

# 829 – Comprehensive Development Twenty Nine Zone (N29) (B/L 3499-2024)

# N29

**Intent:** The N29 Zone is to establish specific land Use and development regulations for a Townhouse development within the Urban 1 – Midrise land use designation of the OCP.

## 829.1 Permitted Uses

Permitted Uses Table for N29 Zone	
<b>Principal Uses</b>	
.1 Townhouse	
<b>Accessory Uses</b>	
.2 Boarding	
.3 Home Occupation – Level 1	

## 829.2 Site Specific Permitted Uses

n/a

## 829.3 Development Regulations

Development Regulations Table for N29 Zone	
Column I	Column II
.1 Density (maximum)	a. 75 Dwelling Units per hectare
.2 Minimum setbacks (front lot line)	a. Principal Building – 3.0 m, except an unsupported balcony may project 0.9 m into the Setback.
.3 Minimum setbacks (rear lot line)	a. 4.5 m, except an unsupported balcony may project 0.9 m into the Setback
.4 Minimum setbacks (interior side lot line)	a. 1.8 m
.5 Lot coverage (maximum)	a. 40%
.6 Height (maximum)	a. Principal Building – 9.8 m or three storeys, whichever is less

## 829.4 Site Specific Development Regulations

n/a

## 829.5 Subdivision Regulations

n/a

## 829.6 Landscaping

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

Last Modified: March 5, 2024

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## 829.7 Off-Street Parking

- .1 Notwithstanding Section 150, the following regulations shall apply in the N29 Zone:
  - a. 0.35 visitor Parking Spaces are required per Dwelling Unit; and
  - b. a two-way drive aisle may be 6.0 m in width.

## 829.8 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 13 m<sup>2</sup>;
  - b. having no dimension less than 3.0 m;
  - 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 occupant of the Dwelling Unit served; and
  - e. which shall exclude for calculation purposes balconies, off-street parking and driveways.