

PART 23: P-2 (COMMUNITY FACILITY) ZONE

23.1 P-2 USES PERMITTED

No development permit shall be issued in any P-2 (Community Facility) Zone except for the following uses:

Institutional Uses

Educational institutions and uses;
Denominational institutions and uses;
Day care facilities;
A single dwelling unit in conjunction with a daycare facility;
Senior citizen housing;
Existing residential care facilities;
Fire and police stations;
Government offices and public works except transportation maintenance yards;
Hospitals and medical clinics;
Public libraries, museums and galleries;
Fraternal centres and halls;
Community centres and halls.

Open Space Uses

Public and private parks and playgrounds;
Recreation uses **excluding golf courses (RC-May 15/01;E-Jun 23/01)**
Cemeteries except crematoriums;
Day camps;
Historic sites and monuments.

23.2 P-2 ZONE REQUIREMENTS: INSTITUTIONAL USES

In any P-2 Zone, where uses are permitted as Institutional Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services	10,000 square feet (929 m ²)
	on-site services	30,000 square feet (RC-Feb 19/98;M-Apr 27/98)
Minimum Frontage		125 feet (RC-Feb 19/98;M-Apr 27/98)
Minimum Front or Flankage Yard		30 feet (9.1 m)
Minimum Rear or Side Yard		1/2 the height of the main building
Maximum Lot Coverage		50 percent

23.3 P-2 ZONE REQUIREMENTS: OPEN SPACE USES

In any P-2 Zone, where uses are permitted as Open Space Uses, no development permit shall be issued except in conformity with the following:

Minimum Front or Flankage Yard	15 feet (4.6 m)
Minimum Rear or Side Yard	15 feet (4.6 m)

23.4 EXEMPTION: OPEN SPACE USES

Notwithstanding Section 4.1(a), where uses permitted as Open Space Uses, and where such uses involve no buildings or structures, no development permit shall be required.

23.5 EXEMPTION: INSTITUTIONAL USES

Notwithstanding Section 23.2, where uses are permitted as Institutional Uses, a building may be exempted from a yard requirement in order to permit it to be joined to a building on an adjacent parcel and in this case, all other yard requirements shall apply.

23.6 EXEMPTION: EXISTING COMMERCIAL RECREATION USE

**Notwithstanding the provisions of Section 23.1, a trap and skeet club shall be permitted on the property identified by *PID 00638247* and shall be permitted to expand, subject to compliance with the requirements of Section 23.2, but no other commercial recreation use shall be permitted on the property. (CHWEPCB-Sep 7/95;E-Oct 6/95)
(HECC-May 11/09; E-May 30/09)**