

# 842– Comprehensive Development Forty Two Zone (N42) (B/L 2442-2015, 3499-2024)

# N42

**Intent:** To accommodate a comprehensive townhouse and apartment development. (B/L 2442-2015)

## 842.1 Permitted Uses

| Permitted Uses Table for N42 Zone |
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**Principal Uses**

- .1 Apartment
- .2 Townhouse

**Accessory Uses**

- .3 Boarding
- .4 Home Occupation – Level 1

## 842.2 Site Specific Development Regulations

- .1 n/a

## 842.3 Development Regulations

| Development Regulations Table for N42 Zone |   |
|--|---|
| Column I                                   | Column II   |
| .1 Density (maximum)                       | a. Floor Space Ratio - 1.4  |
| .2 Setbacks Maximum (exterior lot line)    | a. Apartment – 6.0 m<br>b. Townhouse – N/A<br>c. Accessory Building or Structure – N/A  |
| .3 Setbacks Minimum (exterior lot line)    | a. Apartment – 3.0 m<br>b. Townhouse – 3.0 m<br>c. Accessory Building or Structure – 3.0 m, except not between a building face and street                           |
| .4 Setback Maximum (interior lot line)     | a. Apartment – N/A<br>b. Townhouse – N/A<br>c. Accessory Building or Structure – N/A  |
| .4 Setbacks Minimum (interior lot line)    | a. Apartment (storeys 1-4) – 6.0 m<br>b. Townhouse – 3.0 m<br>c. Accessory Building or Structure – 4.5 m  |
| .5 Height (maximum)                        | a. Apartment – 12.2 m or four storeys, whichever is less<br>b. Townhouse – 11.0 m or three storeys, whichever is less<br>c. Accessory Building or Structure – 4.5 m |
| .6 Lot coverage (maximum)                  | a. 40%  |

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## 842.4 Landscaping and Off-Street Parking

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

## 842.5 Conditions of Use

- .1 A portion of any lot used for an Apartment or Townhouse use shall be provided as common outdoor amenity area, in the amount of 3.0 m<sup>2</sup> per dwelling unit, and shall not be located within the required setbacks. For the purpose of this section, common outdoor amenity area means an area or areas:
  - a. Available for all residents of the principal buildings;
  - b. Having no dimension less than 6.0 m or slope greater than 5%; and
  - c. Providing for pedestrian amenities, greenery, recreational space and other leisure activities normally carried outdoors.