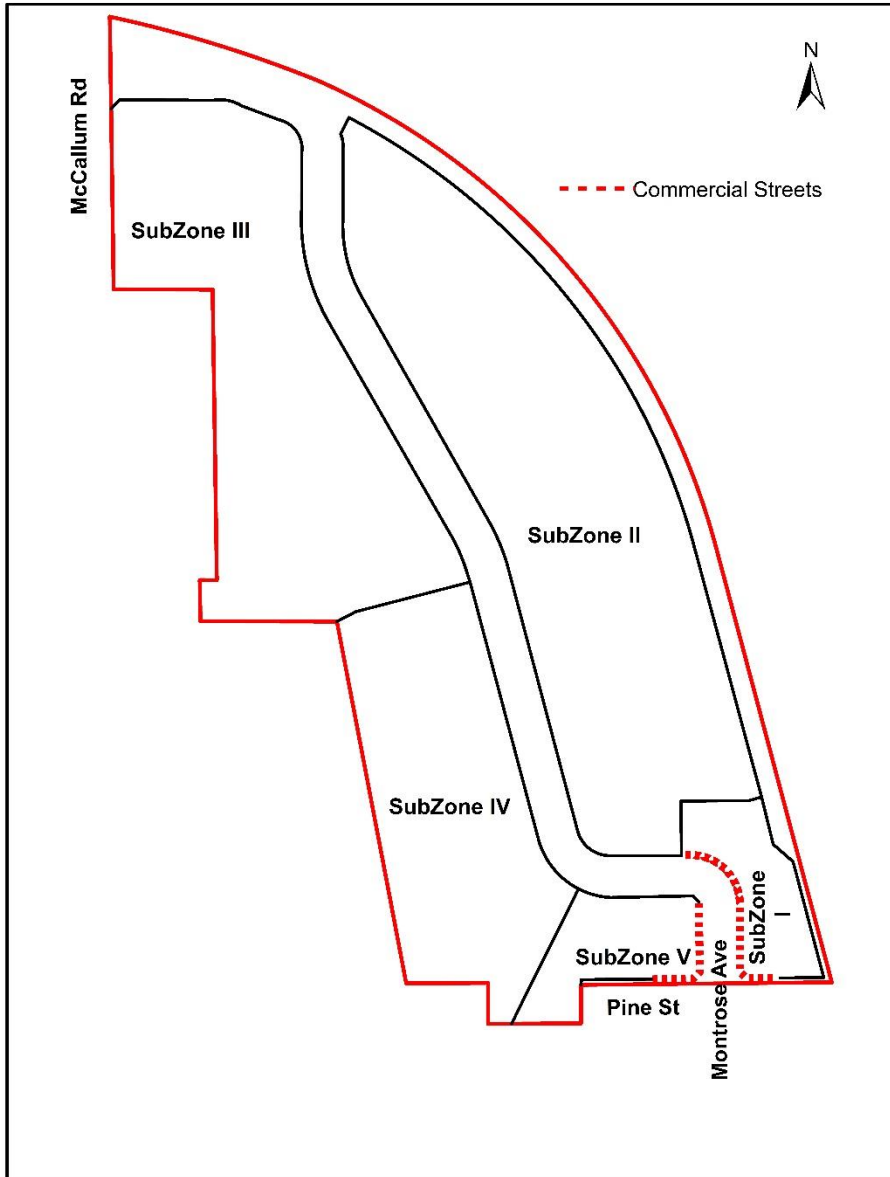


883– Comprehensive Development Eighty Three Zone (N83) (B/L 3499-2024)

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Intent: To accommodate apartments, townhouses and commercial uses within five (5) separate sub-zones as shown in Figure 1.

Figure 1.



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883.1 Permitted Uses and Development Regulations

Sub-Zone I

Permitted Uses Table for N83 Zone (sub-zone I)	
Principal Uses	
.1 Animal Hospital	.10 Liquor Store
.2 Brew-Pub	.11 Microbrewery
.3 Child Care Centre	.12 Personal Service Establishment
.4 Civic Use	.13 Pet Daycare
.5 Coffee Shop	.14 Pub
.6 Farmers Market	.15 Restaurant
.7 Financial Institution	.16 Retail
.8 Health Care Office	.17 Townhouse
.9 Indoor Recreation	
Accessory Uses to a Townhouse Use	
.18 Boarding	
.19 Home Occupation – Level 1	

Development Regulations Table for N83 Zone (sub-zone I)	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Maximum setbacks (exterior lot line)	a. Buildings and Structures – 2.0m
.3 Minimum Setbacks (exterior lot line)	a. Buildings and Structures – 0.0m
.4 Minimum setbacks (interior lot line)	a. Principal Building – 5.5m, except where a dwelling unit fronts a street – 2.5m b. Accessory Building or Structure – 1.0m
.5 Lot coverage (maximum)	a. 40%
.6 Building Height (maximum)	a. Principal Building – 12.1 m or three (3) storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one (1) storey whichever is less

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Sub-Zone II

Permitted Uses Table for N83 Zone (sub-zone II)	
Principal Uses	
.1 Townhouse	
Accessory Uses to a Townhouse Use	
.2 Boarding	
.3 Home Occupation – Level 1	

Development Regulations Table for N83 Zone (sub-zone II)	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum setbacks (exterior lot line)	a. Principal Building – 2.5m b. Accessory Building or Structure – 3.0m
.3 Minimum setbacks (interior lot line)	a. Principal Building – 2.2m; except where a dwelling unit fronts a street – 1.2m b. Accessory Building or Structure – 3.0m
.4 Lot coverage (maximum)	a. 40%
.5 Building Height (maximum)	a. Principal Building – 11m or three (3) storeys, whichever is less b. Accessory Building or Structure – 6.0m or two (2) storey whichever is less

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Sub-Zone III

Permitted Uses Table for N83 Zone (sub-zone III)	
Principal Uses	
.1	Apartment
.2	Townhouse
Accessory Uses to Apartment Use	
.3	Home Occupation – Level 1
Accessory Uses to Townhouse Use	
.4	Boarding
.5	Home Occupation – Level 1

Development Regulations Table for N83 Zone (sub-zone III)	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum setbacks (exterior lot line)	Apartment Use: a. Principal Building – 3.0m b. Accessory Building or Structure – 1.0m Townhouse Use: a. Principal Building – 2.5m b. Accessory Building or Structure – 3.0m
.3 Minimum setbacks (interior lot line)	Apartment Use: a. Principal Building – 6.0m b. Accessory Building or Structure – 1.0m Townhouse Use: a. Principal Building – 4.5m, except where a dwelling unit fronts a street – 1.2m b. Accessory Building or Structure – 3.0m
.4 Lot coverage (maximum)	Apartment Use: a. 50% Townhouse Use: a. 40%
.5 Building Height (maximum)	Apartment Use: a. Principal Building – 15.0m, or four (4) storeys, whichever is less b. Accessory Building or Structure – 4.5m or one (1) storey whichever is less Townhouse Use: a. Principal Building – 11m or three (3) storeys, whichever is less b. Accessory Building or Structure – 4.5m or one (1) storey whichever is less

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Sub-Zone IV

Permitted Uses Table for N83 Zone (sub-zone IV)	
Principal Uses	
.1 Apartment	
Accessory Uses	
.2 Home Occupation – Level 1	

Development Regulations Table for N83 Zone (sub-zone IV)	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 1.0 to 2.0
.2 Minimum setbacks (exterior lot line)	a. Principal Building – 3.0m b. Accessory Building or Structure – 1.0m
.3 Minimum setbacks (interior lot line)	a. Principal Building – 6.0m b. Accessory Building or Structure – 1.0m
.4 Lot coverage (maximum)	a. 50%
.5 Building Height (maximum)	a. Principal Building – 21.3m or six (6) storeys, whichever is less b. Accessory Building or Structure – 4.5m or one (1) storey whichever is less

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Sub-Zone V

Permitted Uses Table for N83 Zone (sub-zone V)	
Principal Uses	
.1 Animal Hospital	.10 Indoor Recreation
.2 Apartment	.11 Liquor Store
.3 Brew-Pub	.12 Microbrewery
.4 Child Care Centre	.13 Personal Service Establishment
.5 Civic Use	.14 Pet Daycare
.6 Coffee Shop	.15 Pub
.7 Farmers Market	.16 Restaurant
.8 Financial Institution	.17 Retail
.9 Health Care Office	.18 Townhouse
Accessory Uses to a Townhouse Use	
.19 Boarding	
.20 Home Occupation – Level 1	
Accessory Uses to an Apartment Use	
21. Home Occupation – Level 1	

Development Regulations Table for N83 Zone (sub-zone V)	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 1.5 to 2.5
.2 Minimum setbacks (south and east exterior lot line)	a. Principal Building – 0.0m b. Accessory Building or Structure – 1.0m
.3 Maximum setbacks (south and east exterior lot line)	a. Principal Building – 2.0m
.4 Minimum setbacks (north exterior lot line)	a. Principal Building – 3.0m b. Accessory Building or Structure – 1.0m
.5 Minimum setbacks (interior lot line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 1.0m
.6 Lot coverage (maximum)	a. 50%
.7 Building Height (maximum)	a. Principal Building – 21.3m or six (6) storeys, whichever is less b. Accessory Building or Structure – 4.5m or one (1) storey whichever is less

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883.2 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.
- .2 Notwithstanding Section 140, the required front setback excluding accessways, buildings and structures shall have a continuous landscaped area that has a minimum width of 3.0m.

883.3 Off-Street Parking

- .1 Refer to Section 150 for requirements pertaining to off-street parking
- .2 Notwithstanding the required off-street parking spaces of Section 150, the total commercial parking required for Zone I is nine (9) spaces.

883.4 Conditions of Use

- .1 Within sub-zone I a Townhouse Use shall only be permitted when developed in conjunction with one or more Principal Use(s).
- .2 Within sub-zone I a non-residential use shall only be permitted when developed in conjunction with a Townhouse use.
- .3 Within sub-zone V an Apartment Use shall only be permitted when developed in conjunction with one or more Principal Use(s).
- .4 Within sub-zone V a non-residential use shall only be permitted when developed in conjunction with an Apartment or Townhouse Use.
- .5 An Apartment or townhouse, other than lobbies or common entrance areas, shall not be permitted along the ground floor or at street level when facing a Commercial Street. In addition, all entrances, exits and lobbies shall be entirely separated from those that access all other uses.
- .6 A portion of any lot used for a Townhouse or Apartment 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 purpose 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 6.0m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenway, recreational space, and other leisure activities normally carried out outdoors.
- .7 Notwithstanding Section 883.4.6, the outdoor amenity area for sub-zones I, II, III, IV and V can be fully located within sub-zone II as a combined total.

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- .8 An Indoor Recreation Use where permitted shall be limited to 60m² and limited to one use per sub-zone.
- .9 A Retail Use where permitted shall not include: used goods, or sex and drug paraphernalia sales.
- .10 Storage must be accessory to a permitted Use and:
 - a. not occupy more than 20% of the main Floor area or be within 6.0m of a window facing a street at street level; and
 - b. shall take place entirely within a wholly enclosed Building.
- .11 A Financial Institution where permitted shall not consist of any of the following uses or activities: cheque cashing or personal loan services other than those regulated under the Financial Institutions Act or the Bank Act.
- .12 A Health Care Office where permitted shall not consist of any of the following Uses or activities: detoxification centres, drug or alcohol addiction counseling or treatment centres, needle exchanges, safe injection sites, rehabilitation centres or any type of similar Uses or facilities.

883.5 Subdivision Regulations

- .1 All newly created Lots shall be a minimum lot size of 2,500m².