

## **P – PUBLIC USE DISTRICT**

### **(1) Purpose:**

- a. This district is intended to establish an area for the development of public which is compatible with the adjacent surroundings.

### **(2) Permitted Uses:**

- a. Accessory use or building;
- b. Assisted living facility;
- c. Cemetery;
- d. Essential services;
- e. Government services;
- f. Hospital or nursing home;
- g. Library;
- h. Museum;
- i. Passive or active recreational facility, building or park;
- j. Places of worship; and
- k. Retirement home.

### **(3) Discretionary Uses:**

- a. Campground;
- b. Day care facility;
- c. Family care facility;
- d. Golf course;
- e. Group care facility;
- f. Public or quasi-public uses; and
- g. Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and which conform to the general intent of this district.

### **(4) Development Regulations:**

- a. All site and development regulations shall be at the discretion of the Development Officer or Municipal Planning Commission. In reviewing an application for a permitted use the Development Officer and for a discretionary use the Municipal Planning Commission, shall consider the design, siting, landscaping and screening of the proposed development, in order to minimize any objectionable aspects or incompatibilities, such as traffic or patrons to the site, increased noise, dust, odors, or refuse, and any other factors which would interfere with or affect the use and enjoyment of adjacent land uses and district.

(5) Parking

a. The minimum number of off-street parking stalls required for each use of building or development shall be as follows:

(i) Residential:

Assisted living facility Retirement home	1 stall/dwelling unit + 1 stall/staff
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Of the total number of parking spaces required, one space per every four dwelling units must be assigned to guest parking, and must be clearly identified as guest parking.

(ii) Commercial:

Public administration offices	1 stall/50 m <sup>2</sup> of gross floor area
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(i) Places of Assembly:

Places of worship	1 stall/7.5 seating spaces or 1 stall/7 m <sup>2</sup> used by patrons
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(i) Schools:

Elementary and junior high schools	1 stall/school employee + 5 stalls for visitor parking
Senior high school	1 stall/3 students
Hospitals	1 stall/hospital employee + 5 stalls for visitor parking
Day Care Facilities: Nursery schools	1 stall/34 m <sup>2</sup> of gross floor area + 1 stall/staff member

General Regulations

- b. Where a building is enlarged, or altered, or a change in use occurs in such a manner as to cause a more intensive use of the building, provisions shall be made for the additional parking spaces required under the parking provisions of this Bylaw. The calculations shall be based on the number of additional parking spaces required as a result of the enlargement, alteration or change in the use of the building, in addition to the parking spaces that may have been removed due to the enlargement or alteration.
- c. The number of parking stalls required may be reduced where, in the opinion of the Development Officer or Municipal Planning Commission, the parking required by various users on the site will vary according to time so that all needs as defined in this Bylaw can be met at any given time by the reduced number of stalls.
- d. In the case of a use not specified in subsection (a), the number of stalls provided shall be the same for a similar use as determined by the Development Officer or Municipal Planning Commission.

- e. Where a development on a parcel falls within more than one use of a building or development, the required number of spaces shall be the sum of the requirements for each of the uses as specified under subsection (a).
- f. Where there is a fractional number of parking spaces required by this Bylaw, the next highest number of stalls shall be provided.

(6) Off-street Loading

- a. Shall be provided in accordance with section 6.16 of this Bylaw.

(7) Landscaping:

- a. All areas of the parcel not covered by buildings, storage, parking or vehicular manoeuvring areas shall be landscaped to the satisfaction of the Development Officer or Municipal Planning Commission.
- b. As a condition of a development permit, the Development Officer or Municipal Planning Commission may require a letter of guarantee or an irrevocable letter of credit in order to secure performance of the landscaping requirements.

(8) Places of Worship:

- a. Sites and Building Requirements – Parking areas where adjacent to residential districts must be screened by a wall, fence, earth berm, or hedge constructed or maintained at not less than 1.2 m in height.