

## SECTION 16      **NEIGHBOURHOOD COMMERCIAL (NC) ZONE REGULATIONS**

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The Neighbourhood Commercial (NC) Zone is intended to apply to small-scale retail and service commercial type uses within areas designated “Urban Residential” or “Settlement Residential” in the Official Plan.

### **16.1            PERMITTED USES**

No land shall be used and no buildings or structures shall be erected, used, or altered in the Neighbourhood Commercial (NC) Zone except for the following purposes:

Motor vehicle service station or public garage;

Convenience store;

Personal service shop;

Accessory uses to the above permitted uses.

### **16.2            MINIMUM LOT AREA**

Full municipal services: 560 m<sup>2</sup>

With municipal water services: 1,060 m<sup>2</sup>

Without municipal services: 2,045 m<sup>2</sup>

### **16.3            MINIMUM LOT FRONTAGE**

Full municipal services: 18 m

Without full municipal services: 27 m

### **16.4            MAXIMUM LOT COVERAGE**

30 %

### **16.5            MAXIMUM BUILDING HEIGHT**

10.5 m

### **16.6            MINIMUM FRONT YARD DEPTH**

The established building line or 6.0 metres, whichever is less.

### **16.7            MINIMUM SIDE YARD WIDTH**

Interior side yard: 3.0 m

Exterior side yard: 6.0 m

**16.8 MINIMUM REAR YARD DEPTH**

Abutting a residential, institutional, or an open space zone: 7.5 m

All other cases: 3.0 m

**16.9 VEHICLE STORAGE**

In a Neighbourhood Commercial (NC) Zone, any person who conducts a commercial undertaking in which motor vehicles are stored on the premises shall provide and use for the storage of such vehicles, an enclosed building that is designed, constructed and maintained in general harmony with the commercial buildings and the residential buildings in and around the Neighbourhood Commercial (NC) Zone.

**16.10 EXCEPTIONS – NEIGHBOURHOOD COMMERCIAL (NC) ZONE**