

Section 6.0 Institutional

6.1 Zones

- a) Uses which are permitted in the **zones** are identified in following Tables:

	Zone	Table
Institutional Zone Permitted Uses	I1 I2 I3	Table 6.1A
Institutional Zone Permitted Uses Special Provisions		Table 6.1B
Institutional Zone Standards		Table 6.2A
Institutional Zone Standards Special Provisions		Table 6.2B

- b) Permitted uses in a **zone** are noted by the symbol 'X' in the column for that **zone** corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the **zone** heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or **zone** and subject to the following:
- i. the special provisions shall specifically apply where referred to in the Permitted Uses Tables; and,
 - ii. the special provisions shall specifically apply where referred to in the Standards Tables.
- c) One or more uses prescribed in Table 6.1A may be permitted on one **lot**.

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Table 6.1A Institutional Zones Permitted Uses

Non-Residential Uses	Long-Term Care Home	Arts and Cultural Facility	Public Authority	Place of Worship	Private School	Social Services	Child Care Centre	Hospital	Commercial
I1	X	X	X	X	X	X	X		X (1)
I2	X		X	X			X	X	
I3	X		X	X			X		

Table 6.1B Institutional Zones Permitted Uses Special Provisions

Special Provision Number	Description of Special Provision
1	Notwithstanding any other provision to the contrary, commercial uses shall only occupy a maximum of 49% of the gross floor area of any building on a lot . This provision does not apply to office uses.

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Table 6.2A Institutional Zones Standards

Zone	Min. Lot Frontage (m)	Min. Front Yard Setback (m)	Min. Rear Yard Setback (m)	Min. Side Yard Setback (m)	Min. Flankage Yard Setback (m)	Max. Lot Coverage (%)	Max. Building Height (m)
I1	30	3	2	3	3	60	11 (1)
I2	30	6	6	3	3		13
I3	30	6	6	6	6		13

Table 6.2B Institutional Zones Standards Special Provisions

Special Provision Number	Description of Special Provision
1	Notwithstanding any other requirements of this By-law to the contrary, the maximum building height permitted is as shown on Schedule "C".