

805 – Comprehensive Development Five Zone (N5) (B/L 3499-2024)

N5

Intent: To accommodate a comprehensive Townhouse development.

805.1 Permitted Uses

Permitted Uses Table for N5 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Home Occupation - Level 1

805.2 Site Specific Permitted Uses

n/a

805.3 Development Regulations

Development Regulations Table for N5 Zone	
Column I	Column II
.1 Density (maximum)	a. 16 Dwelling Units on a Lot with a minimum Lot area of 1.12 ha
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 7.5 m b. Accessory Building or Structure – to the rear of the front Building face of a principal Building
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Accessory Building or Structure – 3.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.6 m b. Accessory Building or Structure – 3.0 m
.5 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure – 3.0 m
.6 Height (maximum)	a. Principal Building – 9.8 m or three Storeys, whichever is less b. Accessory Building or Structure – 5.0 m or one Storey, whichever is less
.7 Lot Coverage (maximum)	a. 40%

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805.4 Subdivision Regulations

Subdivision Regulations Table for N5 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1.12 ha

805.5 Landscaping and Off-Street Parking

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

805.6 Conditions of Use

- .1 A Townhouse shall only be permitted where the Gross Floor Area of all Accessory Buildings and structures on the Lot does not exceed 45 m².