

# 880– Comprehensive Development Eighty Zone (N80) (B/L 3499-2024)

# N80

**Intent:** To establish specific land use and development regulations for an 11-unit townhouse development within the Urban 2 – Ground OCP designation.

## 880.1 Permitted Uses

Permitted Uses Table for N80 Zone	
<b>Principal Uses</b>	
.1 Townhouse	
<b>Accessory Uses</b>	
.2 Boarding	
.3 Home Occupation – Level 1	

## 880.2 Site Specific Permitted Uses

n/a

## 880.3 Development Regulations

Development Regulations Table for N80 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 – 2.0 m b. Accessory Building or Structure – 2.0 m
.4 Minimum setbacks (West interior lot line)	a. Principal Building – 3.9 m b. Accessory Building or Structure – 3.9 m
.5 Minimum setbacks (East interior lot line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 m
.6 Minimum setbacks (North interior lot line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 m
.7 Height (maximum)	a. Principal Building – 11.0 m or three storeys, whichever is less b. Accessory Building – 4.5 m
.8 Lot coverage (maximum)	a. 50%

## 880.4 Landscaping and Off-Street Parking

- .1 Notwithstanding the respective provisions of Sections 140 and 150, the following regulations shall apply in the N80 Zone:
  - a. the surface parking areas adjacent to the north property line shall be separated from the directly abutting lot by a landscaped area of not less than 1.0 m in width; and
  - b. eaves, cantilevered balconies, and unenclosed porches and associated structures may project 1.1 m into the west interior lot line.

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## 880.5 Conditions of Use

n/a

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