

Institutional Zoning Districts

Section 9: Institutional Zoning Districts

9.1 General Regulations

In addition to the regulations contained in Sections 1 through 5 of this Bylaw, the following regulations shall apply to developments and signs within an Institutional Zoning District:

1. Accessory Buildings, Structures and Uses
 - a) In a circumstance where a proposed accessory building or structure cannot meet the regulations contained in Sections 6.1.1 a) or b), the setback shall be established at the common line at the discretion of the Development Officer.
 - b) Where an easement exists, which is greater in width than a required setback, the width of the easement shall become the minimum required setback.
2. Fences
 - a) Fences located in the front yard shall have a maximum height of 1.22 metres from grade.
 - b) Fences located in the side or rear yard shall have a maximum height of 1.9 metres from grade.
3. Projections
 - a) The regulations pertaining to Projections are contained in Section 6.1.3 of this Bylaw.
 - b) In the I2 – Institutional Medical Service Zoning District, one (1) side yard setback may be waived.
4. Parking

The regulations pertaining to Parking are contained in Section 5 of this Bylaw.
5. Landscaping
 - a) The minimum required front yard, except for crossings, shall be landscaped.

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- b) At the discretion of the Development Officer, where all required site elements cannot be reasonably accommodated, and where a City boulevard fronts or flanks a site, the required landscaping may be reduced by a distance equal to the width of the boulevard as measured from the property line to the established curb face, in accordance with the following:
 - i) No future right-of-way widening shall be planned for the adjacent roadway; and,
 - ii) The applicant entering into a Landscape Agreement with the City.

6. Signs

The regulations pertaining to Signs are contained in Section 13 of this Bylaw.

7. Custodial Care Facility

In addition to the regulations contained in the zoning districts where a Custodial Care Facility is permitted, the applicant may be required to provide proof of Provincial and Public Health approvals.

8. Garage and Yard Sales

The regulations pertaining to a Garage and Yard Sale are contained in Section 6.1.16 of this Bylaw.

9. Residential Care Facility

The regulations pertaining to a Residential Care Facility are contained in Section 6.1.12 of this Bylaw.

10. Child Care Centre

The regulations pertaining to a Child Care Centre are contained in Section 6.1.13 of this Bylaw.

11. Residential Day Care Facility

The regulations pertaining to a Residential Day Care Facility are contained in Section 4 of this Bylaw.

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12. Additional Dwelling Unit(s)
The regulations contained in Section 7.1 of this Bylaw shall apply.

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9.2 I1 – Institutional General

1. Purpose

The purpose of if the I1 – Institutional General Zoning District is to provide large parcels of land throughout the city to accommodate a diverse mixture of regional scale Institutional uses. Located along arterial and collector corridors, the intention of the I1 – Institutional General Zoning District is to ensure that larger scale uses such as schools and care facilities are appropriately accommodated within residential neighbourhoods and within the city.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 9.1 of this Bylaw, the development and parking standards for the I1 – Institutional General Zoning District are in accordance with the following:

I1 – INSTITUTIONAL GENERAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	835	24	-	3	3	22	-	-	-	-	-
Catering Service	835	24	7.5	3	3	22	65	-	10	-	-
Child Care Centre	835	24	7.5	3	3	22	65	-	13	-	-
Community Garden	835	24	7.5	3	3	-	65	-	-	-	-
Convent	835	24	7.5	3	3	22	65	-	1	10	-
Drug Store	835	24	7.5	3	3	22	65	-	6	-	-
Health Clinic	835	24	7.5	3	3	22	65	-	11	-	-
Home Based Business	835	24	7.5	3	3	22	65	-	2	-	-

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I1 – INSTITUTIONAL GENERAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Office	835	24	7.5	3	3	22	65	-	6	-	-
Parks and Playgrounds	835	24	7.5	3	3	-	65	-	-	-	-
Post Office	835	24	7.5	3	3	22	65	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Additional Dwelling Unit(s) ⁵	-	-	-	-	-	-	-	-	-	-	-
Boarding House	835	24	7.5	3	3	22	65	-	4	-	-
Business Complex	835	24	7.5	3	3	22	65	-	6 or 11	-	1
Business Group	835	24	7.5	3	3	22	65	-	6 or 11	-	1
Health Club	835	24	7.5	3	3	22	65	-	11 or 19	-	-
Food Kiosk	835	24	7.5	3	3	22	65	-	6	-	-
Parking at Grade	835	24	7.5	3	3	22	65	-	-	-	-
Personal Service Establishment	835	24	7.5	3	3	22	65	-	6	-	-
Research & Development Facility	835	24	7.5	3	3	22	65	-	10	-	1
Restaurant	835	24	7.5	3	3	22	65	-	7	-	1

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Discretionary Uses – Council											
Athletic & Recreational Facility	835	24	7.5	3	3	22	65	-	6 or 12	-	1
Campground	835	24	7.5	3	3	22	65	-	-	-	-
Cemetery	835	24	7.5	3	3	22	65	-	-	-	-
Community Workshop	835	24	7.5	3	3	22	65	-	16	-	1
Correctional Institution & Related Facilities	20,23 4	140	7.5	3	3	22	65	-	16	-	1
Courthouse	835	24	7.5	3	3	22	65	-	9 or 10	-	-
Elementary School	835	24	7.5	3	3	22	65	-	13	-	-
Excavating, Stripping and Grading ²	835	-	-	-	-	-	-	-	-	-	-
Parking Structure	835	24	7.5	3	3	22	65	-	-	-	-
Place of Worship	835	24	7.5	3	3	22	65	-	9	-	-
Post Secondary School	835	24	7.5	3	3	22	65	-	20	-	1
Protective & Emergency Services	835	24	7.5	3	3	22	65	-	6	-	-
Private School	835	24	7.5	3	3	22	65	-	20	-	-
Public Assembly	835	24	7.5	3	3	22	65	-	6 or 12	-	1
Residential Care Facility	835	24	7.5	3	3	22	65	-	5	-	-
Residential Day Care Facility	835	24	7.5	3	3	22	65	-	19	-	-
Secondary School	835	24	7.5	3	3	22	65	-	20	-	1
Shelter	232	7.6	-	-	-	-	-	-	17	-	-
Special Care Facility	835	24	7.5	3	3	22	65	-	5	20	-

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Waste Water Treatment Plant	835	24	7.5	3	3	22	65	-	10	-	1
Water Treatment Plant	835	24	7.5	3	3	22	65	-	10	-	1

Notes on Development Standards for the table above (I1 – Institutional General):

- ¹ The regulations in Section 4.2 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 9.1.5 of this Bylaw shall apply.
- ⁵ Parking for Additional Dwelling Units shall be as follows: Category 2 for up to four (4) dwelling units; and, Category 3, 20% Visitor, Barrier Free, and 1 Loading Space are required for five (5) or more dwelling units.

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9.3 I2 – Institutional Medical Service

1. Purpose

The purpose of the I2 – Institutional Medical Service Zoning District is to facilitate the development of a regional, institutional hub, focused on the provision of medical services, research and development, and advanced learning centers for medical related uses. Located along arterial corridors, which provides high visibility and ease of access, the intent of this zoning district is to provide the framework required for the City to continue to provide and expand on the medical services provided to the region.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 9.1 of this Bylaw, the development and parking standards for the I2 – Institutional Medical Service Zoning District are in accordance with the following:

I2 – INSTITUTIONAL MEDICAL SERVICE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	835	24	-	3	3	30	-	-	-	-	-
Catering Service	835	24	7.5	3	3	30	55	-	10	-	1
Child Care Centre	835	24	7.5	3	3	30	55	-	13	-	-
Community Garden	835	24	7.5	3	3	-	55	-	-	-	-
Drug Store	835	24	7.5	3	3	30	55	-	6	-	1
Health Clinic	835	24	7.5	3	3	30	55	-	11	-	1
Home Based Business	835	24	7.5	3	3	30	55	-	2	-	-
Office	835	24	7.5	3	3	30	55	-	6	-	1
Parks and Playgrounds	835	24	7.5	3	3	-	55	-	-	-	-

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I2 – INSTITUTIONAL MEDICAL SERVICE

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Personal Service Establishment	835	24	7.5	3	3	30	55	-	6	-	1
Post Office	835	24	7.5	3	3	30	55	-	6	-	1
Restaurant	835	24	7.5	3	3	30	55	-	7	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Additional Dwelling Unit(s) ⁵	-	-	-	-	-	-	-	-	-	-	-
Business Complex	835	24	7.5	3	3	30	55	-	6 or 11	-	1
Business Group	835	24	7.5	3	3	30	55	-	6 or 11	-	1
Food Kiosk	835	24	7.5	3	3	30	55	-	6	-	-
Parking at Grade	835	24	7.5	3	3	30	55	-	-	-	-
Private School	835	24	7.5	3	3	30	55	-	20	-	-
Research & Development Facility	835	24	7.5	3	3	30	55	-	10	-	1
Discretionary Uses – Council											
Athletic & Recreational Facility	835	24	7.5	3	3	30	55	-	6 or 12	-	1
Crematorium	835	24	7.5	3	3	30	55	-	9 or 13	-	1
Custodial Care Facility	835	24	7.5	3	3	30	55	-	5	-	-
Excavating, Stripping and Grading ²	835	-	-	-	-	-	55	-	-	-	-
Hospital	835	24	7.5	3	3	30	55	-	5	-	1

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I2 – INSTITUTIONAL MEDICAL SERVICE

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Methadone Dispensary	835	24	7.5	3	3	30	55	-	11	-	-
Multi-Unit Dwelling	835	24	7.5	3	3	10.7	55	-	3	20	1
Parking Structure	835	24	7.5	3	3	30	55	-	-	-	-
Place of Worship	835	24	7.5	3	3	30	55	-	9	-	-
Post Secondary School	835	24	7.5	3	3	30	55	-	20	-	1
Protective & Emergency Services	835	24	7.5	3	3	30	55	-	6	-	-
Public Assembly	835	24	7.5	3	3	30	55	-	6 or 12	-	1
Residential Care Facility	835	24	7.5	3	3	30	55	-	5	-	-
Residential Day Care Facility	835	24	7.5	3	3	30	55	-	19	-	-
Shelter	835	24	7.5	3	3	30	55	-	17	-	-
Special Care Facility	835	24	7.5	3	3	30	55	-	5	20	-
Veterinary Hospital	835	24	7.5	3	3	30	55	-	6	-	1

Notes on Development Standards for the table above (I2 – Institutional Medical Service):

- ¹ The regulations in Section 4.2 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 9.1.5 of this Bylaw shall apply.
- ⁵ Parking for Additional Dwelling Units shall be as follows: Category 2 for up to four (4) dwelling units; and, Category 3, 20% Visitor, Barrier Free, and 1 Loading Space are required for five (5) or more dwelling units.

(16 of 2020, s.1nnn. to 1rrr.; 13 of 2022, s. 1vv. to yy.; 2 of 2023, s.1w to z.; 14 of 2023, s.1a.ii.; 19 of 2024, s.1mm. to rr.; 26 of 2025, s.1.hhh. to III.)