

Bylaw 8406	15.16 Z16: Blackburn Commercial		Z16
	<p><b>15.16.1 Purpose</b> The purpose of this zone is to provide site-specific regulations for a specified area, primarily to serve residents of the Blackburn area, retailers and service providers that are accessed primarily by vehicles, and ancillary agricultural services. Different uses are identified in the front and rear areas as identified by Area A and B on the attached Schedule “G”.</p>		
Bylaw 8256	<p><b>15.16.2 Principal Uses – Area A</b></p> <ul style="list-style-type: none"> <li>• building &amp; garden supply</li> <li>• education, commercial</li> <li>• greenhouse &amp; plant nursery</li> <li>• health service, minor</li> <li>• recreation, indoor</li> <li>• recreation, outdoor</li> <li>• recycling center, minor</li> <li>• restaurant</li> <li>• retail, convenience</li> <li>• retail, farmers market</li> <li>• retail, general</li> <li>• retail, liquor</li> <li>• service, business support</li> <li>• service, financial</li> <li>• service, household repair</li> <li>• service, massage therapy</li> <li>• service, personal</li> <li>• service, pet grooming &amp; daycare</li> <li>• service station, minor</li> <li>• vehicle wash, minor</li> <li>• veterinary service, major</li> <li>• veterinary service, minor</li> </ul>	Bylaw 8256	<p><b>15.16.3 Principal Uses – Area B</b></p> <ul style="list-style-type: none"> <li>• animal shelter</li> <li>• auction, minor</li> <li>• education, commercial</li> <li>• greenhouse &amp; plant nursery</li> <li>• manufacturing, custom indoor</li> <li>• recreation, indoor</li> <li>• recreation, outdoor</li> <li>• recycling center, minor</li> <li>• service, household repair</li> <li>• vehicle repair, minor</li> <li>• vehicle wash, minor</li> <li>• veterinary service, major</li> <li>• veterinary service, minor</li> <li>• warehousing &amp; storage</li> </ul> <p><b>15.16.4 Secondary Uses – Area A or B</b></p> <ul style="list-style-type: none"> <li>• residential security/operator unit</li> </ul>
Bylaw 8256	<p><b>15.16.5 Subdivision Regulations</b> 1. The minimum lot area is 15 ha.</p> <p><b>15.16.6 Development Regulations</b> 1. Area A: The maximum site coverage is 50%. 2. Area B: The maximum site coverage is 80%. 3. The maximum height is 12.0 m. 4. The minimum front and side yard is 3.0 m. 5. The minimum rear yard is 5.0 m.</p> <p><b>15.16.7 Other Regulations</b> 1. Uses listed in Section 15.16.2 are only permitted in Area A as shown in Schedule “G” of this <i>Bylaw</i>. 2. Uses listed in Section 15.16.3 are only permitted in Area B as shown in Schedule “G” of this <i>Bylaw</i>.</p>		

3. The maximum gross leasable floor area of a restaurant use in one tenancy is 420 m<sup>2</sup>.
4. The maximum gross leasable floor area of any commercial building is 2,500 m<sup>2</sup>.
5. The maximum gross leasable floor area of a health service or service, financial use in one tenancy is 280 m<sup>2</sup>.
6. The maximum total gross leasable floor area of health service and service, financial uses on any site is 560 m<sup>2</sup>.
7. Outdoor use is not permitted in Area A except for building & garden supply; greenhouse & plant nursery; retail; farmers market; recreation outdoor; and restaurant; provided that all outdoor storage areas are enclosed by a screen.
8. **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.