Uses

Permitted Uses Table for N16 Zone	
<b>Principal Uses</b>	
.1	Tourist Accommodation
.2	Winery
<b>Accessory Uses</b>	
.3	Accessory Residential Use

### 816.2 Site Specific Permitted Uses

n/a

### 816.3 Development Regulations

Development Regulations Table for N16 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Interior Lot Line)	a. 7.5 m, except 6.0 m where abutting an A-zoned Lot
.3 Minimum Setbacks (Exterior Lot Line)	a. 6.0 m
.4 Height (maximum)	a. 12.2 m
.5 Lot Coverage (maximum)	a. 20%

### 816.4 Subdivision Regulations

Subdivision Regulations Table for N16 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 0.7 ha

### 816.5 Landscaping and Off-Street Parking

- .1 Notwithstanding Section 150, the following regulations shall apply in the N16 zone:
  - a. for a Winery Use, excluding food and beverage service, and picnic areas, a minimum of one parking space for each 200 m<sup>2</sup> of Floor area shall be provided; and
  - b. for all other Uses, section 150 shall apply.
- .2 Refer to Section 140 for requirements pertaining to landscaping.

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## 816.6 Conditions of Use

- .1 An Accessory Residential Use and Tourist Accommodation shall:
  - a. only be permitted where a winery Use occurs on the same Lot; and
  - b. be contained within the Building occupied by the winery use.
- .2 A Tourist Accommodation shall be limited to 18 sleeping units.

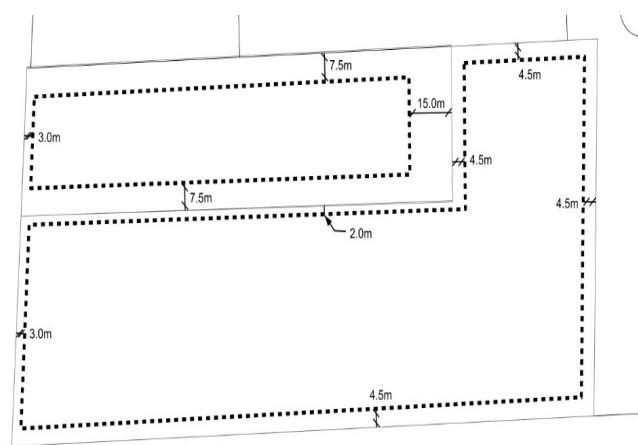
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Zoning Bylaw No. 2400-2014



## 866– Comprehensive Development Sixty Six Zone (N66)

### 866.1 Development Regulations

Development Regulations Table for N66 Zone	
Column I	Column II
.1 Density (minimum / maximum)	<p><b>Sub-Zone 1</b> a. Floor Space Ratio – 1.7 / 2.0</p> <p><b>Sub-Zone 2</b> a. Floor Space Ratio – 0.7 / 2.0</p>
.2 Minimum Setbacks	<p>Minimum Setbacks in the N66 Zone shall be as follows:</p>  <p>Note: For the purposes of the N66 Zone the boundary between Sub-Zone 1 and Sub-Zone 2 will be deemed a lot line for the purpose of determining Setbacks.</p>
.3 Lot Coverage (maximum)	<p><b>Sub-Zone 1</b> a. 40%</p> <p><b>Sub-Zone 2</b> a. 40%</p>
.4 Building Height (maximum)	<p><b>Sub-Zone 1</b> a. Principal Building – 21.3m or six (6) Storeys whichever is less</p> <p><b>Sub-Zone 2</b> a. Principal Building – 11m or three (3) Storeys whichever is less</p>

### 866.2 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.
- .2 Notwithstanding the landscaping provisions of Section 140, no landscape area is required between an off-street parking area or maneuvering aisle located along the boundary of Sub-Zone 1 and Sub-Zone 2 if subdivided, or abutting a commercially zoned property.

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### 866.3 Off-Street Parking

- .1 Refer to Section 150 for requirements pertaining to off-street parking.
- .2 Notwithstanding the parking space siting requirements of Section 150, no setback is required for parking stalls located along the boundary of Sub-Zone 1 and Sub-Zone 2 if subdivided, or abutting a commercially zoned property.

### 866.4 Roof Top Accesses

- .1 Notwithstanding Section 140, rooftop access stairs, landings, and exterior storage closets associated with private outdoor rooftop amenity space are exempted from building height, provided that they are less than 15% of the roof area of the building. (B/L 3249-2022)

### 866.5 Conditions of Use

- .1 A portion of any lot used for a Townhouse, Apartment, or Congregate Housing shall be provided as common outdoor amenity area, in the amount of 3.0 m<sup>2</sup> per dwelling unit. Within the N66 Zone amenity space may be located within the required setbacks. For the purpose of this section, common outdoor amenity area means an area or areas: (B/L 3249-2022)
  - a. available for all residents of the principal Buildings;
  - b. having no dimension less than 6.0 m or slope greater than 5%; and
  - c. providing for pedestrian amenities, greenway, recreational space, and other leisure activities normally carried out outdoors
- .2 An Apartment and Congregate Housing shall be permitted in the same Building under the following conditions: (B/L 3249-2022)
  - a. the uses are located on different Storeys of the Building; and
  - b. separate entrances, exits, and lobbies are provided for each use.
- .3 A Secondary Suite shall:
  - a. be limited to one such use per Townhouse unit;
  - b. have a maximum Floor Area of 90 m<sup>2</sup> or 40% of the Townhouse unit Floor Area whichever is less; and
  - c. not be permitted where there is a Boarding use within the Townhouse unit.

### 866.6 Subdivision

- .1 Subdivision of the property shall only be permitted to separate Sub-Zone 1 from Sub-Zone 2. For further clarity this is not intended to preclude the phasing of future stratas.