

# 845 – Comprehensive Development Forty Five Zone (N45)

(B/L 2599-2016, 3499-2024)

## N45

**Intent:** To accommodate a comprehensive residential development consisting of single detached dwellings and duplexes.

### 845.1 Permitted Uses

Permitted Uses Table for N45 Zone

#### Principal Uses

- .1 Townhouse

#### Accessory Uses

- .2 Boarding  
.3 Home Occupation – Level 1

### 845.2 Site Specific Development Regulations

- .1 n/a

### 845.3 Development Regulations

Development Regulations Table for N45 Zone

Column I	Column II
.1 Density (maximum)	a. 15 Townhouse units
.2 Minimum Setbacks (all lot lines)	b. Principal Building – 3.5 m c. Accessory Building or Structure – 3.5 m
.2 Height (maximum)	a. Principal Building – 11.0 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.3 Lot coverage (maximum)	a. 40%

### 845.4 Landscaping and Off-Street Parking

Notwithstanding the respective provisions of Sections 140 and 150 for requirements pertaining to landscaping and off-street parking, the following regulations shall apply to the N45 Zone:

- a. 2 visitor parking spaces are required for the development.