

46 **NC (Neighbourhood Commercial) Zone**

46.1 Every subsection in Section 46 refers to the NC (Neighbourhood Commercial) Zone

46.2 The following uses and no others are permitted:

- (a) convenience stores;
- (b) restaurants and liquor licensed premises;
- (c) personal service establishments;
- (d) dwelling units above or in conjunction with the commercial operation;
- (e) professional services;
- (f) post office
- (g) *animal hospitals*.

46.3 Permitted accessory uses and buildings include:

- (a) buildings or structures accessory to permitted uses;
- (b) One garden suite.

46.4 There is no minimum parcel size for subdivision purposes.

46.5 Apartment units shall be permitted up to a maximum of 50% of the principal building first storey floor area and 100% of any upper storey floor area.

46.6 The maximum permitted lot area coverage shall be 60% for the principal building with all accessory buildings, and structures.

46.7 No principal building or structure shall exceed 18 metres in height.

46.8 No accessory building or structure shall exceed 4.8 metres in height.

46.9 No accessory building shall have a total floor area greater than 25% of the principal structure.

46.10 Except as otherwise specifically permitted, no building, structure or illuminated sign shall be located within 4.6 metres of a lot in a Residential zone.

46.11 No accessory building shall be located closer than 1.5 metres to a rear or side parcel line.

46.12 If a fence is erected it shall not exceed a height of 2.4 metres;

46.13 Every parcel must be connected to community water and sewage systems.

46.14 See Sections 12 to 33 of this Bylaw.