

SECTION 21 - INSTITUTIONAL ZONE (I) REGULATIONS

21.1 General Use Regulations

No person shall within the I Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

21.1.1 Permitted Uses

- a) Churches, church halls, religious institutions;
- b) cemeteries;
- c) day care centres;
- d) Federal, Provincial and Municipal government offices, buildings and facilities and other public services;
- e) historical sites, museums and associated revenue generating uses including picnic areas, gift shops and restaurants;
- f) hospitals and clinics;
- g) libraries, art galleries and other cultural institutions;
- h) municipal water and sewage pumping stations and treatment facilities;
- i) police stations or fire halls;
- j) schools;
- k) community centres or assembly halls;
- l) accessory uses.

21.1.2 Permitted Buildings and Other Structures

- a) Buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses, in accordance with subsection 4.1 of this By-law.

21.1.3 Zone Provisions

Zone Provision	Requirement
Minimum Lot Area	no requirement
Minimum Lot Frontage	no requirement
Maximum Lot Coverage	35 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	40 %
Maximum Building Height	10 m (32.80 ft)
Minimum Front Yard	9 m (29.52 ft) or 15 m (49.21 ft) for lots without municipal sanitary sewers
Minimum Interior Side Yard	9 m (29.52 ft)
Minimum Exterior Side Yard	9 m (29.52 ft)
Minimum Rear Yard	9 m (29.52 ft)

21.2 Exceptions

The special regulations contained in subsection 21.2 shall apply to the area or areas defined below.

21.2.1 Defined Area I-1 as shown on Schedule "A", Map 40 to this By-law

- a) Permitted Uses
A parking lot only.
- b) Permitted Buildings and Other Structures
Parking facilities only.
- c) Zone Provisions
All lot and building requirements shall be in accordance with subsections 21.1.3 of this By-law.
- d) Other
All other provisions of this By-law pertaining to lands zoned I shall also pertain to lands zoned I-1.

21.2.2 Defined Area I-2 as shown on Schedule "A", Map 57 to this By-law

- a) Permitted Uses
Public halls, public and/or private clubs, a medical clinic, a nursing and/or rest home and accessory uses in addition to all other uses permitted in the I Zone as indicated in subsection 21.1.1 of this By-law and accessory uses.
- b) Permitted Buildings and Other Structures
Buildings and structures for the permitted uses.

- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 21.1.3 of this By-law.
- d) **Other**
All other provisions of this By-law pertaining to lands zoned I shall also pertain to lands zoned I-2.

21.2.3 Defined Area I-3 as shown on Schedule "A", Map 50 to this By-law

- a) **Permitted Uses**
The uses permitted in the I Zone as indicated in subsection 21.1.1 of this By-law and accessory uses except that cemeteries, day nurseries, schools, public services and government facilities are prohibited.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 21.1.3 of this By-law.
- d) **Other**
All other provisions of this By-law pertaining to lands zoned I shall also pertain to lands zoned I-3.

21.2.4 Defined Area I-4 as shown on Schedule "A", Map 28 to this By-law

- a) **Permitted Uses**
A church in addition to the uses permitted in the I Zone as indicated in subsection 21.1.1 of this By-law and accessory uses except a school.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 21.1.3 of this By-law.
- d) **Other**
All other provisions of this By-law pertaining to lands zoned I shall also pertain to lands zoned I-4.