

14.2A P-2A PRIVATE SCHOOL INSTITUTIONAL 2A ZONE

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this bylaw, the following regulations apply in the P-2A Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the P-2A Zone:

- a. Assembly use;
- b. Child care facility;
- c. Day care facility;
- d. Indoor and outdoor recreation;
- e. Institutional use;
- f. Personal care facility;
- g. Private school, including boarding facilities and accessory staff accommodation;
- h. Research and development centre;

The following accessory uses are permitted in the P-2A Zone:

- i. Single family dwelling;
- j. Other uses that are customarily incidental to private school use.

2. Minimum Parcel Size

The minimum parcel size in the P-2A Zone is:

- a. 0.4 ha for parcels served by a community water system and a community sewer system;
- b. 2 ha for parcels not served by community water or community sewer systems.

3. Number of Dwellings per Parcel

Not more than one single family dwelling, excluding staff accommodation, is permitted on a parcel in the P-2A Zone.

4. Setbacks

The minimum setbacks for buildings and structures in the P-2A Zone are as follows:

Type of Parcel Line	Institutional, Residential and Accessory Uses
Front parcel line	4.5 metres
Interior side parcel line	4.5 metres
Exterior side parcel line	4.5 metres
Rear parcel line	4.5 metres

5. Height

In the P-2A Zone, the height of all buildings and structures must not exceed 12 metres.

6. Parcel Coverage Limit

The parcel coverage in the P-2A Zone must not exceed 50% for all buildings and structures.

7. Special Regulations

Notwithstanding other fence, sign and parking regulations in this Bylaw or any other CVRD Bylaw, for the P-2A Zone, the following requirements apply instead:

- a. No fence or wall near the perimeter of a parcel shall exceed 3.6 metres in height;
- b. Signs identifying a principal permitted use on the parcel may be placed, provided a development permit has firstly been obtained from the CVRD
- c. The parking requirement for the P-2A Zone is two stalls per classroom, plus three stalls per 100m² of office space, plus a minimum of six bus parking spaces. Overflow parking may be accommodated on playing fields.