

875– Comprehensive Development Seventy Five Zone (N75)

(B/L 3499-2024)

N75

Intent: To establish specific land use and development regulations for 30-unit townhouse development within the Urban 2 – Ground OCP designation.

875.1 Permitted Uses

Permitted Uses Table for N75 Zone	
Principal Uses	
.1 Townhouse	
Accessory Uses	
.2 Boarding	
.3 Home Occupation – Level 1	

875.2 Site Specific Development Regulations

n/a

875.3 Development Regulations

Development Regulations Table for N75 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 (exterior lot line)	a. Principal Building – 2.5 m b. Accessory Building or Structure – 2.5 m
.4 Minimum setbacks (West interior lot line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.5 Minimum setbacks (North interior lot line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 m
.6 Height (maximum)	a. Principal Building – 11.0 m or three storeys, whichever is less b. Accessory Building – 4.5 m
.7 Lot coverage (maximum)	a. 50%

875.4 Landscaping and Off-Street Parking

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

875.5 Conditions of Use

n/a