

13.2 P2: Minor Institutional

13.2.1 Purpose

The purpose of this zone is to provide for education and recreational uses, and religious assemblies.

13.2.2 Principal Uses

- club
- community care facility, major
- community care facility, minor
- education
- education, commercial
- library & exhibit
- park
- recreation, indoor
- recreation, outdoor
- recycling centre, minor
- religious assembly
- service, funeral

13.2.3 Secondary Uses

- residential security/operator unit
- utility, minor
- retail, flea market
- retail, general only in religious assembly, on Lot 1, District Lot 2507, CD, Plan EPP84493
- liquor primary establishment, minor, only on Parcel 1, District Lot 4047, CD, Plan BCP17734 and Lot 1, District Lot 4047, CD, Plan PGP42458

13.2.4 Subdivision Regulations

1. The minimum lot width is 20.0 m.
2. The minimum lot area is 1,000 m².

13.2.5 Development Regulations

1. The maximum height is 12.0 m.
2. The maximum site coverage is 40%
3. The minimum front yard is 6.0 m.
4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m.
5. The minimum rear yard is 6.0 m

13.2.6 Other Regulations

1. **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.