

803 – Comprehensive Development Three Zone (N3) (B/L 3499-2024)

N3

Intent: To accommodate a comprehensive townhouse development.

803.1 Permitted Uses

Permitted Uses Table for N3 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Home Occupation - Level 1

803.2 Site Specific Permitted Uses

n/a

803.3 Development Regulations

Development Regulations Table for N3 Zone	
Column I	Column II
.1 Density (maximum)	a. 11 Dwelling Units on a Lot with a minimum Lot area of 1.05 ha b. 33 Dwelling Units on a Lot with a minimum Lot area of 4.32 ha
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 7.5 m b. Accessory Building or Structure – 3.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Accessory Building or Structure – 3.0 m
.4 Minimum Setbacks (Side Lot Line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 3.0 m
.5 Minimum Setbacks between Buildings	a. Principal Buildings on the same Lot – 4.5 m b. Between Principal Building and Accessory Building or Structure – 3.0 m
.6 Height (maximum)	a. Principal Building – 8.0 m or two Storeys, whichever is less, except where a basement is included in which case the maximum Height shall be 10.5 m or two Storeys, whichever is less b. Accessory Building or Structure – 5.0 m or one Storey, whichever is less
.7 Lot Coverage (maximum)	a. 30%

803.4 Subdivision Regulations

n/a

Last Modified: March 5, 2024

Section 803-Page 1 of 2
Zoning Bylaw No. 2400-2014

803 – Comprehensive Development Three Zone (N3) (B/L 3499-2024)

N3

803.5 Landscaping and Off-Street Parking

- .1 Notwithstanding Section 150, the minimum number of off-street Parking Spaces in the N3 zone shall be:
 - a. two spaces for each Dwelling Unit; and
 - b. five spaces for visitor use only.
- .2 Refer to Section 140 for requirements pertaining to landscaping.

803.6 Conditions of Use

- .1 A Townhouse shall only be permitted:
 - a. where each Dwelling Unit has a separate ground level entrance; and
 - b. where the Gross Floor Area of all Accessory Buildings and structures on the Lot does not exceed 45 m².