

# 835 – Comprehensive Development Thirty Five Zone (N35) (B/L 3249-2022, 3499-2024)

# N35

**Intent:** The N35 Zone is to establish specific land use and development regulations for a stacked Townhouse development comprising of a total of 555 units.

## 835.1 Permitted Uses

Permitted Uses Table for N35 Zone	
<b>Principal Uses</b>	
.1	Townhouse
<b>Accessory Uses</b>	
.2	Boarding
.3	Home Occupation – Level 1

## 835.2 Site Specific Permitted Uses

n/a

## 835.3 Development Regulations

Development Regulations Table for N35 Zone	
Column I	Column II
.1 Density (maximum)	a. 49 Dwelling Units per hectare, not to exceed a total of 555 units over all land zoned N35.
.2 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.3 Minimum Setbacks (Interior Lot Line)	a. 1.8 m
.4 Lot Coverage (maximum)	a. 40%
.5 Height (maximum)	a. The Height of any Building or Structure shall be in accordance with a Development Permit.

## 835.4 Site Specific Development Regulations

n/a

## 835.5 Subdivision Regulations

n/a

## 835.6 Landscaping

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

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## 835.7 Off-Street Parking

- .1 Notwithstanding Section 150, the following regulations shall apply in the N35 Zone: (B/L 3249-2022)
  - a. A minimum of 1.8 Parking Spaces per Dwelling Unit shall be provided;  
and
  - b. An additional 0.2 Parking Spaces per Dwelling Unit shall be provided for visitor parking.

## 835.8 Conditions of Use

n/a