

SECTION 31: I ZONE - INSTITUTIONAL

31.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this Bylaw, the provisions of this section shall apply in all Institutional (I) Zones.

31.2 PERMITTED USES

- Cemeteries
- Churches
- Community centres
- Community colleges and universities
- Day nurseries
- Elementary schools
- Group homes
- Homes for the aged
- Hospices
- Hospitals
- Municipal or Provincial Offices
- Public libraries
- Museums
- Nursing Homes
- Places of worship
- Police stations
- Post Offices
- Religious Institutions
- Assisted Living House
- Secondary Schools
- Dwelling units accessory to a permitted Institutional use

AND uses, buildings and structures accessory thereto

31.3 REGULATIONS

Minimum Lot Area	1850 sq. m.
Minimum Lot Frontage	30m
Maximum Lot Coverage	50 percent
Minimum Front Yard	15m
Minimum Interior Side Yard	7.5m
Minimum Exterior Side Yard	9m
Minimum Rear Yard	7.5m except the minimum rear yard abutting a street shall be 9m

Maximum Building Height	i) 3 storeys ii) 12m
Minimum Landscaped Open Space	20 percent

31.4 REGULATIONS FOR ACCESSORY BUILDINGS AND STRUCTURES

Location	In rear yard and side yard only
Minimum Distance from Any Other Building on the Lot	3m provided that in no case shall any overhang, eaves or gutter project into this required minimum area which shall be clear of any obstruction from the ground to the sky
Maximum Lot Coverage	7 percent provided that the lot coverage of all buildings on the lot shall not exceed the maximum lot coverage for a permitted use in the Institutional (I) Zone
Minimum Exterior Side Yard	7.5m
Minimum Interior Side Yard	1m 3m for a lot line that abuts a residential zone
Minimum Rear Yard	1m 3m for a lot line that abuts a residential zone
Eaves and Gutter	In no case shall any overhang, eaves or gutter project more than 0.3 metre into any required minimum yard
Maximum Height	i) 1 storey ii) 4.5 metres

31.5 REGULATIONS FOR DWELLING UNITS ACCESSORY TO A PERMITTED USE

- Single detached dwellings shall be subject to the regulations of Section 12.3
- Semi-detached dwellings shall be subject to the regulation of Section 13.4
- Townhouse dwellings shall be subject to the regulations of Section 14.3
- Dormitories shall be subject to the regulations of Section 15.3

EXCEPTIONS TO THE INSTITUTIONAL (I) ZONE

I-56 (129-1990) 4 Hagey Avenue

Notwithstanding the provisions of the Institutional (I) zone, the lands indicated as I-56 on Schedule “A” may also be used as a retirement home and the following special regulations apply:

- (a) Retirement Home shall be defined as a residence providing accommodation primarily for retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided."
- (b) The maximum number of units shall be 72 units.
- (c) Parking shall be provided at a rate of 0.4 parking spaces per bed.
- (d) Minimum front yard setback shall not be less than 6.0 metres from the street line.
- (e) Minimum side yard setback from the westerly property line shall not be less than 7.5 metres from the westerly property line.
- (f) Minimum side yard setback from the easterly property line shall not be less than 50 metres from the easterly property line.
- (g) Minimum parking requirements: no parking spaces or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 1.5 metres of any lot line or within 5.0 metres of any street line or within 3.0 metres of the boundary of any residential zone.
- (h) Maximum height: 3 storeys or 12.5m.