

SECTION 12 – INSTITUTIONAL ZONES

12.01 P1 (CIVIC ASSEMBLY) ZONE

(1) DESCRIPTION

The P1 (CIVIC ASSEMBLY) ZONE consists of land which, owing to its relationship to built up residential areas is best suited to institutional uses serving either the community or special interest groups within the community.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) CIVIC ADMINISTRATION
- (b) PUBLIC or PRIVATE ASSEMBLY
- (c) COMMUNITY RECREATION
- (d) ACCESSORY DWELLING UNIT
- (e) OFF-STREET PARKING
- (f) OFF-STREET LOADING
- (g) *ACCESSORY HOME OCCUPATION (AB#4015)*
- (h) *URBAN BEEKEEPING (AB#4666)*

(3) LOT SIZE (minimum)

- (a) 450m² all USES

(4) LOT DIMENSIONS (minimum)

- | | | |
|--------------|--------------|--------------|
| (a) all USES | WIDTH
15m | DEPTH
30m |
|--------------|--------------|--------------|

(5) DENSITY (maximum)

N/A

(6) LOT COVERAGE (maximum)

- | | |
|----------------------------------|-----|
| (a) all buildings and structures | 50% |
|----------------------------------|-----|

(7) FLOOR AREA RATIO (maximum)

1.5

(8) SETBACKS (minimum distance to)

- | | FLL | RLL | ISLL | ESLL |
|--|-----|-----|------|------|
| (a) ACCESSORY DWELLING UNIT (detached) | 6.0 | 6.0 | 1.5 | 4.5 |
| (b) all other buildings | 6.0 | 6.0 | 6.0 | 6.0 |

12.01 P1 (CIVIC ASSEMBLY) ZONE (continued)

(9) SITING

- (a) An ACCESSORY DWELLING UNIT may be located within the building housing the permitted use or may be located in a single family detached dwelling.

(10) BUILDING HEIGHT (maximum)

- (a) all buildings and structures 15m

(11) OFF-STREET PARKING (minimum)

- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.
 - (i) Shall provide at least the following number of spaces for schools with grades kindergarten through 10:
 - (ii) 1 space per 10m² gross floor area assembly
 - (iii) 1 space per classroom
 - (iv) 1 space per 20m² gross floor area office
 - (v) bicycle parking spaces (type “B” parking device) as required
 - (b) Shall provide at least the following number of spaces for schools with grades 11 and 12:
 - (i) 1 space per 5m² gross floor area assembly
 - (ii) 1 space per classroom grades 7 to 10
 - (iii) 4 spaces per classroom, grades 11 and 12
 - (iv) 1 space per 20m² floor area office
 - (v) bicycle parking spaces (type “B” parking device) as required.
 - (c) Notwithstanding paragraphs (a) and (b) above, where the maximum use of parking spaces for schools with grades kindergarten through 10 occurs at different time periods, and when such premises are on the same lot, the number of parking spaces required for floor area assembly may be reduced to fifty percent (50%) of those otherwise required by this Bylaw for such premises.
 - (d) Shall provide at least the following minimum number of spaces for all other uses:
 - (i) 1 space per 5m² gross floor area assembly
 - (ii) 1 space per 10m² classroom
 - (iii) 1 space per 20m² gross floor area office
 - (iv) 1 space per 30m² indoor recreation, exhibition or Community Centre use
 - (v) 1 bicycle parking space (type “B” parking device) per 10 vehicle spaces required.

12.01 P1 (CIVIC ASSEMBLY) ZONE (continued)

- (12) OFF-STREET LOADING (minimum)
 - (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.
 - (b) Shall provide at least the following minimum number of spaces:
 - (i) 1 space per 2500m² gross floor area or portion thereof.
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
 - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
 - (a) Signs shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
 - (a) A trade waste container shall not be located closer than 6m from a Residential Zoned Lot.

12.02 P2 (SPECIAL INSTITUTIONAL) ZONE

(1) DESCRIPTION

The P2 (SPECIAL INSTITUTIONAL) ZONE consists of land which, owing to its location relative to available services and support facilities is best suited for medical and private care facilities and general public use facilities:

(2) PERMITTED USES

The following USES shall be the only USES permitted in the ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

(a) *RESIDENTIAL CARE*

- (i) *Community Care Facility*
- (ii) *Assisted Living Residence*
- (iii) *Adult Care Facility*
- (iv) *Community Care Centre (AB #3843)*

(b) *PUBLIC or PRIVATE ASSEMBLY*

- (i) *Child Care Facility (AB #3843)*

(c) PUBLIC MEDICAL FACILITY

(d) ACCESSORY DWELLING UNIT

(e) OFF-STREET PARKING

(f) OFF-STREET LOADING

(g) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 675m² COMMUNITY CARE FACILITY (Group Home)
- (b) 1000m² all other USES

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum)

- (a) for all buildings and structures 50%

(7) FLOOR AREA RATIO (maximum) 1.5

12.02 P2 (SPECIAL INSTITUTIONAL) ZONE (continued)

(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
(a)	(Group Home) or ACCESSORY DWELLING UNIT (detached)	6.0	6.0	1.5	4.5
(b)	all other buildings	6.0	6.0	6.0	6.0
(9)	SITING				
(a)	An ACCESSORY DWELLING UNIT may be located within the building housing the principal use or may be located in a separate single family detached dwelling.				
(10)	BUILDING HEIGHT (maximum)				
(a)	all buildings and structures	15m			
(11)	OFF-STREET PARKING				
(a)	Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.				
(b)	Shall provide at least the following minimum number of spaces:				
(i)	1 space per 3 sleeping units				
(ii)	1 space per 20m ² office.				
(12)	OFF-STREET LOADING				
(a)	Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.				
(b)	Shall provide at least the following minimum number of spaces:				
(i)	1 space per 2500m ² gross floor area or portion				
(13)	AMENITY AREA (minimum)	N/A			
(14)	FENCING, SCREENING & LANDSCAPING				
(a)	Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.				
(15)	SIGNS				
(a)	Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.				
(16)	SPECIAL REGULATIONS				
(a)	A trade waste container shall not be located closer than 6.0m from a Residential Zoned Lot				

12.03 P3 (PUBLIC SERVICE) ZONE

(1) DESCRIPTION

The P3 (PUBLIC SERVICE) ZONE consists of land which, is suitably located for essential public service functions and utilities.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) PUBLIC SERVICE
- (b) CIVIC ADMINISTRATION/PROTECTION
- (c) OFF-STREET PARKING
- (d) OFF-STREET LOADING
- (e) OPEN STORAGE

(3) LOT SIZE (minimum) N/A

(4) LOT DIMENSIONS (minimum) N/A

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum)

(a) for all buildings and structures 50%

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

(a) all buildings/structures 6.0 6.0 6.0 6.0

(9) SITING

(10) BUILDING HEIGHT (maximum)

(a) all buildings and structures 15m

(11) OFF-STREET PARKING

(a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.

(b) Shall provide the following minimum number of spaces:

(i) 1 space per 100m² gross floor area or portion thereof, plus

(ii) 1 space per 20m² office area

(iii) 1 bicycle parking space (type "B" parking device) per 20 vehicle spaces required

12.03 P3 (PUBLIC SERVICE) ZONE (continued)

(12) OFF-STREET LOADING

- (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.
- (b) Shall provide the following minimum number of spaces:
 - (i) 1 space per 2500 m² gross floor area or portion thereof.

(13) AMENITY AREA (minimum) N/A

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (b) All OPEN STORAGE shall be bounded by screening 2m in height except for points of access or egress or where bounded by a building.
- (c) A security fence shall be provided around all uses which could constitute a hazard.

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) A trade waste container shall not be located closer than 6.0m from a Residential Zoned Lot.

12.04 P4 (CIVIC EXHIBITION) ZONE

(1) DESCRIPTION

The P4 (CIVIC EXHIBITION) ZONE consists of land which is suitable for PUBLIC USE, such as: recreation, sports facilities and exhibitions.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) PUBLIC or PRIVATE ASSEMBLY
- (b) CIVIC ADMINISTRATION
- (c) COMMUNITY RECREATION
- (d) CONCESSION COMMERCIAL
- (e) GENERAL COMMERCIAL
- (f) VEHICULAR ORIENTED COMMERCIAL
- (g) INDOOR RECREATION
- (h) OUTDOOR RECREATION
- (i) OFF-STREET PARKING
- (j) OFF-STREET LOADING
- (k) ACCESSORY DWELLING UNIT
 - (i) mobile home
 - (ii) manufactured home
- (l) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3)	LOT SIZE (minimum)	N/A			
(4)	LOT DIMENSIONS (minimum)	N/A			
(5)	DENSITY (maximum)	N/A			
(6)	LOT COVERAGE (maximum)				
	(a) for all buildings and structures	50%			
(7)	FLOOR AREA RATIO (maximum)	N/A			
(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
	(a) animal enclosures	15.0	15.0	15.0	15.0
	(b) buildings and structures for other uses	10.0	6.0	3.0	6.0

12.04 P4 (CIVIC EXHIBITION) ZONE (continued)

- (9) SITING
 - (a) An ACCESSORY DWELLING UNIT shall be sited a minimum of 15m from any animal enclosure.
- (10) BUILDING HEIGHT (maximum)
 - (a) all buildings and structures 25m
- (11) OFF-STREET PARKING (minimum)
 - (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.
 - (b) Shall provide the following minimum number of spaces:
 - (i) 1 space per 10m² of gross building area
 - (ii) 1 space per 200m² of developed land area
 - (iii) 1 bicycle parking space (type “B” parking device) per 10 vehicle spaces required.
- (12) OFF-STREET LOADING (minimum)
 - (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.
 - (b) Shall provide the following minimum number of spaces:
 - (i) 1 space per building.
- (13) AMENITY AREA N/A
- (14) FENCING, SCREENING & LANDSCAPING
 - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
 - (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS N/A

12.05 P5 (SPECIAL UTILITY) ZONE

(1) DESCRIPTION

The P5 (SPECIAL UTILITY) ZONE consists of land which, owing to its location, is suitable for public service and utility use including electric power generation.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) CIVIC ADMINISTRATION / PROTECTION
- (b) PUBLIC SERVICE
- (c) SPECIAL UTILITY
- (d) OFF-STREET PARKING
- (e) OFF-STREET LOADING
- (f) OPEN STORAGE

(3) LOT SIZE (minimum) N/A

(4) LOT DIMENSIONS (minimum) N/A

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum) N/A

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
(a) for all buildings and structures	6.0	6.0	6.0	6.0

(9) SITING N/A

(10) BUILDING HEIGHT (maximum)

(a) All buildings and structures 30m

(11) OFF-STREET PARKING

(a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW

(b) Shall provide the following minimum number of spaces:

- (i) 1 space per 100m² Gross floor area or portion thereof, plus
- (ii) 1 space per 20m² office area

12.05 P5 (SPECIAL UTILITY) ZONE (continued)

(12) OFF-STREET LOADING

- (a) Shall be developed in accordance with the requirements of section 5.12 of this BYLAW.
- (b) Shall provide the following minimum number of spaces:
 - (i) 1 space per 2500m² gross floor area or portion thereof.

(13) AMENITY AREA (Minimum) N/A

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (b) All OPEN STORAGE shall be bounded by screening 2m in height except for points of access or egress or where bounded by a building.
- (c) A Security fence shall be provided around all uses which could constitute a hazard.

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) A trade waste container shall not be located closer than 6.0m from a Residential Zoned Lot.”

12.06 P6 (UNIVERSITY VILLAGE) ZONE

(1) *DESCRIPTION*

The P6 (UNIVERSITY VILLAGE) ZONE consists of land on the former CFB Chilliwack, located south of Keith Wilson Road at Vedder Road, which, owing to existing infrastructure and previously established uses, is suited to the development of universities, colleges, other educational institutions and associated residential and commercial development.

(2) *PERMITTED USES*

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) *PUBLIC or PRIVATE ASSEMBLY*
- (b) *CIVIC ADMINISTRATION*
- (c) *COMMUNITY RECREATION (subject to Special Regulation)*
- (d) *CONVENIENCE COMMERCIAL*
- (e) *Research and development laboratory*
- (f) *GENERAL COMMERCIAL (subject to Special Regulation)*
- (g) *MULTI-FAMILY RESIDENTIAL (subject to Special Regulation)*
 - (i) *Dormitory* (AB#4700)
- (h) *OFF-STREET PARKING*
- (i) *OFF-STREET LOADING*
- (j) *ACCESSORY HOME OCCUPATION (AB#4015)*
- (k) *URBAN BEEKEEPING (AB#4666)*

(3) *LOT SIZE (minimum)* N/A

(4) *LOT DIMENSIONS (minimum)* N/A

(5) *DENSITY (maximum)* N/A

(6) *LOT COVERAGE (maximum)*

(a) *All buildings and structures* 60%

(7) *FLOOR AREA RATIO (maximum)* 1.5

12.06 P6 (UNIVERSITY VILLAGE) ZONE (continued)

(8)	<i>SETBACKS (minimum distance to)</i>	<i>FLL</i>	<i>RLL</i>	<i>ISLL</i>	<i>ESLL</i>
(a)	<i>Public or Private Assembly, Civic Administration, Community Recreation, Multi-Family Residential</i>	6.0	6.0	6.0	6.0
(b)	<i>Convenience Commercial</i>	6.0	3.0	3.0	4.5
(c)	<i>All other buildings</i>	6.0	6.0	6.0	6.0
(9)	<i>SITING</i>	<i>N/A</i>			
(10)	<i>BUILDING HEIGHT (maximum)</i>				
(a)	<i>Public or Private Assembly, Civic Administration, Community Recreation, Multi-Family Residential</i>	<i>30m</i>			
	<i>Convenience and General Commercial</i>	<i>10m</i>			
(11)	<i>OFF-STREET PARKING (minimum)</i>				
(a)	<i>Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.</i>				
(b)	<i>Shall provide at least the following number of spaces:</i>				
(i)	<i>1 space per 5m² gross floor area restaurant or assembly</i>				
(ii)	<i>10 spaces per classroom</i>				
(iii)	<i>1 space per 20m² floor area office</i>				
(iv)	<i>1 space per 30m² Community Recreation or Convenience Commercial</i>				
	<i>(AB#4700)</i>				
(v)	<i>0.5 spaces per sleeping unit (dormitory)</i>				
(vi)	<i>bicycle parking space (type "B" parking device) as required.</i>				
(c)	<i>Notwithstanding paragraphs (a) and (b) above, where the maximum use of parking spaces occurs at different time periods, and when such premises are on the same lot, the number of parking spaces required for floor area assembly may be reduced to fifty percent (50%) of those otherwise required by this Bylaw for such premises.</i>				
(12)	<i>OFF-STREET LOADING (minimum)</i>				
(a)	<i>Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.</i>				
(b)	<i>Shall provide at least the following minimum number of spaces:</i>				
(i)	<i>1 space per 2500m² gross floor area or portion thereof.</i>				
(13)	<i>AMENITY AREA (minimum)</i>	<i>N/A</i>			

12.06 P6 (UNIVERSITY VILLAGE) ZONE (continued)

(14) *FENCING, SCREENING & LANDSCAPING*

- (a) *Fencing, screening and landscaping shall be provided in accordance with Section 5.05 of this BYLAW.*

Landscaping and Screening shall be developed in accordance with the requirements for the P1 (Civic Assembly) Zone.

- (i) *A trade waste container shall not be located closer than 6m from a Residential Use.*

(15) *SIGNS*

- (a) *Signs shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.*

(16) *SPECIAL REGULATIONS*

- (a) *A COMMUNITY RECREATION Use shall specifically exclude a golf course and associate facilities.*

- (b) *A GENERAL COMMERCIAL Use shall be limited to:*

- (i) *Medical clinic*

- (c) *A MULTI-FAMILY RESIDENTIAL Use*

- (i) *shall be developed in accordance with the requirements of the R6 (High Density Multi-Family Residential) Zone except as noted elsewhere in this Zone; and*

- (ii) *for the purpose of this zone, dormitory use shall consist of a structure for multi-family use consisting primarily of sleeping units and may include common facilities such as laundry, dining and indoor recreation.*

(AB #3209)