

**SECTION 8: INSTITUTIONAL ZONES****8.2 COMMUNITY INSTITUTIONAL (I2) ZONE**

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Community Institutional I2 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

**8.2.1 PERMITTED USES**

Community Garden  
Day Nursery  
Duplex Dwelling  
Educational Establishment  
Emergency Shelter  
Museum  
Recreation  
Place of Worship  
Residential Care Facility  
Retirement Home  
Semi-Detached Dwelling  
Single Detached Dwelling  
Social Services Establishment  
Street Townhouse Dwelling  
Urban Farm  
Urban Farmers Market  
(By-law 14-238, September 10, 2014)  
(By-law 14-273, September 24, 2014)  
(By-law 15-107, April 22, 2015)

**8.2.2 PROHIBITED USES**

Educational Establishment consisting of a College or University

**8.2.3 REGULATIONS****8.2.3.1 EMERGENCY SHELTER,  
PLACE OF WORSHIP,  
RESIDENTIAL CARE  
FACILITY, RETIREMENT  
HOME AND SOCIAL  
SERVICES  
ESTABLISHMENT  
REGULATIONS**

- a) Minimum Lot Width                    30.0 metres
- b) Minimum Front Yard                3.0 metres
- c) Minimum Side Yard and            6.0 metres

## Flankage Yard

- d) Minimum Rear Yard (By-law No. 21-189, October 13, 2021) 7.5 metres
  - e) Maximum Building Height 10.5 metres
  - f) Minimum Landscaped Area 10% of the lot area
  - g) Maximum Capacity for Emergency Shelter, Residential Care Facility and Retirement Home Shall not exceed 50 residents
  - h) Location of Emergency Shelter and Residential Care Facility
    - i) Except as provided for in Subsection ii), herein, every Emergency Shelter or Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.
    - ii) Where the radial separation distance from the lot line of an Emergency Shelter, or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

- i) Parking In accordance with the requirements of Section 5 of this By-law.
  - j) Accessory Building In accordance with the requirements of Section 4.8 of this By-law.

## **8.2.3.2 EDUCATIONAL ESTABLISHMENT, MUSEUM AND RECREATION REGULATIONS**

- a) Minimum Yard  
(By-law 10-076, April 14, 2010)      6.0 metres where lot line abuts a Residential Zone lot line.  
(By-law No. 18-219, August 17, 2018)
  - b) Maximum Building Height
    - i) 10.5 metres;
    - ii) In addition to i) above, maximum building height may be equivalently increased as yard increases beyond minimum yard requirement, established in 8.2.3.2 a) above.
  - c) Parking      In accordance with the requirements of Section 5 of this By-law.
  - d) Accessory Building      In accordance with the requirements of Section 4.8 of this By-law.

### **8.2.3.3 SINGLE DETACHED DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS**

- a) Minimum Lot Area
    - i) 330.0 square metres;
    - ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.
  - b) Minimum Lot Width
    - i) 12.0 metres;
    - ii) Notwithstanding i) above, 15.0 metres shall be required for a

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- corner lot.
- |  |  |
|--|--|
| c) Minimum Front Yard  | i) 4.5 metre; and,   |
|  | ii) 5.8 metres for an attached garage.   |
| d) Minimum Side Yard   | 1.2 metres   |
| e) Minimum Flankage Yard   | 3.0 metres   |
| f) Minimum Rear Yard<br>(By-law No. 21-189, October 13,<br>2021) | 7.5 metres   |
| g) Maximum Building Height                                       | 10.5 metres  |
| h) Parking   | In accordance with the requirements of Section 5 of this By-law.   |
| i) Accessory Building  | In accordance with the requirements of Section 4.8 of this By-law.   |
| j) Home Business   | In accordance with the requirements of Section 4.21 of this By-law.<br>(By-law 14-238, September 10, 2014) |

#### **8.2.3.4 SEMI-DETACHED DWELLING REGULATIONS**

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|-------------------------------|---|
| a) Minimum Lot Area for Unit  | i) 210.0 square metres for each semi-detached dwelling unit.                          |
|                               | ii) Notwithstanding i) above, 240.0 square metres shall be required for a corner lot. |
| b) Minimum Lot Width for Unit | i) 7.5 metres for each dwelling unit in a semi-detached dwelling.                     |
|                               | ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit.         |
| c) Minimum Front Yard         | i) 4.5 metres; and,   |

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- ii) 5.8 metres for an attached garage.
- d) Minimum Side Yard 1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.
- e) Minimum Flankage Yard 3.0 metres
- f) Minimum Rear Yard 7.5 metres  
(By-law No. 21-189, October 13, 2021)
- g) Maximum Building Height 10.5 metres
- h) Parking In accordance with the requirements of Section 5 of this By-law.
- i) Accessory Building In accordance with the requirements of Section 4.8 of this By-law.
- j) Home Business In accordance with the requirements of Section 4.21 of this By-law.  
(By-law 14-238, September 10, 2014)

**8.2.3.5 STREET TOWNHOUSE DWELLING REGULATIONS**

- a) Minimum Lot Area for Unit
  - i) 165.0 square metres for each dwelling unit.
  - ii) Notwithstanding i) above, 195.0 square metres shall be required for a corner lot.
- b) Minimum Unit Width 6.0 metres
- c) Minimum Front Yard
  - i) 4.5 metre; and,
  - ii) 5.8 metres for an attached garage.
- d) Minimum Side Yard 1.2 metres except for the side yard

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		related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted.
e)	Minimum Flankage Yard	3.0 metres
f)	Minimum Rear Yard (By-law No. 21-189, October 13, 2021)	7.5 metres
g)	Maximum Building Height	10.5 metres
h)	Parking	In accordance with the requirements of Section 5 of this By-law.
i)	Accessory Building	In accordance with the requirements of Section 4.8 of this By-law.
j)	Home Business	In accordance with the requirements of Section 4.21 of this By-law. (By-law 14-238, September 10, 2014)
<b>8.2.3.6</b>	<b>URBAN FARM REGULATIONS</b> (By-law 14-173, September 24, 2014)	In accordance with the requirements of Section 4.26 of this By-law.
<b>8.2.3.7</b>	<b>COMMUNITY GARDEN REGULATIONS</b> (By-law 14-173, September 24, 2014)	In accordance with the requirements of Section 4.27 of this By-law.
<b>8.2.3.8</b>	<b>URBAN FARMERS MARKET REGULATIONS</b> (By-law 15-107, April 22, 2015)	In accordance with the requirements of Section 4.28 of this By-law.
<b>8.2.3.9</b>	<b>ADDITIONAL DWELLING UNIT REGULATIONS</b> (By-law 21-071, May 12, 2021) (By-law No. 22-132, June 08, 2022)	In accordance with the requirements of Section 4.33 of this By-law.