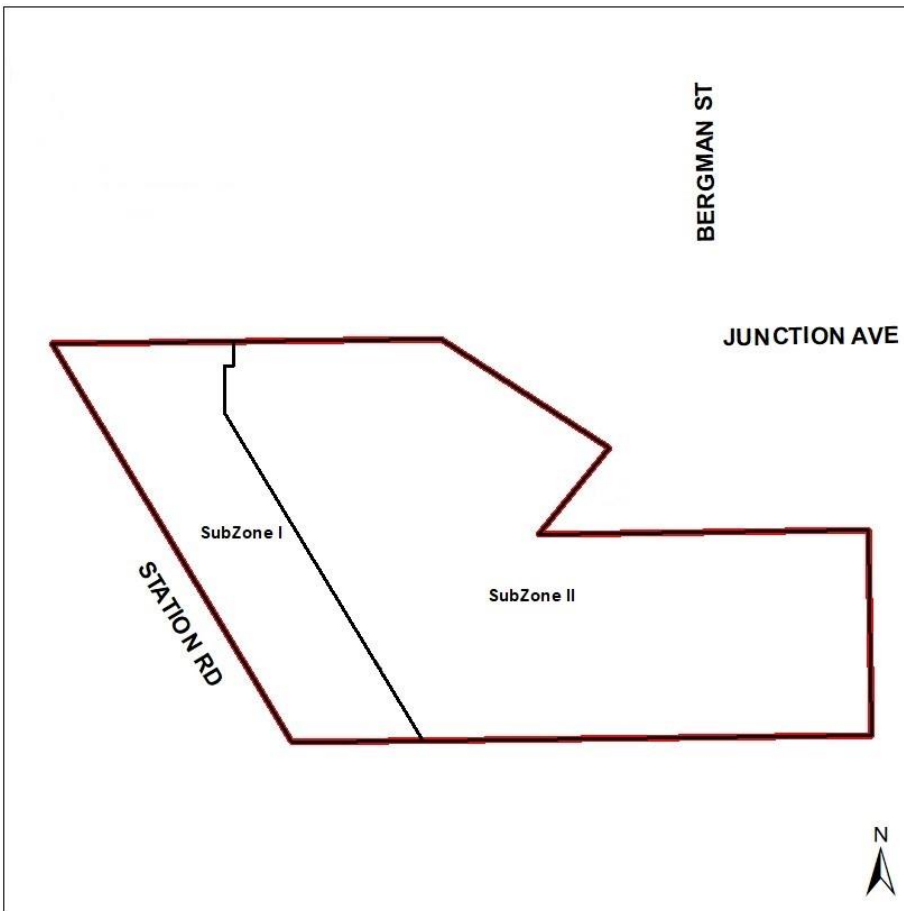


# 899 – Comprehensive Development Ninety Nine Zone (N99)

## N99

**Intent:** To accommodate Single Detached Dwellings with Coach Houses above Accessory Buildings on compact lots with rear lane access and Single Detached Dwellings on compact lots within two (2) separate Sub-Zones as shown in Figure 1.

**Figure 1.**



### 899.I.1 Permitted Uses (Sub-Zone I)

Permitted Uses Table for N99 Zone (Sub-Zone I)	
<b>Principal Uses</b>	
.1	Boarding House
.2	Residential Care
.3	Single Detached Dwelling
<b>Accessory Uses</b>	
.4	Boarding
.5	Coach House
.6	Home Occupation – Level 1

### 899.I.2 Site Specific Permitted Uses (Sub-Zone I)

n/a

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# N99

## 899.I.3 Development Regulations (Sub-Zone I)

Development Regulations Table for N99 Zone (Sub-Zone I)	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65, excluding the Floor area of a Coach House and associated Accessory Building
.2 Minimum setbacks (front lot line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum setbacks (rear lot line)	a. Principal Building – 11.5 m b. Accessory Building with Coach House – 2.5 m c. Accessory Building or Structure – 2.5 m
.4 Minimum setbacks (interior side lot line)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 0.6 m
.5 Minimum setbacks (exterior side lot line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.6 Minimum setbacks (between buildings)	a. Between Principal Building and Accessory Building or Structure (other than Coach House) – 1.5 m b. Between Principal Building and Accessory Building with Coach House – 6.0 m c. Between Accessory Building with Coach House and other Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three storeys, whichever is less b. Accessory Building with Coach House – 7.5 m or 2 storeys, whichever is less c. Accessory Building or Structure – 4.5m
.8 Lot coverage (maximum)	a. 45%

## 899.I.4 Subdivision Regulations (Sub-Zone I)

Subdivision Regulations Table for N99 Zone (Sub-Zone I)	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 300 m <sup>2</sup> b. Corner Lot – 360 m <sup>2</sup>
.2 Lot Width (minimum)	a. Interior Lot – 9.5 m

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	b. Corner Lot – 11.5 m
.3 Lot Depth (minimum)	a. Interior Lot – 31.0 m b. Corner Lot – 31.0 m

## 899.I.5 Landscaping and Off-Street Parking (Sub-Zone I)

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

## 899.I.6 Conditions of Use (Sub-Zone I)

- .1 A Coach House shall:
  - a. be limited to a maximum Floor area not greater than the total Floor Area of the detached garage, or 55 m<sup>2</sup>, whichever is less, and for the purpose of calculating Floor Area shall exclude cantilevered portions up to a maximum length of 3.0 m and a maximum projection of 1.0 m; and
  - b. is not permitted where there is a Residential Care Use, Supported Housing Use or Boarding Use on the Lot.

## 899.II.1 Permitted Uses (Sub-Zone II)

Permitted Uses Table for N99 Zone (Sub-Zone II)	
<b>Principal Uses</b>	
.1	Boarding House
.2	Residential Care
.3	Single Detached Dwelling
.4	Supportive Recovery
<b>Accessory Uses</b>	
.5	Boarding
.6	Home Occupation – Level 2

## 899.II.2 Site Specific Development Regulations (Sub-Zone II)

n/a

## 899.II.3 Development Regulations (Sub-Zone II)

Development Regulations Table for N99 Zone (Sub-Zone II)	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.55
.2 Minimum setbacks (front lot line)	a. Principal Building – 5.0 m, except for a Lot with a Lot Depth of less than 26.0 m

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	with frontage onto a cul-de-sac, the setback can be reduced to 3.0 m for the Habitable Area of the Principal Building, and a 5.0 m setback being maintained for that portion of the Principal Building used for the parking of vehicles b. Accessory Building or Structure – 6.0 m
.3 Minimum setbacks (rear lot line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum setbacks (interior side lot line)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.0 m
.5 Minimum setbacks (exterior side lot line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.6 Height (maximum)	a. Principal Building – 9.5 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5m
.7 Lot coverage (maximum)	a. 45%

## 899.II.4 Subdivision Regulations (Sub-Zone II)

Subdivision Regulations Table for N99 Zone (Sub-Zone II)	
Column I	Column II
.1 Lot size (minimum)	a. Interior Lot – 350 m <sup>2</sup> b. Corner Lot – 360 m <sup>2</sup>
.2 Lot width (minimum)	a. Interior Lot – 12.0 m b. Corner Lot – 13.0 m
.3 Lot depth (minimum)	a. Interior Lot – 22.5 m b. Corner Lot – 22.5 m

## 899.II.5 Landscaping and Off-Street Parking (Sub-Zone II)

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

## 899.II.6 Conditions of Use (Sub-Zone II)

n/a