

Section 3.4.106

INSTITUTIONAL 7**P7****Permitted Uses****Permitted Use**

- a) Church
- b) Public Assembly Use
- c) School
- d) Public Parking Lot
- e) Residential Use

Maximum Number and Size of Buildings and Structures

Dwelling units per parcel (Residential Use)	1
Height	
- Interior heated space	8.5m
- Ridge of gable, hip or gambrel sloped roof	10.0m
Mansard roof	
- deck line	9.0m
- top of roof	10.0m
Flat roof	9.0m
Parcel coverage	50%
Except that the maximum height of a school gymnasium shall not exceed 12.0m	

Minimum Setback Requirements

Front lot line	0m
Interior side lot lines	1.5m
Interior side lot line adjacent to a lane	1.5m
Exterior side lot line	0m
Rear lot line	0m

Except:

- a) where the adjoining parcel is zoned commercial or industrial then the setback from the common interior side lot line may be reduced to zero;
- b) where any part of a parcel contains a watercourse then the regulations in Section 3.3 of General Regulations shall apply
- c) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.