

15.1 USES PERMITTED

No *person* shall within any NC Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the NC *uses* presented in Table 15.1:

TABLE 15.1: USES PERMITTED	
•	an <i>accessory dwelling unit</i> in the upper <i>storey</i> of a <i>building</i> containing a permitted non-residential <i>use</i> .
•	an automated teller;
•	a <i>convenience store</i> ;
•	a <i>day care centre</i> ;
•	a <i>dry cleaning depot</i> ;
•	an <i>eating establishment</i> , excluding a drive through facility;
•	a <i>fitness club</i> ;
•	a <i>personal service establishment</i> ;
•	a postal outlet;
•	a <i>public library</i> ;
•	a <i>public use</i> , in accordance with the provisions of Section 5.27 of this By-Law;
•	a <i>studio</i> ; and
•	a video rental establishment.

15.2 ZONE PROVISIONS

No *person* shall within any NC Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any of the uses permitted in Section 15.1, except in accordance with the provisions presented in Table 15.2:

TABLE 15.2: ZONE PROVISIONS	
Zone Provision	All Permitted Uses
Lot Frontage, Minimum	20 m (65.6 ft)
Lot Depth, Minimum	30 m (98.4 ft)
Lot Area, Minimum	500 m <sup>2</sup> (5,382 ft <sup>2</sup> )
Lot Coverage, Maximum	30% of the <i>lot area</i>
Front Yard, Minimum Depth	9 m (29.5 ft)
Exterior Side Yard, Minimum Width	6 m (19.6 ft)

TABLE 15.2: ZONE PROVISIONS	
Zone Provision	All Permitted Uses
Rear Yard, Minimum Depth	6 m (19.6 ft), provided that where the <i>rear lot line</i> abuts a Residential or Development Zone or the <i>building</i> contains an <i>accessory residential dwelling unit</i> , the minimum <i>rear yard</i> shall be 10.5 m (34.4 ft).
Interior Side Yard, Minimum Width	2.4 m (7.8 ft), provided that where the <i>side lot line</i> abuts a Residential or Development Zone the minimum <i>side yard</i> shall be 4.5 m (14.7 ft)
Gross Floor Area, Maximum	140 m <sup>2</sup> (1,507 ft <sup>2</sup> ) per <i>use</i> , except for a <i>day care centre</i> or <i>public library</i> , provided that the combined <i>gross floor area</i> for all non-residential <i>uses</i> shall not exceed 372 m <sup>2</sup> (4,004.3 ft <sup>2</sup> ).
Landscaped Open Space, Minimum	20% of the <i>lot area</i>
Height of Building, Maximum	10.5 m (34.4 ft)
Number of Accessory Dwelling Units Per Lot, Maximum	One (1)
Dwelling Unit Gross Floor Area, Minimum	45 m <sup>2</sup> (484.4 ft <sup>2</sup> )
Amenity Area, Minimum	18.5 m <sup>2</sup> (199.1 ft <sup>2</sup> ) where an <i>accessory dwelling unit</i> is located on the <i>lot</i>
Accessory buildings, Parking, Permitted Encroachments and Other General Provisions	In accordance with the provisions of Section 5, unless otherwise expressly stated in this section.

### 15.3 SPECIAL PROVISIONS

#### 15.3.1 LOCATION: NORTH STREET AND TILLSON AVENUE, NC-1

15.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Table 15.1; and  
an upholstery shop.

15.3.1.2 That all the provisions of the NC Zone in Section 15.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**15.3.2 LOCATION: EAST SIDE OF TILLSON AVENUE, BETWEEN PEARL STREET AND JOSEPH STREET, NC-2**

15.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following

all *uses* permitted in Table 15.1; and  
a *converted dwelling* containing not more than 3 *dwelling units*.

15.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.2.2.1 DWELLING UNIT AREA

Minimum **20 m<sup>2</sup> (592 ft<sup>2</sup>)**

15.3.2.2.2 FRONT YARD FOR EXISTING DWELLING

Minimum Depth **2.1 m (6.9 ft)**

15.3.2.3 That all the provisions of the NC Zone in Section 15.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**15.3.3 LOCATION: BROADWAY AND VENISON STREET WEST, NC-3**

15.3.3.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any NC-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *business or professional office*;  
a *dwelling unit* located on the second *storey*;  
an *accessory building*.

15.3.3.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any NC-3 Zone use any *building* or *structure* except in accordance with the following provisions:

15.3.3.2.1 NUMBER OF ACCESSORY BUILDINGS

Maximum **1**

## 15.3.3.2.2 HEIGHT OF MAIN BUILDING

Maximum	2 storeys
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## 15.3.3.2.3 HEIGHT OF ACCESSORY GARAGE

Maximum	4.5 m (14.8 ft)
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## 15.3.3.2.4 NUMBER OF DWELLING UNITS

Maximum	1
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## 15.3.3.2.5 GROSS FLOOR AREA FOR OFFICE USE

Maximum	280 m <sup>2</sup> (3,014 ft <sup>2</sup> )
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15.3.3.3 That all the provisions of the NC Zone in Section 15.2 to this By-Law, as amended shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

## 15.3.4 LOCATION: PEARL STREET, NC-4

15.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a single detached single dwelling; and*  
*a non-residential use listed in Table 15.1*

15.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 15.3.4.2.1 LOT DEPTH

Minimum	20 m (65.6 ft)
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## 15.3.4.2.2 LOT AREA

Minimum	310 m <sup>2</sup> (3337 ft <sup>2</sup> )
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## 15.3.4.2.3 GROSS FLOOR AREA

Minimum	70 m <sup>2</sup> (753.4 ft <sup>2</sup> )
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## 15.3.4.2.4 REAR YARD

Minimum **0.9 m (3 ft)**

15.3.4.3 That all the provisions of the NC Zone in Section 15.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

15.3.5 LOCATION: **BROADWAY AND VENISON STREET EAST, NC-5**

15.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Table 15.1; and  
a funeral home.

15.3.5.2 That all the provisions of the NC Zone in Section 15.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.