

15.10 Z10: Inland Plaza		Z10
Bylaw 8611	15.10.1 Purpose The purpose of this zone is to offer amenities and services, such as overnight accommodations, restaurants, personal services and retail uses catering mainly to travelers, commercial vehicle operators and people accessing the adjacent Airport Light Industrial Area.	
Bylaw 8256	15.10.2 Principal Uses <ul style="list-style-type: none"> • building & garden supply • community care facility, major • community care facility, minor • education, commercial • greenhouse & plant nursery • hotel • liquor primary establishment, minor • motel • recreation, indoor • recreation, outdoor • restaurant • restaurant, drive-in • retail, convenience • retail, farmers market • retail, general • retail, liquor • service, business support • service, pet grooming & daycare 	<div style="display: flex; flex-direction: column;"> <div style="margin-bottom: 10px;"> <p style="text-align: center;">Bylaw 8256</p> <p>15.10.3 Principal Uses (Continued)</p> <ul style="list-style-type: none"> • service station, major • service station, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, minor </div> <div style="margin-bottom: 10px;"> <p style="text-align: center;">Bylaw 8256</p> <p>15.10.3 Secondary Uses</p> <ul style="list-style-type: none"> • health service, minor • office • parking, non-accessory • service, financial </div> <div> <p>15.10.4 Uses Secondary to Hotels & Motels</p> <ul style="list-style-type: none"> • exhibition & convention facility • service, massage • service, massage therapy • service, personal </div> </div>
Bylaw 8256	<p>15.10.5 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 55.0 m. 2. The minimum lot area is 0.5 ha. <p>15.10.6 Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 50%. 2. The maximum height is 12.0 m, except for a hotel or motel is 30.0 m. 3. The minimum front and side yard is 3.0 m. 4. The minimum rear yard is 5.0 m. <p>15.10.7 Other Regulations</p> <ol style="list-style-type: none"> 1. The maximum gross leasable floor area of a service, financial; health service; or office use in one tenancy is 280 m². 2. The maximum gross leasable floor area of a retail use in one tenancy is 1,000 m². 3. The maximum gross floor area of any commercial building is 2,500 m². 4. The maximum total gross leasable floor area of office and service, financial uses for any site is 1,400 m². 	

5. Outdoor use is not permitted except for retail, farmers market; service station; vehicle sale; restaurant; liquor primary; greenhouse & plant nursery; building & gardening supply; parking and loading provided that all outdoor storage areas are enclosed by a screen.
6. Outdoor restaurant patios have a maximum occupant load of 40 people.
7. Outdoor minor liquor primary establishment patios have a maximum occupant load of 20 people.
8. The maximum lot area for outdoor retail, farmers market is 100 m².
9. A residential security/operator unit is only permitted in a principal building.
10. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.