

862– Comprehensive Development Sixty Two Zone (N62) (B/L 3499-2024)

N62

Intent: To establish specific land use and development regulations for a 17-unit Rowhouse development within the Urban 4 – Detached designation.

862.1 Permitted Uses

Permitted Uses Table for N62 Zone	
Principal Uses	
.1 Rowhouse	
Accessory Uses	
.2 Boarding	
.3 Home Occupation – Level 1	

862.2 Site Specific Development Regulations

n/a

862.3 Development Regulations

Development Regulations Table for N62 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 1.0
.2 Minimum setbacks (front lot line)	a. Principal Building – 4.4 m b. Accessory Building or Structure – 6.0 m
.3 Minimum setbacks (rear lot line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum setbacks (interior lot line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m
.5 Minimum setbacks (exterior lot line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2m
.6 Lot coverage (maximum)	a. 50%
.7 Building Height (maximum)	a. Principal Building – 11.0 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one storey whichever is less

862.4 Landscaping

.1 Refer to Section 140 for requirements pertaining to landscaping.

862– Comprehensive Development Sixty Two Zone (N62) (B/L 3499-2024)

N62

862.5 Off-Street Parking

- .1 Notwithstanding Section 150, the minimum number of off-street Parking Spaces within the N62 zone shall be two spaces contained within a garage per Dwelling Unit.
- .2 Notwithstanding Section 150, a tandem garage is not permitted.

862.6 Subdivision Regulations

- .1 A Rowhouse may be developed so that either:
 - a. each group of Dwelling Units in a Rowhouse is located on one Lot; or
 - b. each individual Dwelling Unit in a Rowhouse is located on its own separate Lot.
- .2 Where each individual Dwelling Unit in a Rowhouse is located on its own separate Lot, all newly created Lots for a Rowhouse shall be a minimum lot size of 190 m².