

# 892 – Comprehensive Development Ninety Two Zone (N92) (B/L 3499-2024)

# N92

**Intent:** To establish specific land use and development regulations for Rowhouse development in the Urban 2 – Ground Oriented land use designation.

## 892.1 Permitted Uses

Permitted Uses Table for N92 Zone	
<b>Principal Uses</b>	
.1 Rowhouse	
<b>Accessory Uses</b>	
.2 Boarding	
.3 Home Occupation – Level 1	

## 892.2 Development Regulations

Development Regulations Table for N92 Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m to the garage b. Accessory Building or Structure – no less than the actual Setback of the Principal Building from the Front Lot Line
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m, except 0.0 m for common Interior Side Lot lines between two or more Lots along which the same Rowhouse Building is located
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2 m
.6 Height (maximum)	a. Principal Building – 11 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.7 Lot Coverage (maximum)	a. 65%

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## 892.3 Subdivision Regulations

- .1 A Rowhouse may be developed so that either:
  - a. each group of Dwelling Units in a Rowhouse is located on one Lot; or
  - b. each individual Dwelling Unit in a Rowhouse is located on its own separate Lot.
- .2 Where each group of Dwelling Units in a Rowhouse is located on one Lot, all newly created Lots for a Rowhouse shall conform to the following minimum standards:

Subdivision Regulations Table for N92 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 600 m <sup>2</sup>
.2 Lot Width (minimum)	a. 21.0 m
.3 Lot Depth (minimum)	a. 26.0 m

- .3 Where each individual Dwelling Unit in a Rowhouse is located on its own separate Lot, all newly created Lots for a Rowhouse shall conform to the following minimum standards:

Subdivision Regulations Table for N92 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. End Lot – 170 m <sup>2</sup> b. Internal Lot – 140 m <sup>2</sup>
.2 Lot Width (minimum)	a. End Lot – 6.7 m b. Internal Lot – 5.4 m
.3 Lot Depth (minimum)	a. End Lot – 26.0 m b. Internal Lot – 26.0 m

## 892.4 Landscaping and Off-Street Parking

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

## 892.5 Conditions of Use

n/a