

## 550 – INSTITUTIONAL USE ZONES

### 551 – PH1 – Private Hospital Zone 1

AMENDING  
BYLAW

SECTION	REGULATION
<b>551.01</b>	<b>Permitted Uses</b> (a) accessory buildings and uses (b) assisted living (c) community care (d) hospitals as defined in the <i>Hospital Act</i>
<b>551.02</b>	<b>Site Area</b> The greater of 8,361.5 square metres or 64 gross square metres per bed
<b>551.03</b>	<b>Site Coverage</b> 25% maximum
<b>551.04</b>	<b>Front Yard</b> (1) 9.1 metres minimum (2) A building on a flanking lot shall maintain the front yard requirements of both streets
<b>551.05</b>	<b>Rear Yard</b> (1) 9.1 metres minimum (2) Accessory buildings shall not be located within a rear yard
<b>551.06</b>	<b>Side Yard</b> 7.6 metres minimum on each side of the building

**551.07 Building Height**

7.6 metres maximum

**551.08 Number of Storeys**

2 storeys maximum

**551.09 Off-Street Parking**

1 parking space for every 3.3 beds, minimum

## 552 - PH2 - Private Hospital Zone 2

AMENDING  
BYLAW

SECTION	REGULATION
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<b>552.01</b>	<b>Permitted Uses</b>
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- (a) accessory buildings and uses
- (b) community care
- (c) hospitals as defined in the *Hospital Act*

<b>552.02</b>	<b>Site Area</b>
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The greater of 4,645.5 square metres or 93 square metres per bed

<b>553.03</b>	<b>Site Coverage</b>
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25% maximum

<b>553.04</b>	<b>Front Yard</b>
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- (1) 9.1 metres minimum
- (2) A building on a flanking lot shall maintain the front yard requirements of both streets

<b>553.05</b>	<b>Rear Yard</b>
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- (1) 9.1 metres minimum
- (2) Accessory buildings shall not be located within a rear yard

<b>553.06</b>	<b>Side Yard</b>
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7.6 metres minimum on each side of the building

<b>553.07</b>	<b>Building Height</b>
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7.6 metres maximum

**553.08 Number of Storeys**

2 storeys maximum

**553.09 Off-Street Parking**

2 parking spaces for every 3.0 beds, minimum

## 560 - PA1 - Public Assembly Zone 1 (Schools)

AMENDING  
BYLAW

SECTION	REGULATION
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<b>560.01</b>	<b>Permitted Uses</b>
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- (a) accessory buildings, structures and uses
- (b) child care
- (c) combined school
- (d) elementary school
- (e) kindergarten
- (f) secondary school

<b>560.02</b>	<b>Conditions of Use</b>
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- (1) Assembly uses are permitted as an accessory use to schools
- (2) Temporary classroom buildings are permitted accessory to schools

<b>560.03</b>	<b>Site Area</b>
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- (1) Elementary school - 1.6 hectares minimum
- (2) Combined school - 4.0 hectares minimum
- (3) Secondary school - 4.0 hectares minimum

<b>560.04</b>	<b>Site Coverage</b>
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40% maximum

<b>560.05</b>	<b>Front Yard</b>
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9.1 metres minimum

<b>560.06</b>	<b>Rear Yard</b>
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9.1 metres minimum

**560.07 Side Yard**

- (1) Side yard – a minimum of 10% of site width, to a maximum of 3 metres
- (2) Combined side yard – the greater of 6 metres or 25% of site width minimum, but need not exceed 30.4 metres

**560.08 Building Height**

- (1) Elementary school - 7.62 metres maximum
- (2) Combined school or Secondary school - 9.1 metres maximum

**560.09 Number of Storeys**

- (1) Elementary school - 2 storeys maximum
- (2) Combined school or Secondary school – 2 storeys maximum

#4712

**560.10 Off-Street Parking**

- (1) Elementary school - not less than 1.25 parking spaces for every classroom
- (2) Secondary school - not less than 1 parking space for each teaching and non-teaching employee plus one parking space for every 10 students attending Grade 11 and 12
- (3) Combined school - not less than 1.25 parking spaces for every classroom plus one parking space for every 10 students attending Grade 11 and 12
- (4) A loading space for the use of school buses shall have a minimum width of 3 metres and a minimum length of 9.1 metres
- (5) An elementary school constructed after December 1, 1998 shall provide a minimum of 2 off-street loading spaces for the use of school buses
- (6) A secondary school constructed after December 1, 1998 and a combined school constructed after 1998 December 1st shall provide a minimum of 3 off-street loading spaces for the use of school buses

#4712

## 561 - PA2 - Public Assembly Zone 2 (Places of Worship)

AMENDING  
BYLAW

SECTION	REGULATION
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#5351

561.01	Permitted Uses
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- (a) accessory buildings, structures and uses
- (b) accessory residential use
- (c) child care
- (d) community care
- (e) ground-oriented dwelling
- (f) home based business
- (g) kindergarten
- (h) places of worship
- (i) secondary suites
- (j) single family dwelling

561.02	Conditions of Use
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#5351

- (1) Accessory residential uses are for the accommodation of the minister, clergy, other official or the caretaker of the place of worship and located on the same site as the assembly use
- (2) Home based businesses are only permitted within a single family dwelling
- (3) Community services are permitted in places of worship
- (4) Notwithstanding any other provision of Section 561, a site with the principal use of a single family dwelling or ground-oriented dwelling shall be regulated in accordance with:
  - (a) the regulations of Section 202 – RS2 on Lot 3 Block 47 District Lot 556 Plan 7912
  - (b) the regulations of Section 203 – RS3 on:
    - (i) Amended Lot 10 (Explanatory Plan 3997) Block 1 District Lot 811 Plan 4763,
    - (ii) Block B District Lot 1073 Plan 13560,
    - (iii) Lot C District Lot 1074 Plan 21190,

- (iv) The East ½ of the North West ¼ of District Lot 1074 Except Part in Plan 10097,
  - (v) Lot 9 Block 23 Capilano Estates Plan 9253,
  - (vi) The North East Part of District Lot 1070 except the east 108.5 feet, part on Highway Plan 25 and part on Highway Plan 113, and
  - (vii) Lot 1, District Lots 1045 and 1046, Plan 21562
- (c) the regulations of Section 205 – RS5 on:
- (i) Lot J District Lot 1050 Plan 21309,
  - (ii) Amended Lot 22 (see 257794L) Block 12 District Lot 554 Plan 2709,
  - (iii) Lot 11 of Lot A Block 6 District Lot 775 Plan 5213,
  - (iv) Lot A Blocks 6 to 12 District Lot 775 Plan 17240, and
  - (v) Lot 8 Block A of Block 5 East Part of District Lot 554 plan 2019
- (5) Notwithstanding 561.11(2), 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop.

#5351

**561.03 Density**

Ground-oriented dwellings –

- (1) 4 dwellings maximum per lot
- (2) 6 dwellings maximum if site is wholly or partly within 400 metres from a prescribed bus stop

**561.04 Site Area**

Place of worship – 1,672.5 square metres minimum

**561.05 Site Coverage**

40% maximum

**561.06 Front Yard**

9.1 metres minimum



**561.07 Rear Yard**  
9.1 metres minimum

**561.08 Side Yard**  
(1) Side yard –the lesser of 10% of site width or 6 metres, minimum  
(2) Combined side yard – the greater of 12.1 metres or 25% of site width minimum, but need not exceed 30.4 metres

**561.09 Building Height**  
Place of worship - 13.7 metres maximum

**561.10 Number of Storeys**  
Place of worship - 2 storeys maximum

#4712 **561.11 Off-Street Parking**

- #4712 (1) The greater of:
- (a) 1 parking space for every 4.5 metres of pews or number of fixed seats, or
  - (b) 1 parking space for each 9.5 square metres of net floor space used for assembly purposes;
  - (c) plus 1.25 parking spaces per classroom
- #4712 (2) An accessory residential use shall provide a minimum of 1 parking space
- #5351 (3) Notwithstanding 561.11(2), 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop