

823 – Comprehensive Development Twenty Three Zone (N23) (B/L 3499-2024)

N23

Intent: To accommodate a comprehensive Townhouse and Rowhouse development.

823.1 Permitted Uses

Permitted Uses Table for N23 Zone	
Principal Uses	
.1	Townhouse
.2	Rowhouse
Accessory Uses	
.3	Boarding
.4	Home Occupation – Level 1

823.2 Site Specific Permitted Uses

n/a

823.3 Development Regulations

Development Regulations Table for N23 Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling Units Per Hectare – 61
.2 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 6.0 m, except 3.0 m to the front face of a porch/deck, or 1.5 m to the front face of a porch/deck that also abuts a corner truncation b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (all other Lot Lines)	a. Principal Building – 5.2 m b. Accessory Building or Structure – 5.2 m
.4 Height (maximum)	a. 10.2 m or three Storeys, whichever is less
.5 Lot Coverage (maximum)	a. 40%

823.4 Landscaping and Off-Street Parking

- .1 Notwithstanding Section 150, the minimum number of off-street Parking Spaces in the N23 zone for the areas shown on Schedule “B” are as follows:
 - a. Area A
 - i. 1 Parking Space per unit for Rowhouses;
 - ii. 2 Parking Spaces per unit for Townhouses; and
 - iii. 0.25 Visitor Parking Spaces per unit or 13 spaces, whichever is greater.
 - b. Area B
 - i. 1 Parking Space per unit for Rowhouses;
 - ii. 2 Parking Spaces per unit for Townhouses; and

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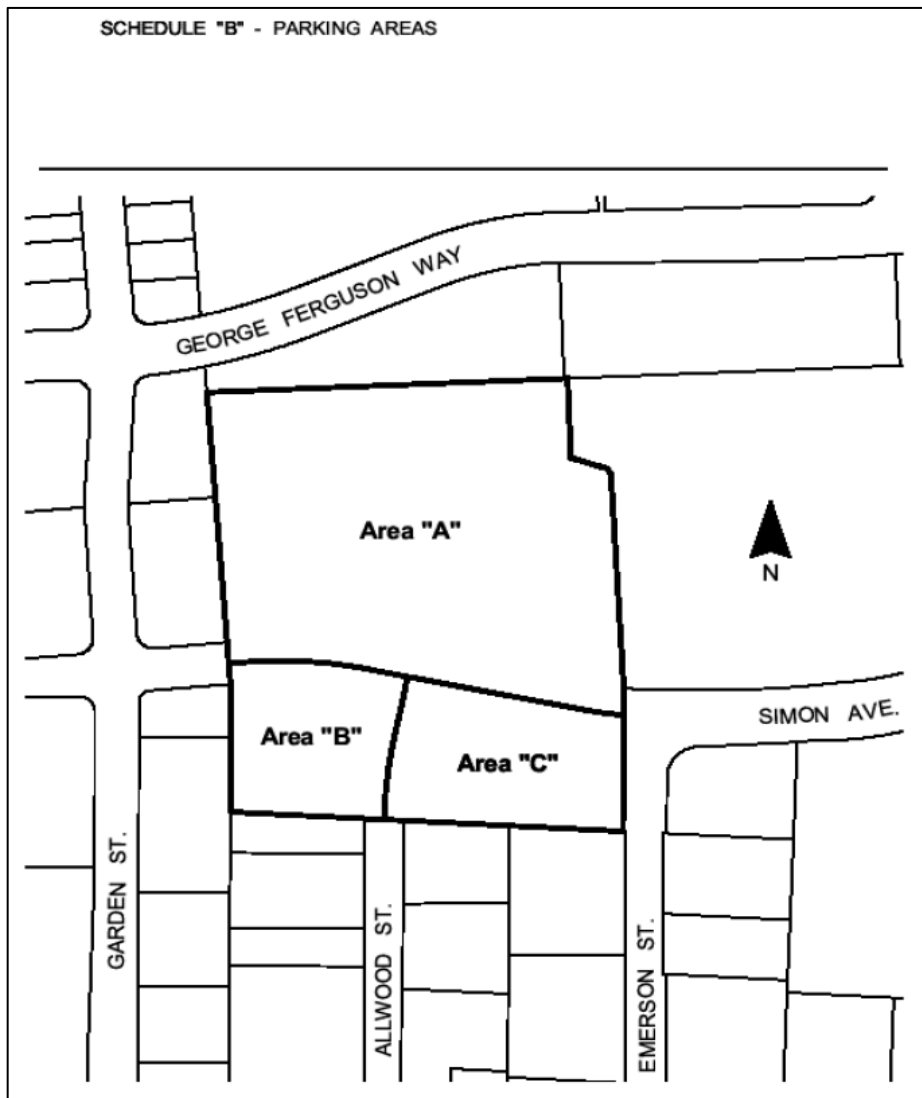
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- iii. 0.5 Visitor Parking Spaces per unit or 13 spaces, whichever is greater.
- c. Area C
 - i. 1 Parking Space per unit for Rowhouses;
 - ii. 2 Parking Spaces per unit for Townhouses; and
 - iii. 0.33 Visitor Parking Spaces per unit or 11 spaces, whichever is greater.



- .2 The Setback for surface parking areas for a Townhouse or Rowhouse shall not be less than 1.3 m from all Interior Lot Lines.
- .3 Refer to Section 140 for requirements pertaining to landscaping.

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823.5 Conditions of Use

- .1 A Townhouse use shall only be permitted where each Dwelling Unit is served by a private amenity area:
 - a. of not less than 15m²;
 - b. having no dimension less than 3.0m;
 - c. adjacent to and directly accessible from the individual Dwelling Unit served;
 - d. designed and landscaped for outdoor leisure activities for the exclusive use of the occupants of the Dwelling Unit; and
 - e. which shall exclude for calculation purposes balconies, off street parking at driveways.