

Z17

Bylaw 8575 Bylaw 8768	15.17	Z17: Monterey Road Commercial-Comprehensive	Z17
	15.17.1 Purpose	<p>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>The purpose of this zone is to provide site specific regulations to create a neighbourhood node through a mix of compatible residential and commercial uses. The permitted residential density is 125 dwellings/ha.</p>	
Bylaw 8256 Bylaw 8768 Bylaw 9273	15.17.2 Principal Uses	<ul style="list-style-type: none"> • building & garden supply • community care facility, major • community care facility, minor • education, commercial • health service, minor • housing, apartment • housing, row • housing, stacked row • office • parking, non-accessory • recreation, indoor • recycling centre, intermediate • restaurant • retail, convenience • retail, farmers market • retail, general • self-storage facility • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, minor • vehicle sale, minor • vehicle wash, minor • veterinary service, minor • warehousing 	15.17.3 Secondary Uses <ul style="list-style-type: none"> • residential-security/operator unit • home business 1 • secondary suite
	15.17.4 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot width is 30.0 m. The minimum lot width is 22.0 m. 2. The minimum lot area is 1000.0 m². 	
Bylaw 8768	15.17.5 Development Regulations	<ol style="list-style-type: none"> 1. The maximum site coverage is 65%. 	

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- ~~2. The maximum building height is 12.0 m.~~
- ~~3. The minimum front yard is 3.0 m, except for self storage facility and warehousing is 25.0 m.~~
- ~~4. The minimum side yard is 2.0 m.~~
- ~~5. The minimum rear yard is 2.0 m.~~

1. The maximum residential density is 125 dwellings/ha.
2. The maximum site coverage is 55%.
3. The maximum height is 15.0 m, except it is 10.0 m for commercial buildings with no residential component.
4. The maximum number of storeys is 4, except it is 2 for commercial buildings with no residential component.
5. The minimum front yard is 4.5 m, except it is 3.0 m for commercial buildings with no residential component.
6. The minimum side yard is 3.0 m, except it is not required for a common wall for attached housing.
7. The minimum rear yard is 6.0 m, except it is 3.0 m for commercial buildings with no residential component.
8. The minimum setback between a building with a residential use and another building is 4.5 m.

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15.17.6 Other Regulations

- ~~1. A residential security/operator unit is only permitted in a principal building.~~
1. A commercial use may only be permitted on the first two floors of a building.
2. In mixed use buildings, dwellings may only be located above the first or second storey of a principal building.
3. ~~2.~~ The maximum gross leasable floor area of a restaurant use in one tenancy is 420 m².
4. ~~The maximum gross leasable floor area of a health service or office use in one tenancy is 280 m².~~ The maximum gross leasable floor area of a health service, financial service, or office use in one tenancy is 280 m².
5. ~~The maximum total gross leasable floor area of health service, office or recycling centre uses for any site is 560 m².~~ The maximum total gross leasable floor area of health service, financial service, or office uses for any site is 560 m².
- ~~5. The maximum total gross leasable floor area of self storage facility and warehousing uses for any site is 6,400 m².~~
6. ~~Outdoor use is not permitted except for building and garden supply; retail, farmers market; restaurant; and self storage facility and warehousing, provided that outdoor storage areas are enclosed by a screen.~~ Outdoor use is not permitted except for retail, farmers market, or restaurant, 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.

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