

15.8 Z8: Regional Shopping		Z8
Bylaw 8582	<p>15.8.1 Purpose The purpose of this zone is to provide site-specific regulations for regional shopping areas, primarily for retail uses that require large, low profile buildings or large tenancies within buildings.</p>	
<p>Bylaw 8269 Bylaw 8875 Bylaw 8999</p>	<p>15.8.2 Principal Uses</p> <ul style="list-style-type: none"> • building & garden supply • community care facility, major • community care facility, minor • greenhouse & plant nursery • health service, minor • hotel • library & exhibit • liquor primary establishment, major only for Lot B, District Lot 8180, Cariboo District, Plan BCP25328 Except Plan EPP43542 • motel • office • recreation, indoor • recreation, outdoor • recycling centre, minor • restaurant • retail, cannabis permitted only on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 	<p>15.8.2 Principal Uses (Continued)</p> <ul style="list-style-type: none"> • retail, farmers market • retail, general • retail, liquor permitted only on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • service station, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor <p>15.8.3 Secondary Uses</p> <ul style="list-style-type: none"> • exhibition & convention facility, only with a hotel
	<p>15.8.4 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 22.0 m. 2. The minimum lot area is 1,000 m². 	
Bylaw 8256	<p>15.8.5 Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 30%, except it is 50% for a hotel on a separate lot. 2. The maximum floor area ratio is 0.4, except it is 2.0 for a hotel on a separate lot. 3. The maximum height is 12.0 m, except it is 16.0 m for a hotel. 4. The minimum front, side, and rear yard is 3.0 m. 	

Bylaw 8256

15.8.6 Other Regulations

Bylaw 7973

Bylaw 8023

1. The minimum gross leasable floor area of a retail, building & garden supply, or greenhouse & plant nursery use in one tenancy is 700 m², except that a combined maximum of 10% of the gross leasable floor area of a commercial area may be independently managed tenancies. Notwithstanding this, 20% of gross leasable existing floor area, up to a maximum of 5,600 m² may be permitted for building & garden supply; retail; office; service, personal; or health service with no minimum area per tenancy.
2. The maximum total gross floor area of office; service, financial and health service for any site is 500 m².
3. Notwithstanding Section 15.8.6 2., the maximum gross floor area of a service, financial use on Lot C, District Lot 8180, Cariboo District, Plan BCP25328 in one tenancy is 300 m², unless a larger branch of the same service, financial company is located with the C1: Downtown zone, provided that in no case shall the maximum gross floor area of a service, financial use in one tenancy exceed 750 m².
4. Notwithstanding Section 15.8.6 2., the maximum gross floor area of a service, financial use on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 in one tenancy is 300 m², unless a larger branch of the same service, financial company is located within the C1: Downtown zone, provided that in no case shall the maximum gross floor area of a service, financial use in one tenancy exceed 450 m².
5. Outdoor use is not permitted except for building & gardening supply; retail, farmers market; service station; vehicle sale; recycling centre; restaurant; greenhouse & plant nursery; outdoor recreation; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6. **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.