

854 – Comprehensive Development Fifty Four Zone (N54) (B/L 3499-2024)

N54

Intent: To accommodate a townhouse development.

854.1 Permitted Uses

Permitted Uses Table for N54 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

854.2 Development Regulations

Development Regulations Table for N54 Zone	
Column I	Column II
.1 Density (minimum)	a. Floor Space Ratio – 0.5
.2 Density (maximum)	a. Floor Space Ratio – 1.5
.3 Minimum Setbacks (front lot line)	a. Principal Building – 2.0m b. Accessory Building or Structure – 2.0m
.4 Minimum setbacks (South interior lot line)	a. Principal Building – 3.5m b. Accessory Building or Structure – 3.5m
.5 Minimum setbacks (North interior lot line)	a. Principal Building – 4.5m b. Accessory Building or Structure – 4.5m
.6 Minimum setbacks (rear lot line)	a. Principal Building – 4.5m b. Accessory Building or Structure – 4.5m
.7 Height (maximum)	a. Principal Building – 11m b. Accessory Building – 4.5m
.8 Lot coverage (maximum)	a. 40%

854.3 Site Specific Permitted Uses

n/a

854.4 Landscaping and Off-Street Parking

- .1 Notwithstanding the respective provisions of Sections 140 and 150, the following regulations shall apply in the N54 Zone:
 - a. The off-street parking area adjacent to the South property line shall be separated from the directly abutting lot by a landscaped area of not less than 0.8m in width; and
 - b. The off-street parking area adjacent to the North property line shall be separated from the directly abutting lot by a landscaped area of not less than 0.5m in width.

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854.5 Conditions of Use

n/a