

Section 6.4.63

INSTITUTIONAL 3

P3

Permitted Uses and Minimum Site Area

Permitted Use	Required Site Area
a) Personal Care Facility	n/a
b) Personal Care Unit	
i) each unit	200m ²
ii) each unit where a housing agreement is entered into with the Town regarding the use of property as a Personal Care Unit	100m ²
c) Public Assembly Use	n/a
d) Public Parking Lot	n/a
e) Residential Use	100m ²

Required Site Area

The Required Site Area may be reduced by an amount equal to 25% of the Required Site Area multiplied by the percentage of on-site parking which is provided in an underground parking structure.

Maximum Number and Size of Buildings and Structures

Dwelling units (Residential Use)	1
Height	9.0 m
Parcel Coverage	40%

Minimum Setback Requirements

Front lot line	8.0 m
Other lot lines	5.0 m

Except that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.