

SECTION 43: WEST NEIGHBOURHOOD - NEIGHBOURHOOD COMMERCIAL wn-NC ZONE

43.1 Permitted Uses

The following uses are permitted in the West Neighbourhood - Neighbourhood Commercial wn-NC Zone:

- (1) food store;
- (2) convenience store;
- (3) service shop, personal;
- (4) restaurant;
- (5) amusement machines, subject to the provisions of Section 6.11;
- (6) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 43.4.

43.2 Zone Provisions

(a)	Maximum Lot Area (square metres)	5,500
(b)	Front Yard Setback (metres)	9.0
(c)	Rear Yard Setback (metres)	7.5
(d)	Interior Side Yard Setback (metres)	7.5
(e)	Exterior Side Yard Setback (metres)	9.0
(f)	Maximum leasable floor area for all uses permitted under Section 43.1 (square metres)	750
(g)	Maximum leasable floor area - Restaurant (square metres)	150
(j)	Maximum leasable floor area - Any other permitted use; excluding a restaurant (square metres)	250
(i)	Minimum Landscaped Open Space (percent of lot area)	10
(j)	Maximum Building Height (storeys)	1

43.3 Provisions for Loading Spaces in a wn-NC Zone

Where required in accordance with Section 6.11, loading spaces in a wn-NC Zone shall not be permitted within a front yard or an exterior side yard.

43.4 Provisions for Accessory Buildings and Structures in a wn-NC Zone

Accessory buildings and structures in a West Neighbourhood - Neighbourhood Commercial wn-NC Zone are permitted in accordance with the following provisions:

- (a) No accessory building or structure shall be used for human habitation;
- (b) Not be established until or unless the main building or use to which it is accessory is established;
- (c) Not be used for gain or profit;
- (d) The maximum height of an accessory building or structure shall be 4.5 metres;
- (e) Rear Yard Setback (metres) 1.5
- (f) Interior Side Yard Setback (metres) 1.5
- (g) Exterior Side Yard Setback (metres) 9.0
- (h) Where a rear or interior side lot line abuts a Residential Zone the setback shall be 3 metres;
- (i) Maximum permitted coverage (square metres) 25