

# 8106– Comprehensive Development Five Hundred and Five Zone (N106)

# N106

**Intent:** To accommodate Duplexes on Urban lots on a site-specific basis.

## 8106.1 Permitted Uses

Permitted Uses Table for N106 Zone	
<b>Principal Uses</b>	
.1	Duplex
.2	Residential Care
<b>Accessory Uses</b>	
.3	Boarding
.4	Home Occupation – Level 1
.5	Secondary Suite

## 8106.2 Development Regulations

Development Regulations Table for RS4 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks between buildings	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 45%

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## 8106.3 Subdivision Regulations

Subdivision Regulations Table for N106 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Duplex – 557 m <sup>2</sup> b. Duplex (constructed on Interior Side Lot Line) – 278 m <sup>2</sup>
.2 Lot Width (minimum)	a. Duplex – 18.0 m b. Duplex (constructed on Interior Side Lot Line) – 9.0 m
.3 Lot Depth (minimum)	a. Interior Lot – 25.0 m b. Corner Lot – 25.0 m c. Interior Through Lot – not permitted d. Corner Through Lot – not permitted e. Panhandle Lot – not permitted

## 8106.4 Landscaping and Off-Street Parking

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

## 8106.5 Conditions of Use

- .1 Minimum Interior Side Lot Line Setback requirements do not apply to Principal or Accessory Buildings in relation to an Interior Side Lot Line that separates the Dwelling Units in a Duplex.
- .2 A Secondary Suite shall be limited to one per principle unit and not be permitted where there is a Boarding Use