

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 public <i>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 m² (5,382 ft ²)
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</i> unit, 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 m² (1,507 ft ²) 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 m² (4,004.3 ft ²).
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)
Amenity Area , Minimum	18.5 m² (199.1 ft ²) 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.

(Deleted and Replaced by By-law 2025-046)

15.3 SPECIAL PROVISIONS

15.3.1 LOCATION: SOUTHEAST CORNER OF TILLSON AVENUE AND NORTH STREET EAST, PART LOT 3-4, 6, PLAN 500 PART 1, 41R-1860, NC-1, 356 TILLSON AVE. (KEY MAP 6)

- 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;
 an automated banking machine;
 a bar or tavern;
 a *brew your own establishment*;
 a *dry cleaning establishment*;

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(Deleted and Replaced by By-Law 2024-111)

an *eating establishment*, exclusive of a drive through;
 a farm produce retail outlet;
 a fire, police or ambulance station;
 a furniture and home appliance sales and service establishment;
 a household power equipment sales and service establishment;
 a *microbrewery*;
 a motor vehicle retail or wholesale parts outlet;
 a *parking lot*;
 a *place of entertainment*;
 a *retail nursery*;
 a *retail pet food store*;
 a *service shop*;
 a taxi stand or station;
 a *veterinary clinic*;
 an upholstery shop.

15.3.1.2 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 in accordance with the following provisions:

15.3.1.2.1 INTERIOR SIDE YARD WIDTH (EASTERLY)

Minimum **4.5 m (14.7 ft)**

15.3.1.2.2 FRONT YARD DEPTH

Minimum *As existing* as of October 7, 2024

15.3.1.2.3 REAR YARD DEPTH

Minimum *As existing* as of October 7, 2024

15.3.1.2.4 NUMBER OF ON-SITE PARKING SPACES

Minimum **9**

15.3.1.2.5 SETBACK OF PARKING AREAS

Notwithstanding Section 5.24.3.1, the minimum distance between a *parking space* and a *streetline* may be **nil**.

15.3.1.2.6 OPEN STORAGE

Any *open storage accessory* to a permitted *use* within the NC-1 Zone shall comply with the provisions of 14.2.1 of this By-Law.

(Deleted and Replaced by By-Law 2024-111)

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- 15.3.1.3 That all the provisions of the NC Zone in Section 15.2 of 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 shall continue to apply mutatis mutandis.

(Deleted and Replaced by By-Law 2024-111)

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 m² (592 ft²)**

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:

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15.3.3.2.1 NUMBER OF ACCESSORY BUILDINGS

Maximum	1
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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 ² (3,014 ft ²)
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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 ² (3337 ft ²)
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15.3.4.2.3 GROSS FLOOR AREA

Minimum **70 m² (753.4 ft²)**

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.

15.3.6 LOCATION: **332 BROADWAY (LT 616 PL 500; PT LT 615 PL 500), NC-6 (KEY MAP 20)**

15.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-6 zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 15.1;
a *single detached dwelling* existing on July 17, 2023;
an additional residential *dwelling unit* within the *existing single detached dwelling*.

15.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-6 zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* except in accordance with the following provisions:

(Added by By-Law 2024-044)

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15.3.6.2.1 Number of Additional Residential Dwelling Units within an Existing Single Detached Dwelling

Maximum 2

15.3.6.2.2 Number of Parking Spaces

i) Minimum for an *existing single detached dwelling* 2

ii) Minimum per additional residential *dwelling unit* 1

15.3.6.3 That all of the provisions of the NC Zone in Section 15.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 2024-044)