

	13.3	P3: Major Institutional			P3
	13.3.1	Purpose The purpose of this zone is to provide for minor and major institutional and recreational uses.			
Bylaw 8256 Bylaw 8238	13.3.2	Principal Uses <ul style="list-style-type: none"> • claims centre only on Lot A, District Lot 2508, Cariboo District, Plan 25445 • club • community care facility, major • community care facility, minor • community care facility, specialized only on Lot 4, District Lot 343, Cariboo District, Plan 34806 • education • education, commercial • education, higher • emergency service • exhibition & convention facility • fish hatchery • health service, major • health service, minor • library & exhibit 	Bylaw 8256 Bylaw 7958	13.3.2	Principal Uses (Continued) <ul style="list-style-type: none"> • park • parking, non-accessory • recreation, indoor • recreation, outdoor • recycling centre, intermediate • recycling centre, major • recycling centre, minor • religious assembly • transportation depot • warehousing & storage
				13.3.3	Secondary Uses <ul style="list-style-type: none"> • broadcasting studio • office • restaurant • residential security/operator unit • retail, convenience • retail, farmers market • retail, general • service, business support • utility, minor
	13.3.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 20.0 m. 2. The minimum lot area is 1,000 m². 			
	13.3.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum height is 15.0 m. 2. The maximum site coverage is 50%. 3. The minimum front yard is 6.0 m. 4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m. 5. The minimum rear yard is 6.0 m. 			
Bylaw 7958	13.3.6	Other Regulations <ol style="list-style-type: none"> 1. The maximum gross leasable floor area of any office use is 100 m² per site. 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 			