

<p>Bylaw 8575 Bylaw 8768</p>	<p><b>15.17 Z17: Monterey Road Commercial</b></p>		<p><b>Z17</b></p>
	<p><b>15.17.1 Purpose</b> The purpose of this zone is to provide site specific regulations for a specific area, illustrated on Appendix “B” of Bylaw No. 8768. The area is to provide for a mix of compatible highway commercial uses including warehouse and storage</p>		
<p>Bylaw 8256 Bylaw 8768</p>	<p><b>15.17.2 Principal Uses</b></p> <ul style="list-style-type: none"> <li>• building &amp; garden supply</li> <li>• health service, minor</li> <li>• office</li> <li>• parking, non-accessory</li> <li>• recreation indoor</li> <li>• recycling centre, intermediate</li> <li>• restaurant</li> <li>• retail-convenience</li> <li>• retail, farmers market</li> <li>• retail, general</li> <li>• service, business support</li> <li>• service, household repair</li> <li>• service, massage therapy</li> <li>• service, pet grooming &amp; day care</li> <li>• service station, minor</li> <li>• vehicle sale, minor</li> <li>• vehicle wash, minor</li> <li>• veterinary service, minor</li> <li>• warehousing &amp; storage</li> </ul>		<p><b>15.17.3 Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• residential security/operator unit</li> </ul>
	<p><b>15.17.4 Subdivision Regulations</b></p> <ol style="list-style-type: none"> <li>1. The minimum lot width is 30.0 m.</li> <li>2. The minimum lot area is 1000.0 m<sup>2</sup>.</li> </ol>		
<p>Bylaw 8768</p>	<p><b>15.17.5 Development Regulations</b></p> <ol style="list-style-type: none"> <li>1. The maximum site coverage is 65%.</li> <li>2. The maximum building height is 12.0 m.</li> <li>3. The minimum front yard is 3.0 m, except for warehousing &amp; storage is 25.0 m.</li> <li>4. The minimum side yard is 2.0 m.</li> <li>5. The minimum rear yard is 2.0 m.</li> </ol>		
<p>Bylaw 8256 Bylaw 8768</p>	<p><b>15.17.6 Other Regulations</b></p> <ol style="list-style-type: none"> <li>1. A residential security/operator unit is only permitted in a principal building.</li> <li>2. The maximum gross leasable floor area of a restaurant use in one tenancy is 420 m<sup>2</sup>.</li> <li>3. The maximum gross leasable floor area of a health service or office use in one tenancy is 280 m<sup>2</sup>.</li> </ol>		

4. The maximum total gross leasable floor area of health service, office or recycling centre uses for any site is 560 m<sup>2</sup>.
5. The maximum total gross leasable floor area of warehousing & storage uses for any site is 6,400 m<sup>2</sup>.
6. Outdoor use is not permitted except for building and garden supply; retail, farmers market; restaurant; and warehousing & storage, provided that outdoor storage areas are enclosed by a screen.
7. **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.