

843 – Comprehensive Development Forty Three Zone (N43) (B/L 3499-2024)

N43

Intent: To establish specific land use and development regulations for a 27-unit townhouse development.

843.1 Permitted Uses

Permitted Uses Table for N43 Zone	
Principal Uses	
.1 Townhouse	
Accessory Uses	
.2 Boarding	
.3 Home Occupation - Level 1	

843.2 Development Regulations

Development Regulations Table for N43 Zone	
Column I	Column II
.1 Density (maximum)	a. 27 Townhouse Units
.2 Minimum setbacks (front lot line)	a. Principal Building – 6.0 m, except 3.0 m where a dwelling unit fronts a street b. Accessory Building or Structure – 6.0 m
.3 Minimum setbacks (all other lot lines)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 m, except 1.0 m from a rear or interior lot line
.4 Building Height (maximum)	a. Principal Building – 11 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one storey whichever is less
.5 Lot coverage (maximum)	a. 40%

843.3 Landscaping and Off-Street Parking

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

843.4 Conditions of Use

- .1 A portion of any lot used for a Townhouse use shall be provided as common outdoor amenity area, in the amount of 3.0 m² 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 6.0m or slope greater than 5%; and

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- c. providing for pedestrian amenities, greenway, recreational space, and other leisure activities normally carried out outdoors.