7.22 P-2 ZONE – Public/Institutional

Intent: To provide a zone to accommodate and regulate the development of lands that serve the civic, cultural, educational, health, recreational and social needs of the community.

Uses Permitted

 Principal Uses

1. Art gallery
2. Assembly use
3. Care facility, Congregate
4. Care facility, Extended
5. Care facility, Major
6. Care facility, Minor
7. Cemetery and crematorium
8. Commercial public piazza
9. Community garden
10. Community service
11. Education facility
12. Exhibition and convention facilities
13. Health services
14. Hospital
15. Office
16. Park
17. Public buildings and facilities
18. Recreational facilities
19. Retail uses limited to rental establishments for sports and non-motorized recreational equipment
20. Recreational facility
21. Utility service

Accessory Uses

2. The following uses and no others are permitted as accessory to the principal uses in the P-2 Zone:
   1. Eating establishments
   2. Parking facility

Prohibited Uses

3. Outdoor storage
4. Vehicle and equipment maintenance and repair

Lot Area

5. The minimum lot area is 1000m² (10,764ft²).
Lot Dimensions .6  The minimum lot dimensions on subdivision are:

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<tbody>
<tr>
<td><strong>Width</strong></td>
<td><strong>20.0m (65.6ft)</strong></td>
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<tr>
<td><strong>Depth</strong></td>
<td><strong>20.0m (65.6ft)</strong></td>
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Density .7  The maximum Floor Area Ratio (FAR) shall be 1.0.

Lot Coverage .8  The maximum lot coverage is 50%.

Setback Requirements .9  Minimum setback requirements for all buildings and structures:

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<table>
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<tbody>
<tr>
<td><strong>Front yard</strong></td>
<td><strong>7.5m (24.6ft)</strong></td>
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<tr>
<td><strong>Rear yard</strong></td>
<td><strong>7.5m (24.6ft)</strong></td>
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<tr>
<td><strong>Interior Side yard</strong></td>
<td><strong>7.5m (24.6ft)</strong></td>
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<tr>
<td><strong>Exterior Side yard</strong></td>
<td><strong>7.5m (24.6ft)</strong></td>
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Setback Exceptions .10  Where a rear yard lot line abuts a lot in an agricultural or residential zone the rear yard setback shall be reduced to 6.0m (19.7ft).

Height .11  Maximum building heights are as follows:

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<tr>
<td><strong>Principal buildings and structures</strong></td>
<td><strong>12.0m (29.5ft)</strong></td>
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<tr>
<td><strong>Accessory buildings and structures</strong></td>
<td><strong>9.0m (29.5ft)</strong></td>
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