

# 841 – Comprehensive Development Forty One Zone (N41) (B/L 3499-2024)

# N41

**Intent:** To accommodate a service industrial development.

## 841.1 Permitted Uses

Permitted Uses Table for N41 Zone

### Principal Uses

.1 Animal Shelter	.18 Drive Through Restaurant
.2 Auction	.19 Farm Equipment Sales/Leasing/Repair
.3 Automobile Body Shop	.20 Freight Handling Facility
.4 Automobile Repair	.21 Landscape Supply
.5 Automobile Storage Yard	.22 Manufacturing
.6 Brewery	.23 Microbrewery
.7 Brewing and Vinting Outlet	.24 Mobile Food Vendor
.8 Building Supply	.25 Printing Services
.9 Bus Depot	.26 Recreational Vehicle Sales/Leasing/Repair/Rental
.10 Coffee Shop	.27 Recycling Depot
.11 Commercial Vehicle Parking	.28 Research and Development
.12 Commercial Vehicle Repair	.29 Restaurant
.13 Commercial Vehicle Sales and Leasing	.30 Service Station
.14 Commercial Vehicle Stop	.31 Trade School
.15 Courier and Delivery	.32 Warehousing
.16 Crematorium	
.17 Data Centre	

### Accessory Uses

.33 Accessory Residential Use

## 841.2 Site Specific Development Regulations

.1 n/a

## 841.3 Development Regulations

Development Regulations Table for N41 Zone

Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum setbacks (interior lot line)	0.0 m
.3 Minimum setbacks (exterior lot line)	3.0 m
.4 Minimum setbacks between buildings	1.5 m
.5 Height (maximum)	12.2 m

# 841 – Comprehensive Development Forty One Zone (N41) (B/L 3499-2024)

# N41

.6 Lot coverage (maximum)	60%
------------------------------	-----

## 841.4 Subdivision Regulations

Subdivision Regulations Table for N41 Zone	
Column I	Column II
.1 Lot size (minimum)	a. 1,850 m <sup>2</sup>
.2 Lot width (minimum)	n/a
.3 Lot depth (minimum)	n/a

## 841.5 Landscaping and Off-Street Parking

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

## 841.6 Conditions of Use

- .1 Multi-modal containers shall be excluded from the maximum height permitted in 841.3.
- .2 Unenclosed storage shall be permitted subject to the following regulations:
  - a. not be located within 3.0 m of an exterior lot line;
  - b. be bounded on all sides not adjacent to a building or structure by a solid fence or wall of at least 1.8 m in height;
  - c. be limited to that part of a lot that is surfaced with asphalt paving, concrete or another dust free material; and
  - d. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .3 Areas for office, retail sale, rental or display of goods manufactured or warehoused on the lot shall be:
  - a. fully contained within the same building as the Manufacturing use or Warehousing on the lot; and
  - b. limited to an area not exceeding 25% of the gross floor area of the business manufacturing or warehousing the products on the lot and the remaining floor area not being open to the public.
- .4 A Commercial Vehicle Parking use shall require washroom facilities at a ratio of one bathroom stall for every 50 parking spaces.
- .5 An Accessory Residential Use shall not exceed a maximum area of 90 m<sup>2</sup> and shall be contained within the principal building.