

P-2 ZONE – Public/Institutional

7.23 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

.1 The following uses and no others shall be permitted in the P-2 Zone:

Principal Uses

- .1 Art gallery
- .2 Assembly use
- .3 Cannabis Testing & Research**
- .4 Care facility, Congregate
- .5 Care facility, Extended
- .6 Care facility, Major
- .7 Care facility, Minor
- .8 Cemetery and crematorium
- .9 Commercial public piazza
- .10 Community garden
- .11 Community service
- .12 Education facility
- .13 Exhibition and convention facilities
- .14 Health services
- .15 Hospital
- .16 Medicinal Cannabis Dispensary**
- .17 Office
- .18 Park
- .19 Public buildings and facilities
- .20 Recreational facilities
- .21 Retail uses limited to rental establishments for sports and non-motorized recreational equipment
- .22 Recreational facility
- .23 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

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P-2

Lot Area .5 The minimum lot area is 1000m² (10,764ft²).

Lot Dimensions .6 The minimum lot dimensions on subdivision are:

Width	20.0m (65.6ft)
Depth	20.0m (65.6ft)

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:

Front yard	7.5m (24.6ft)
Rear yard	7.5m (24.6ft)
Interior Side yard	7.5m (24.6ft)
Exterior Side yard	7.5m (24.6ft)

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:

Principal buildings and structures	12.0m (29.5ft)
Accessory buildings and structures	9.0m (29.5ft)