

891 – Comprehensive Development Ninety One Zone (N91) (B/L 3499-2024)

N91

Intent: To establish specific land use and development regulations for back to back townhouse developments with underground parking on urban lots in the Urban 2 – Ground Oriented Land Use Designation.

891.1 Permitted Uses

Permitted Uses Table for N91 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

891.2 Site Specific Development Regulations

n/a

891.3 Development Regulations

Development Regulations Table for N91 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum setbacks (Exterior Lot Line)	a. Principal Building – 1.5 m b. Accessory Building or Structure – 1.5 m
.3 Minimum setbacks (from a Municipal Lane)	a. Principal Building – 1.5 m b. Accessory Building or Structure – 1.5 m
.4 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 1.5 m b. Accessory Building or Structure – 1.5 m
.5 Building Height (maximum)	a. Principal Building – 11.0 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one storey whichever is less
.6 Lot coverage (maximum)	a. 55%

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891.4 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.

891.5 Off-Street Parking

- .1 Off-Street Parking and Loading shall be provided in accordance with Section 150, with the exception of the following:
 - a. Minimum maneuvering aisle width shall be at least 6.0 m.

891.6 Conditions of Use

- .1 A common outdoor amenity area of at least 3.0 m² per Dwelling Unit shall be provided. The common outdoor amenity area must:
 - a. be available to all Residents of the Principal Buildings;
 - b. not have any slope greater than 5%; and
 - c. provide for pedestrian amenities, greenery, recreational space, or other leisure activities normally carried out outdoors.