

Section 19: Neighbourhood Commercial Zone (NC)

19.1 General

- a) No person shall use any lot or erect, alter or use any building or structure in any Neighbourhood Commercial (NC) Zone except in accordance with the applicable provisions of Sections 2, 3 and 19.
- b) In addition to Section 19.1 (a), any lot may be subject to additional regulations or restrictions by the City, upper tier government or agencies as indicated in Section 1.3.

19.2 Permitted Uses

- a) Animal Care Establishment;
- b) Convenience Store;
- c) Day Care;
- d) Dwelling, Accessory
- e) Personal Service Business; and
- f) Restaurant, Take-Out;
- g) Uses, structures and buildings accessory thereto

19.3 Zone Requirements

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| a) Minimum Lot Frontage | 15 metres |
| b) Minimum Lot Area | 0.05 hectares |
| c) Minimum Front Yard | 9 metres |
| d) Minimum Lot Depth | 35 metres |
| e) Minimum Interior Side Yard | no minimum except where an interior side yard abuts a residential zone the setback shall be 2.5 metres |
| f) Minimum Corner Side Yard | 2 metres |
| g) Minimum Rear Yard | 4.5 metres |
| h) Maximum Height | 11 metres |

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| i) | Maximum Gross Floor Area | 230 square metres for each permitted use under Section 19.2 (a) to (g) |
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19.4 Additional Zone Requirements – Dwelling, Accessory

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| a) | Max Percent of Total Gross Floor Area | 50 percent |
| b) | Minimum Floor Area | 50 Square metres |
| c) | A maximum of one accessory residential unit is permitted per neighbourhood commercial unit in the same building. | |
| d) | An accessory dwelling unit is only permitted above neighbourhood commercial uses. | |