

Institutional (I1) Zone



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.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES
Existing Residential Uses

NON-RESIDENTIAL USES		
Existing Animal Boarding Facilities	Day Care Facilities	Parking Lots
Arts and Cultural Centres	Educational Facilities	Medical and Dental Clinics
Community Facilities	Emergency Services	Places of Worship
Correctional Centres	Hospitals	Residential Facilities
Retail Stores within existing main buildings		

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-based Business – Level 1	Section 14.4

Zone Requirements:

REQUIREMENT	ALL PERMITTED USES
Minimum Lot Area:	10,000 square feet
Minimum Lot Frontage:	60 feet
Minimum Front/Flankage Setback: (main and accessory structures)	20 feet
Minimum Side Setback:	
(i) General	10 feet
(ii) Abutting a Residential Zone	30 feet
(iii) Accessory structure	4 feet
Minimum Rear Setback:	
(i) General	20 feet
(ii) Abutting a Residential Zone	50 feet
(iii) Accessory structure	4 feet
Maximum Building Height:	
(i) Main Building	55 feet
(ii) Accessory structure	20 feet

Additional Requirements:

Driveway Access

Driveway access for institutional uses shall be approved by the appropriate road authority. Unless otherwise required by the road authority, the following requirements shall be met:

- (a) A maximum of two (2) accesses to any lot from any public road shall be permitted;
- (b) A minimum 50 foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses; and
- (c) Accesses are limited to a maximum width of 36 feet.

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 street 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 an abutting parking lot is provided and such accesses shall have a width no greater than 25 feet.

Uses Considered by Development Agreement

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Institutional (I1) Zone:

- (a) Uses considered by Development Agreement in all zones listed in section 14.7.