

6.3 INSTITUTIONAL (I1) ZONE**PERMITTED USES IN I1 ZONE**

6.3.1 The following uses shall be permitted in any I1 Zone:

a. **Principal Uses**

Any Incorporated Institutional Use
Camps sponsored by non-profit organizations
Cemeteries
Churches and Denominational Institutions
Community Centres
Educational Institutions
Fire Stations
Government and Public Services
Group Care Facilities
Libraries, Museums, and Art Galleries
Public Parks
Staff Residences in association with the above uses

b. **Uses Subject to Conditions**

Hospitals and Medical Clinics
Senior Citizens Housing Units adjacent to Grand View Manor

SPECIAL REQUIREMENTS IN I1 ZONE

6.3.2 Any permitted use in any I1 Zone must comply with the following special requirements:

Hospitals and Medical Clinics

6.3.2.1 Hospitals and medical clinics listed in Section 7.3.1 (b) are permitted provided such uses are serviced by a community sewage collection and treatment system.

Standards for Parking Areas

- 6.3.2.2 a. Parking facilities for more than four (4) vehicles shall comply with the following standards:
- i. the parking area shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles;

- ii. the lights used for illumination of the parking lot or parking station shall be so arranged as to divert the light away from streets, adjacent lots and buildings;
- iii. when the parking area is of a permanent hard surfacing, each parking space shall be clearly demarcated and maintained as such;
- iv. the parking area shall be located not closer than ten (10) feet from any lot line abutting any R1, R2 or R3, or P1 Zone.

(b) **Parking Space Ratios**

combination of uses	the minimum parking space requirements shall equal the combined total of the minimum requirements for each use
elementary and junior high schools	three (3) parking spaces for each two (2) teaching classroom and one (1) space for each bus
senior high schools	four (4) parking spaces for each teaching classroom and one (1) space for each bus
churches, denominational institutions, and community centres, libraries, museums, and art galleries	one (1) parking space for every three (3) seats, or one (1) parking space for (1) parking space for every one hundred (100) square feet of floor area devoted to public use plus additional spaces for buses where applicable
government and public services other than above	one (1) parking space for each three hundred (300) square feet of floor area
medical clinics	two (2) parking spaces for each one hundred (100) square feet of floor area

group care facilities	one (1) parking space for each two (2) beds or each four hundred (400) square feet of floor space whichever is greater
fire stations	one (1) parking space for every two (2) staff members whether voluntary or permanent
senior citizens housing	one (1) parking space for every two (2) units

Access

- 6.3.2.3
- a. A maximum of two (2) accesses to any lot in an I1 Zone from any public road shall be permitted.
 - b. A minimum twenty-five (25) foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses except for a lot used for a fire station.
 - c. Accesses shall have a maximum width of thirty-six (36) feet except for a lot used for a fire station.
 - d. Accesses shall be located at least fifty (50) feet from the nearest intersection of street lines.
 - e. Where possible access shall be to an arterial or collector road.

Signs

- 6.3.2.4 All signs shall be subject to the requirements of 3.2 SIGNS, PART 3 – GENERAL, PROVISIONS FOR ALL ZONES.

Accessory Buildings

- 6.3.2.5 The minimum rear and side yard distance regulations for accessory buildings shall be calculated as five per cent (5%) of the floor area of the accessory building but shall not be less than ten (10) feet or greater than the minimum requirements for main buildings.

Public Parks and Cemeteries

- 6.3.2.6 a. The minimum distance of a building used exclusively for a public park or cemetery use from any lot line shall be:
- i. thirty (30) feet if located in a growth centre;
 - ii. fifty (50) feet if located outside a growth centre.
- b. The general provision requiring that a lot abut and front on a public road shall be waived for public park and cemetery uses.

REGULATIONS IN INSTITUTIONAL (I1) ZONE

6.3.3 Any permitted use in any I1 Zone must comply with the following regulations:

INSTITUTIONAL (I1) ZONE	Educational Institutions, Schools, Hospitals	Other Permitted Institutional Uses	Group Care Facilities Medical Clinics
Minimum Lot Area	i. elementary schools: 5 acres + 1 acre per one hundred pupils ii. junior & high schools: 10 acres + 1 acre per 100 pupils iii. hospitals: 20,000 sq ft	10,000 sq ft	a) medical clinics - 6,000 sq ft b) 10,000 sq ft for up to the first 4 apt. units, or treatment or nursing rooms, + 1,000 sq ft for each additional unit; or 20,000 sq ft if serviced by septic disposal system
Minimum Lot Frontage	150 ft Hospitals: 100 ft	100 ft	100 ft Medical Clinics: 60 ft
Minimum Front Yard or Flankage Yard		Fire Stations: 50 ft	
a) local roads in growth centres	35 ft	35 ft	35 ft
b) collector, arterial or rural roads	45 ft	45 ft	45 ft
Minimum Rear Yard (see Special Requirements)	50 ft	50 ft	50 ft
Minimum Side Yard	50 ft	20 ft	20 ft
Maximum Height of Main Building	55 ft	35 ft	35 ft
Maximum Height of Accessory Building	20 ft	20 ft	20 ft
Minimum Distance Between Main And Accessory Buildings	10 ft	10 ft	10 ft
Maximum Lot Coverage	50% of lot area	50% of lot area	50% of lot area

PART 6	AMENDED DATE	SECTION
	February 5, 1980	6.3.1 a / 6.3.2.2 b
	July 7, 1981	6.3.1 a
	December 6, 1983	6.3.2.6
	May 1, 1990	6.3.2.4
	January 5, 1993	6.3.3
	November 5, 2002	6.3.2.2 iv
	May 10, 2005	6.3
	February 2, 2007	6.3.2.4

Note: Numbering of Sections within this Bylaw may be different from the Amended Date.