

# 806 – Comprehensive Development Six Zone (N6) (B/L 3499-2024)

# N6

**Intent:** To accommodate a comprehensive Townhouse development.

## 806.1 Permitted Uses

Permitted Uses Table for N6 Zone	
<b>Principal Uses</b>	
.1	Townhouse
<b>Accessory Uses</b>	
.2	Home Occupation - Level 1

## 806.2 Site Specific Permitted Uses

n/a

## 806.3 Development Regulations

Development Regulations Table for N6 Zone	
Column I	Column II
.1 Density (maximum)	a. 36 Dwelling Units on a Lot with a minimum Lot Area of 3.25 ha
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 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 – 6.0 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 (Exterior Side Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure – 3.0 m
.7 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
.8 Lot Coverage (maximum)	a. 40%

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## 806.4 Subdivision Regulations

Subdivision Regulations Table for N6 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 3.25 ha

## 806.5 Landscaping and Off-Street Parking

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

## 806.6 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 m<sup>2</sup>.