

PART 13 – INSTITUTIONAL ZONES

PUBLIC ASSEMBLY ZONE (PA)

1301. Application and Intent

The regulations of this zone apply to the use of land, buildings, and structures within the Public Assembly Zone, as shown on the maps attached to this Bylaw as Schedule A. The intent of the PA zone is to provide for uses of an educational, cultural, recreational, social, religious, and health-related nature, involving the assembly of numbers of persons. PA zoning will normally be restricted to lands which the “Land Use Plan” of the Official Community Plan, designates in the “Public/Community Use” and “School/Playfield” categories.

1302. Permitted Principal Uses

- (1) pre-school and day care facilities, schools and colleges;
- (2) places of worship;
- (3) fraternal lodges and clubs;
- (4) meeting halls;
- (5) community and social centres;
- (6) concert halls, art galleries, museums and theatres for performing arts;
- (7) hospitals and nursing homes;
- (8) funeral homes and mortuaries.

1303. Permitted Accessory Uses

- (1) accessory off-street, parking and loading;
- (2) accessory buildings as permitted by Section 413-420;
- (3) hall or gymnasium accessory to a use permitted by 1302(2);
- (4) a residence for medical staff accessory to a use permitted by 1302(7);
- (5) accessory retail use, with a floor area not more than 50 m²;
- (6) accessory food and beverage preparation and sales;

- (7) other accessory uses customarily incidental and subordinate to a permitted .

1304. Permitted Ancillary Uses

One(1) office use rented or leased to a third party, limited to the lesser of 50 m² or 20% of the gross floor area of the permitted principle use .

1305. Minimum Lot Area

A lot in the PA zone shall have a lot area of not less than 1000.0 m² (10,764.0 ft²).

1306. Minimum Lot Width

A lot in the PA zone must have a lot width of not less than 30.0 m (98.4 ft).

1307. Minimum Lot Depth

A lot in the PA zone must have a lot depth of not less than 30.0 m (98.4 ft).

1308. Setbacks

Except as otherwise required or permitted by Sections 403 and 413-420 and Part 5, buildings and structures must be sited no closer to lot lines than the following:

- | | |
|-------------------------------------------------|---------------------------------------------------------------------------|
| (1) <u>front lot line</u> : | 10.5 m (34.4 ft); |
| (2) interior or <u>exterior side lot line</u> : | 6.0 m (19.7 ft), or 10% of the <u>lot</u> width, whichever is least; and, |
| (3) <u>rear lot line</u> : | 9.0 m (29.5 ft). |

1309. Maximum Lot Coverage

A lot in the PA zone must have a total lot coverage not exceeding 80% of the lot area of the lot.

1310. Maximum Height of Buildings

Except as otherwise required by Part 5, principal buildings in the PA zone must not exceed a building height of 12.2 m (40.0 ft).

1311. Off-Street Parking and Loading

Off-street parking and loading spaces must be provided and maintained as required by Part 6.

1311.1.Landscaping

All portions of a lot not covered by buildings or paved surfaces must be landscaped and maintained as required by Section 405.