

808 – Comprehensive Development Eight Zone (N8) (B/L 3499-2024)

N8

Intent: To accommodate a comprehensive Townhouse development.

808.1 Permitted Uses

Permitted Uses Table for N8 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Home Occupation - Level 1

808.2 Site Specific Permitted Uses

n/a

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808.3 Development Regulations

Development Regulations Table for N8 Zone	
Column I	Column II
.1 Density (maximum)	a. 21 Dwelling Units on a Lot with a minimum Lot Area of 1.25 ha
.2 Minimum Setbacks	a. Principal Building <ul style="list-style-type: none"> i. 9.0 m from Marshall Road, the future Harper Drive extension to Marshall Road, and the west Interior Lot Line; and ii. 7.3 m from the south Lot Line. b. Accessory Building or Structure <ul style="list-style-type: none"> i. between either the north or East Lot Line and either the nearest Building Face or the Line created by connecting each Building Face; or ii. on the knoll located in the southwest corner of the Lot and defined on its north and east boundary by retaining walls.
.3 Minimum Setbacks between Buildings	a. Principal Buildings on the same lot - 4.5 m
.4 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
.5 Lot Coverage (maximum)	a. 25%

808.4 Subdivision Regulations

Subdivision Regulations Table for N8 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1.25 ha

808.5 Landscaping and Off-Street Parking

- .1 Notwithstanding Section 150, the minimum number of off-street Parking Spaces in the N8 zone shall be:
- a. two spaces for each Dwelling Unit; and
 - b. five spaces for visitor use only.

Last Modified: March 5, 2024

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.2 Refer to Section 140 for requirements pertaining to landscaping.

808.6 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.