

## **Section 9 INSTITUTIONAL (I) ZONE**

### **9.1 Institutional Zone Regulations**

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 following provisions.

### **9.2 Permitted Main Uses**

1. Auditorium
2. Cemetery
3. Clinic
4. Continuum-of-Care Facility
5. Day Nursery
6. Fire Hall
7. Institutional Use
8. Municipal Office
9. Museum
10. Place of Worship
11. Public Authority Use or Public Utility subject to **Section 4.31**
12. Police Station
13. Post Office
14. Private Club
15. Private School
16. Public Library
17. Public Works Garage
18. Recreational Facility
19. School

### **9.3 Permitted Accessory Uses, Buildings and Structures**

1. Accessory Uses, Buildings and Structures subject to **Section 4.1**
2. Accessory dwelling unit
3. Home Based Business subject to **Section 4.13**

### **9.4 Zone Requirements**

The zone requirements for permitted uses in the I Zone shall be as set out in **Table 9.4**.

<b>Table 9.4 – I Zone Requirements</b>	
<b>All Uses</b>	
<b>Minimum Lot Area</b>	900 m <sup>2</sup> [9687 ft. <sup>2</sup> ] on partial services or 0.4 ha [1 ac.] on on-site water and sewage services
<b>Minimum Lot Frontage</b>	20 m [65.6 ft.] or 30 [98.4 ft.] on on-site water and sewage services
<b>Minimum Yard Requirements – Main Building</b>	
<b>Front Yard or Exterior Side Yard</b>	7 m [22.9 ft.]
<b>Interior Side Yard</b>	7 m [22.9 ft.]
<b>Rear Yard</b>	7 m [22.9 ft.] or 10 m [32.8 ft.] if abutting a residential use or zone
<b>Minimum Yard Requirements – Accessory Building (see also Section 4.1)</b>	
<b>Interior Side Yard or Rear Yard</b>	1.2 m [3.9 ft.] or 6 m [19.6 ft.] where a lot line abuts a residential use
<b>Maximum Height Requirements</b>	
<b>Main Building</b>	10 m [32.8 ft.]
<b>Accessory Building</b>	5 m [16.4 ft.]
<b>Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)</b>	
<b>Main Building</b>	70%
<b>Accessory Building</b>	5%
<b>Minimum Separation Distance Between Buildings Requirements</b>	
<b>Main Building and any Accessory Building</b>	3 [9.84 ft.]

**9.5 Additional Provisions**

1. All applicable provisions of **Section 4 – General Provisions** shall apply.

**9.6 Zone Exceptions**

See **Section 22** for details.

1. I-X1 (By-law 527)