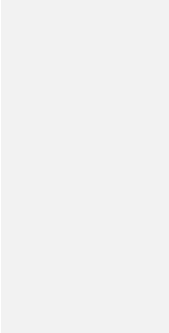


11.8 C8: Commercial Conversion		C8	
11.8.1 Purpose		The purpose of this zone is to provide for the conversion and replacement of older dwellings to a limited range of non-retail commercial uses.	
11.8.2 Principal Uses	Bylaw 8304	11.8.3 Secondary Uses	
<ul style="list-style-type: none"> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• education</li> <li>• education, commercial</li> <li>• health service, minor</li> <li>• housing, single detached</li> <li>• office</li> <li>• restaurant</li> <li>• service, massage therapy</li> <li>• service, personal</li> <li>• service, pet grooming &amp; day care</li> </ul>		<ul style="list-style-type: none"> <li>• bed &amp; breakfast</li> <li>• home business 1</li> <li>• home business 2</li> <li>• housing, apartment except in single detached housing</li> <li>• secondary suite</li> </ul>	
Bylaw 8256	11.8.4 Subdivision Regulations	<ol style="list-style-type: none"> <li>1. The minimum lot width is 18.0 m.</li> <li>2. The minimum lot area is 600 m<sup>2</sup>.</li> <li>3. The maximum lot area is 3,000 m<sup>2</sup>.</li> </ol>	
Bylaw 8304	11.8.5 Regulations for Principal Development	<ol style="list-style-type: none"> <li>1. The maximum number of principal buildings per site is one.</li> <li>2. The maximum site coverage is 30%.</li> <li>3. The maximum height is 10.0 m.</li> <li>4. The minimum front yard is 4.5 m.</li> <li>5. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.</li> <li>6. The minimum rear yard is 6.0 m.</li> </ol>	
Bylaw 8256	11.8.6 Regulations for Accessory Development*	<ol style="list-style-type: none"> <li>1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m<sup>2</sup>.</li> <li>2. The maximum height is 5.0 m.</li> <li>3. The minimum front yard is 4.5 m.</li> <li>4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.</li> <li>5. The minimum rear yard is 1.2 m.</li> </ol>	
Bylaw 8256	11.8.7 Other Regulations	<ol style="list-style-type: none"> <li>1. The maximum gross leasable floor area of any restaurant is 300 m<sup>2</sup>.</li> <li>2. The maximum gross leasable floor area of an office use in one tenancy is 280 m<sup>2</sup>.</li> <li>3. The maximum total gross leasable floor area of any health service, and office uses for any site is 560 m<sup>2</sup>.</li> </ol>	

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4. Outdoor use is not permitted except for restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
  5. Outdoor restaurant patios have a maximum occupant load of 16 people.
  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.