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

**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

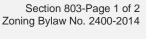
### **803.3 Development Regulations**

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	a.	Principal Building – 7.5 m	
	(Front Lot Line)	b.	Accessory Building or Structure – 3.0 m	
.3	Minimum Setbacks	a.	Principal Building – 7.5 m	
	(Rear Lot Line)	b.	Accessory Building or Structure – 3.0 m	
.4	Minimum Setbacks	a.	Principal Building – 4.5 m	
	(Side Lot Line)	b.	Accessory Building or Structure – 3.0 m	
		a.	Principal Buildings on the same Lot – 4.5	
.5	Minimum Setbacks		m	
	between Buildings	b.	Between Principal Building and	
			Accessory Building or Structure – 3.0 m	
		a.	Principal Building – 8.0 m or two Storeys,	
			whichever is less, except where a	
			basement is included in which case the	
.6	Height (maximum)		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	a.	30%	
	(maximum)			

### 803.4 Subdivision Regulations

n/a

Last Modified: March 5, 2024





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#### 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  $45\ m^2$ .

**N3** 

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