

Section 1920 Institutional (I) Zone

No person shall use any land or erect, alter or use any building or structure in the Institutional (I) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-Law.

20.1 Permitted Uses

- Arena
- Community Centre
- Day Care Centre
- Existing Dog Pounds
- Fire Station
- Government Office
- Hospital
- Library
- Museum
- Place of Assembly
- Place of Worship
- Police Station
- Post Office
- Post-secondary Educational Institution
- School

20.2 Zone Requirements

(a) Arena, Hospital, Community Centre, Place of Assembly, Place of Worship, Post-secondary Educational Institution and School Requirements

Minimum Lot Area..... 900 m² (9,687.52 ft²)
Minimum Lot Frontage 30 m (98.43 ft)

Main Buildings

Maximum Lot Coverage 50%
Maximum Height 12 m (39.37 ft)

Minimum Yard Requirements

Front Yard 7.5 m (24.61 ft)
Interior Side Yard 5 m (16.4 ft)
Exterior Side Yard 7.5 m (24.61 ft)
Rear Yard 10 m (32.81 ft)

Accessory Buildings and Structures

Maximum Lot Coverage 10%
Maximum Height In accordance with Section 3.2(g)
Minimum Yard Requirements In accordance with
Sections 3.2(c) and (f)

(b) All Other Uses Requirements



Minimum Lot Area.....450 m² (4,843.76 ft²)
 Minimum Lot Frontage..... 15 m (49.21 ft)

Main Buildings

Maximum Lot Coverage.....50%
 Maximum Height 12 m (39.37 ft)
 Minimum Yard Requirements
 Front Yard 1m (3.28 ft)
 Interior Side Yard 3 m (9.84 ft)
 Exterior Side Yard 7.5 m (24.61 ft)
 Rear Yard..... 7.5 m (24.61 ft)

Accessory Buildings and Structures

Maximum Lot Coverage.....10%
 Maximum Height In accordance with Section 3.2(g)
 Minimum Yard Requirements In accordance with
 Sections 3.2(c) and (f)

20.3 Additional Provisions

(a) **Uses** in Institutional (I) Zone shall be serviced by **full municipal services**.

(b) **Buffer Strip**

Where an Arena, Hospital, Community Centre, Place of Assembly, Place of Worship, Post-secondary Educational Institution or School in the Institutional (I) Zone abuts an Open Space (OS) Zone, **residential zone** or lands where the main use is residential, a **buffer strip** shall be provided and maintained along the abutting **lot lines** having a minimum width of ~~2 m (6.56 ft)~~ **2.5 m (8.2 ft)** and shall be in compliance with Section 3.6 of this By-Law. **For all other uses in the Institutional (I) Zone, the required buffer strip shall be 2 m (6.56 ft).**

(c) **Accessory uses, buildings and structures**, parking, street frontage, special setbacks and other general provisions shall be in accordance with Section 3 of this By-Law.

20.4 Site Specific Provisions

(a) **I-1 Zone: 114 Forestry Road**

Notwithstanding any other provision of this By-Law to the contrary, lands zoned I-1 may be serviced by **individual on-site services**.

