

Section 7- INSTITUTIONAL ZONE

7.1 Summary of Institutional Zone Name and Symbol

Zone Name	Symbol
Institutional	I1

7.2 Summary of Uses Permitted within the Institutional Zone

The following summarizes the main uses permitted in the Institutional (I1) Zone subject to all the requirements set out in this By-law. Please see the specific zone section for an exact list of permitted uses and any special conditions.

Land Use	I1
NON-RESIDENTIAL	
Animal Boarding Facilities – Existing	I1
Arts and Cultural Centres	I1
Community Facilities	I1
Correctional Centres	I1
Day Care Facilities	I1
Educational Facilities	I1
Emergency Services	I1
Hospitals	I1
Medical and Dental Clinics	I1
Parking Lots	I1
Places of Worship	I1
Residential Facilities	I1
Retail Stores	I1

7.3 INSTITUTIONAL (I1) ZONE

7.3.1 Zone Purpose

The purpose of the Institutional (I1) Zone is to include lands that contain or are intended to contain institutional uses including but not limited to schools, fire halls and hospitals in accordance with policy 3.0.31 of the Municipal Planning Strategy.

7.3.2 Uses

7.3.2.1 Permitted Uses

The following uses shall be permitted in the Institutional (I1) Zone subject to all applicable requirements of this By-law, including in Section 14 – General.

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Animal Boarding Facilities – Existing	Section 14.3
Arts and Cultural Centres	
Community Facilities	
Correctional Centres	
Day Care Facilities	
Educational Facilities	
Emergency Services	
Hospitals	
Medical and Dental Clinics	
Parking Lots	
Places of Worship	
Residential Facilities	
Retail Stores	Maximum 1,500 square feet of gross floor area within main buildings

7.3.3 Zone Requirements

The following requirements shall apply to all development located in the Institutional (I1) Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area: (i) Central Sewer (ii) On-site Sewer	10,000 sq ft. 30,000 sq ft.
(b)	Minimum Lot Frontage: (i) Central Sewer (ii) On-site Sewer	60 ft. 100 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.
(d)	Minimum Side Setback: (i) Main Buildings (ii) Abutting a Residential Zone (iii) Accessory Buildings	10 ft. 30 ft. 4 ft.
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Abutting a Residential Zone (iii) Accessory Buildings	20 ft. 50 ft. 4 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	55 ft. 20 ft.

7.3.4 Additional Requirements

7.3.4.1 Landscaping

Landscaping consisting of a mixture of grass, flower beds, shrubs, trees or other permeable surfaces shall be required within the lot boundary along all road frontages at a minimum width of ten (10) feet and along all other lot lines at a minimum width of four (4) feet except where a permitted access to a parking area on an abutting lot is provided and such accesses shall have a maximum width of 25 feet.

7.3.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Institutional (I1) Zone.

- (a) Proposals for educational facilities that cannot meet zone requirements in accordance with policy 2.5.17 of the Municipal Planning Strategy.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.

- (c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (d) Uses considered by Development Agreement in all zones listed in section 14.7.

