

872 – Comprehensive Development Seventy Two Zone (N72)

(B/L 2867-2018, 3499-2024)

N72

Intent: To accommodate a townhouse development adjacent to Provincial Highway in the Urban 2 – Ground Oriented land use designation.

872.1 Permitted Uses

Permitted Uses Table for N72 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

872.2 Development Regulations

Development Regulations Table for N72 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 – 2.0 m b. Accessory Building or Structure – 2.0 m
.4 Minimum setbacks (lot line abutting Provincial Highway)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 m c. Parking areas – 4.5 m
.5 Minimum setbacks (all other lot lines)	a. Principal Building – 4.5 m, except 1.8 m from an interior lot line shared with an RS Lot where the dwelling unit fronts a street b. Accessory Building or Structure – 4.5 m, except 1.8 m from an interior lot line shared with an RS Lot where the dwelling unit fronts a street
.6 Height (maximum)	a. Principal Building – 11 m or three storeys, whichever is less b. Accessory Building – 4.5 m
.7 Lot coverage (maximum)	a. 40%

872.3 Site Specific Permitted Uses

n/a

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872.4 Landscaping and Off-Street Parking

- .1 Refer to Section 140 for requirements pertaining to landscaping; and
- .2 Notwithstanding the provisions contained within Section 150 for requirements pertaining to off-street parking, all off-street parking areas must be setback a minimum of 4.5 m from the lot line or lines abutting a Provincial Highway.

872.5 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 purposes 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 out outdoors.