

# 810 – Comprehensive Development Ten Zone (N10) (B/L 3499-2024)

# N10

**Intent:** To accommodate large-format commercial Uses in a comprehensive development.

## 810.1 Permitted Uses

Permitted Uses Table for N10 Zone	
<b>Principal Uses</b>	
.1	Automobile Repair
.2	Building Supply
.3	Financial Institution
.4	Garden Centre
.5	Liquor Store
.6	Nursery
.7	Office
.8	Off-Street Parking
.9	Retail
.10	Restaurant
<b>Accessory Uses</b>	
n/a	

## 810.2 Site Specific Permitted Uses

n/a

## 810.3 Development Regulations

Development Regulations Table for N10 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 7.5 m b. Accessory Building or Structure – to the rear of any front Building Face of a Principal Building
.3 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 7.5 m b. Accessory Building or Structure – 3.0 m
.4 Height (maximum)	a. Principal Building – 12.2 m b. Accessory Building or Structure – 5.0 m
.5 Lot Coverage (maximum)	a. 40%

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## 810.4 Subdivision Regulations

Subdivision Regulations Table for N10 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1.2 ha
.2 Lot Width (minimum)	a. 75.0 m

## 810.5 Landscaping and Off-Street Parking

- .1 Notwithstanding Section 150, the minimum number of off-street Parking Spaces in the N10 zone shall be:
  - a. for a Restaurant, one space per five seats of total capacity; and
  - b. for all other Uses, one space per 30 m<sup>2</sup> of Net Floor Area.
- .2 Refer to Section 140 for requirements pertaining to landscaping.

## 810.6 Conditions of Use

- .1 Automobile Repair and the Retail sale of automotive parts and accessories shall be contained in the same Building.