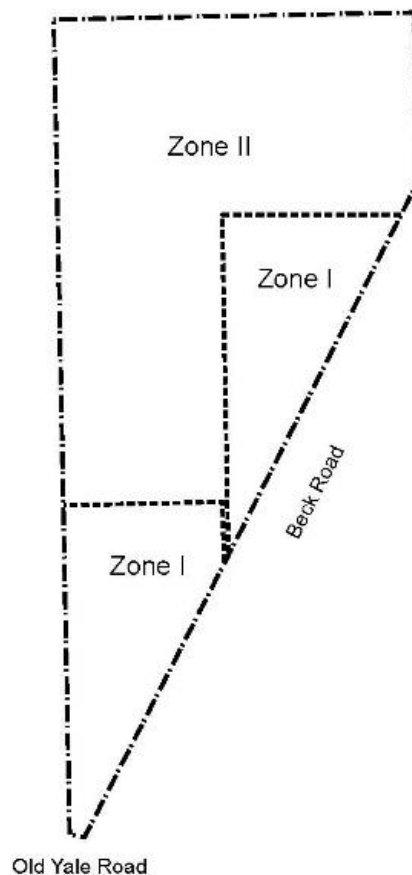


882 – Comprehensive Development Eighty Two Zone (N82) (B/L 2949-2019, 3499-2024)

N82

Intent: To establish specific land use and development regulations for a residential development in the Urban 3 – Infill land use designation consisting of three duplexes (6 residential units) and two single detached dwellings on fee simple lots at the intersection of Old Yale Road and Beck Road, as shown in the Zoning Block Plan below:



882 – Comprehensive Development Eighty Two Zone (N82)

(B/L 2949-2019, 3499-2024)

N82

882.I.1 Permitted Uses (Zone I)

Permitted Uses Table for N82 Zone (Zone I)	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
Accessory Uses	
.3	Boarding
.4	Home Occupation – Level 1
.5	Short-Term Rental Accommodation (B/L 3670-2025)

882.I.2 Site Specific Development Regulations

n/a

882.I.3 Development Regulations (Zone I)

Development Regulations Table for N82 Zone (Zone I)	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65
.2 Setbacks (minimum)	a. The provisions of Section 882.I.5 shall apply
.3 Height (maximum)	a. Principal building – 9.5 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one storey, whichever is less
.4 Lot Coverage (maximum)	a. 33%

882.I.4 Site Specific Development Regulations

n/a

882 – Comprehensive Development Eighty Two Zone (N82)

(B/L 2949-2019, 3499-2024)

N82

882.I.5 Minimum Setbacks (Zone I)

- .1 Buildings and structures in the N82 Zone (Zone I) shall be sited in accordance with the following minimum Setbacks:

Buildings and Structures for Principal Building within Lot	Front Lot Line	Rear Lot Line	Interior Side Lot Line	East Interior Side lot Line	East Exterior Side Lot Line	North Interior Side Lot Line	South Interior Side Lot Line
Lot A	2.0 m	6.0 m	4.9 m	n/a	n/a	1.2 m	n/a
Lot E	13.7 m	1.5 m	4.5 m	n/a	2.0 m	1.5 m	n/a
Note: no side yard projections beyond 1.2 m							

882.I.6 Landscaping and Off-Street Parking (Zone I)

- .1 Notwithstanding the respective provisions of Sections 140 and 150, the following regulations shall apply in the N82 Zone:
- A two-way drive aisle shall be a minimum 6.0 m in width; and
 - Visitor parking stalls require no Setbacks from the Principal Buildings.

882.I.7 Conditions of Use (Zone I)

n/a

882.I.8 Subdivision Regulations (Zone I)

Subdivision Regulations Table for N82 Zone (Zone I)	
Column I	Column II
.1 Lot size (minimum)	a. 350 m ²

882 – Comprehensive Development Eighty Two Zone (N82) (B/L 2949-2019, 3499-2024)

N82

882.II.1 Permitted Uses (Zone II)

Permitted Uses Table for N82 Zone (Zone II)	
Principal Uses	
.1	Duplex
.2	Residential Care
Accessory Uses	
.3	Boarding
.4	Home Occupation – Level 1
.5	Short-Term Rental Accommodation (B/L 3670-2025)

882.II.2 Site Specific Development Regulations

n/a

882.II.3 Development Regulations (Zone II)

Development Regulations Table for N82 Zone (Zone II)	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio on lots greater than 400 m ² – 0.55
.2 Minimum setbacks	a. The provisions of Section 882.II.4 shall apply
.3 Height (maximum)	a. 8.8 m
.4 Lot Coverage (maximum)	a. 30%

882.II.4 Minimum Setbacks (Zone II)

- .1 Buildings and structures in the N82 Zone (Zone II) shall be sited in accordance with the following minimum Setbacks:

Buildings and Structures for Principal Building within Lot Group	Front Lot Line	Rear Lot Line	Interior Side Lot Line	East Interior Side lot Line	East Exterior Side Lot Line	North Interior Side Lot Line	South Interior Side Lot Line
Lot B	2.0 m	4.2 m	n/a	n/a	n/a	4.0 m	7.6 m
Lot C	3.0 m	4.5 m	n/a	n/a	n/a	5.7 m	5.7 m
Lot D	2.1 m	5.4 m	n/a	n/a	n/a	3.2 m	8.2 m
Note: no side yard projections beyond 1.2 m							

882 – Comprehensive Development Eighty Two Zone (N82) (B/L 2949-2019, 3499-2024)

N82

882.II.5 Landscaping and Off-Street Parking (Zone II)

- .1 Notwithstanding the respective provisions of Sections 140 and 150 the following regulations shall apply in the N82 Zone:
- a. Three (3) visitor Parking Spaces are required within Zone II;
 - b. A two-way drive aisle shall be a minimum 6.0 m in width; and
 - c. Visitor parking stalls require no Setbacks from the Principal Buildings.

882.II.6 Conditions of Use (Zone II)

- .1 Minimum Lot Line Setback requirements do not apply to principal or Accessory buildings in relation to Lot Lines that separates the dwelling units in a Duplex.

882.II.7 Subdivision Regulations (Zone II)

Subdivision Regulations Table for N82 Zone (Zone II)	
Column I	Column II
.1 Lot size (minimum)	a. 445 m ²

Lot Reference

