

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

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 m²

With municipal water services: 1,060 m²

Without municipal services: 2,045 m²

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