

839 – Comprehensive Development Thirty Nine Zone (N39) (B/L 3499-2024)

N39

Intent: To accommodate a comprehensive resort development.

839.1 Permitted Uses

Permitted Uses Table for N39 Zone	
Principal Uses	
.1	Resort Accommodation
Accessory Uses	
.2	Dormitory
.3	Accessory Residential Use

839.2 Site Specific Permitted Uses

n/a

839.3 Development Regulations

Development Regulations Table for N39 Zone	
Column I	Column II
.1 Density (maximum)	a. n/a
.2 Minimum Setbacks (all Lot Lines)	a. All Uses except a Dormitory – 8.0 m b. Dormitory – 60.0 m
.3 Height (maximum)	a. Sports Facilities – 12.0 m b. Dormitory – 6.0 m c. Accessory Residential Use – 9.8 m or three storeys, whichever is less d. Accessory Building or Structure – 4.6 m e. Buildings of heritage significance – shall not be increased in Height as measured from their original Floor level
.4 Lot Coverage (maximum)	a. 10%

839.4 Subdivision Regulations

Subdivision Regulations Table for N39 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 8.0 ha

839.5 Landscaping and Off-Street Parking

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

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839.6 Conditions of Use

- .1 A maximum of two Dwelling Units shall be permitted on a Lot as an Accessory Residential Use.
- .2 A clubhouse shall not exceed a Floor area of 1,000 m².