

890 – Comprehensive Development Ninety Zone (N90)

(B/L 3101-2020, 3499-2024)

Intent: To establish specific land use and development regulations to accommodate small scale industrial uses with accessory residential on lots designated General Industrial in the Official Community Plan.

890.1 Permitted Uses

Permitted Uses Table for N90 Zone	
Principal Uses	
.1	Manufacturing
.2	Automobile Body Shop
.3	Automobile Repair
.4	Commercial Vehicle Repair
.5	Courier and Delivery
.6	Farm Equipment Repair
.7	Recreational Vehicle Repair
Accessory Uses	
.8	Accessory Residential Use
.9	Home Occupation – Level 2
.10	Unenclosed Storage

890.2 Site Specific Development Regulations

n/a

N90

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N90

890.3 Development Regulations

Development Regulations Table for N90 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 20.0 m b. Accessory Building excluding Accessory Residential – 20.0 m c. Accessory Residential – 3.0 m
.3 Minimum setbacks (all other lot lines)	a. Principal Building – 1.5 m, except 0.0 m where abutting an Industrial Zone b. Accessory Building excluding Accessory Residential – 1.5 m, except 0.0 m where abutting an Industrial Zone c. Accessory Residential – 1.5 m
.4 Minimum setbacks (between the buildings)	a. 1.5 m
.5 Lot coverage (maximum)	a. 60%
.6 Building Height (maximum)	a. Principal Building – 9.8 m or two storey whichever is less b. Accessory Building excluding Accessory Residential – 5.5 m or one storey whichever is less c. Accessory Residential – 9.5 m or three storey whichever is less

890.4 Subdivision Regulations

Subdivision Regulations Table for N90 Zone	
Column I	Column II
.1 Lot Size (minimum)	1000 m ²
.2 Lot Width (minimum)	22.5 m
.3 Lot Depth (Minimum)	40.0 m

890.5 Landscaping and Off-Street Parking

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

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N90

890.6 Conditions of Use

- .1 Principal Use(s) shall only be permitted in conjunction with Accessory Residential Use which shall be designed and constructed simultaneously along with the Principal Use(s);
- .2 Building(s) or Structure(s) containing Principal Use(s) and their associated Accessory Building(s) shall not be located between Front Lot Line and Accessory Residential Use;
- .3 Accessory unenclosed storage shall be permitted subject to the following regulations:
 - a. not be located between Front Lot Line and Accessory Residential Use;
 - b. be bounded on all sides not adjacent to a Building or structure by a solid fence or wall of at least 1.8 m in Height;
 - c. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - d. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.