

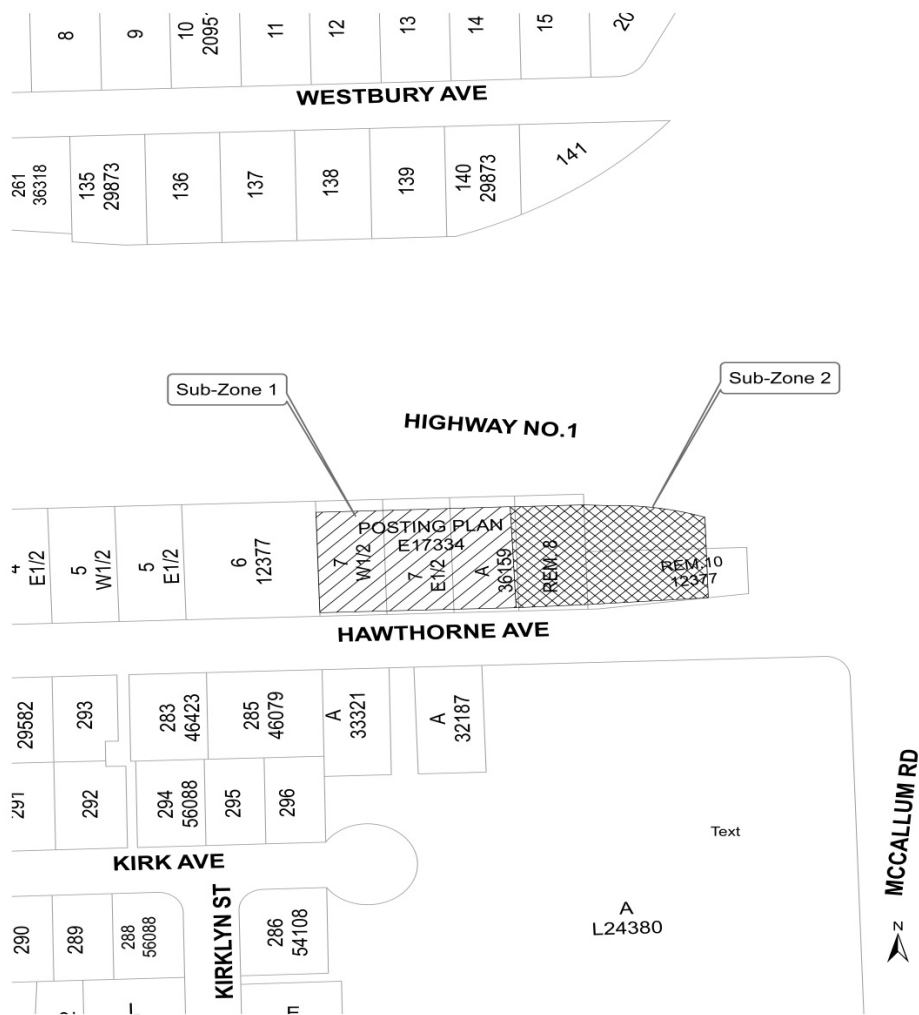
# 846 – Comprehensive Development Forty Six Zone (N46) (B/L 2631-2016, 3499-2024)

## N46

**Intent:** To accommodate a comprehensive development comprising of a mixture of service commercial, commercial gas station and accessory uses consisting of two (2) separate sub-zones, as shown in the figure below.

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## N46

Last Modified: March 5, 2024

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Zoning Bylaw No. 2400-2014



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# N46

## 846.1 Permitted Uses

Permitted Uses Table for N46 Zone	
<b>Principal Uses – Sub-Zone 1</b>	
1. Automobile Body Shop	
2. Automobile Repair	
3. Non-Permanent Commercial Use	
4. Service Station	
5. Drive Through Restaurant	
6. Restaurant	
7. Retail	
<b>Accessory Uses – Sub-Zone 1</b>	
8. Accessory Residential Use	
<b>Principal Uses – Sub-Zone 2</b>	
9. Animal Hospital	23. Landscape Services
10. Assembly	24. Liquor Store
11. Automobile Sales	25. Mini-warehouse
12. Brewing and Vinting Outlet	26. Mobile Food Vendor
13. Building Supply	27. Non-Permanent Commercial Use
14. Bus Depot	28. Nursery
15. Civic Use	29. Office
16. Community Service Use	30. Personal Service Establishment
17. Courier and Delivery	31. Pet Daycare
18. Drive Through Restaurant	32. Recycling Depot
19. Fitness Studio	33. Restaurant
20. Funeral Parlour	34. Retail
21. Garden Centre	35. School
22. Indoor Recreation Facility	
<b>Accessory Uses – Sub-Zone 2</b>	
36. Accessory Residential Use	
37. Crematorium accessory to a Funeral Parlour	
38. Seasonal Produce Stand	

## 846.2 Site Specific Permitted Uses

n/a

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## 846.3 Development Regulations

Development Regulations Table for Sub-Zone 1 and 2 in the N46 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – Lots 2,000 m <sup>2</sup> or greater – 0.5 b. Gross Floor Area – Lots greater than 1,000 m <sup>2</sup> and less than 2,000 m <sup>2</sup> – 1,000 m <sup>2</sup> c. Floor Space Ratio – Lots 1,000 m <sup>2</sup> or smaller – 1.0
.2 Minimum setbacks (All lot lines)	a. Principal Building - 3.0 m b. Canopy – 3.0 m c. Above ground fuel dispensers and tanks - 4.5 m d. Underground storage tanks – 1.5 m e. The interior lot line setback along a lot line created between Sub-Zone 1 and Sub-Zone – 0 m
a. Height (maximum)	a. 10.0 m or two storeys, whichever is less
b. Lot coverage (maximum)	a. 50%

## 846.4 Subdivision Regulations

Subdivision Regulations Table for Sub-Zone 1 and 2 in the N46 Zone	
Column I	Column II
.1 Parcel size (minimum)	a. 1,000 m <sup>2</sup>
.2 Parcel width (minimum)	n/a
.3 Parcel depth (minimum)	n/a

## 846.5 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 846.6 Conditions of Use

- .1 Unenclosed storage shall be permitted for Garden Centre, Nursery, Building Supply and Landscape Supply, subject to the following regulations:
  - a. shall not exceed 3.0 m in height;
  - b. shall not be located within 3.0 m of an Exterior Lot Line;
  - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in height;
  - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and

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- e. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.