

8.0 INSTITUTIONAL

8.1 GENERAL

8.1.1 No person shall hereafter use any lands, nor erect, *alter*, enlarge or use any *buildings or structures* in any Institutional *Zone* except in accordance with the provisions of this section and Section 4.0 of this By-law.

8.2 PERMITTED USES

8.2.1 The permitted *uses* in the Institutional *Zone* are listed in Table 8.2.

Table 8.2			
Uses	Zones		
	Major Institution (I-M)	Institutional (I)	Educational Institution (I-E)
<i>Arena</i>	X		
<i>Art Gallery</i>	X		
<i>Assembly Hall</i>		X	
<i>Cemetery</i>	X		
<i>College</i>	X		
<i>Community Centre</i>		X	
<i>Court House</i>	X		
<i>Crisis Care Facility</i>		X	
<i>Day Nursery</i>		X	X
<i>Dormitory</i>	X		
<i>Emergency Services Depot</i>	X		
<i>Gaol</i>	X		
<i>Group Home</i>		X	
<i>Hospital</i>	X		
<i>Library</i>	X	X	
<i>Museum</i>	X		
<i>Nursing Home</i>		X	
<i>Office, Medical</i>		X	
<i>Place of Worship</i>		X	
<i>Private Academy, Philanthropic or Religious School</i>		X	X
<i>Religious Institution</i>	X		
<i>Rest Home or Home for the Aged</i>		X	
<i>Retirement Home</i>		X	
<i>School</i>			X
<i>Senior Citizen Home</i>		X	
<i>Training and Rehabilitation Centre</i>		X	X
<i>University</i>	X		

8.3 INSTITUTIONAL STANDARDS

8.3.1 The *uses* permitted in the Institutional *Zone* are subject to the development standards referenced in Table 8.3.

		Table 8.3		
		Zones		
		Major Institutional (I-M)	Institutional (I)	Education Institutional (I-E)
Lot Area (min.)		5000m ²	1500m ²	1500m ²
Lot Frontage (min.)		45m	30m	30m
Front yard (min.)		9m	7m	7m
Side Yard (min.)		9m	5m	5m
Side Yard Adjoining	Residential Zone (min.)	15m	9m	9m
	Street (min.)	9m	7m	7m
Rear Yard (min.)		7m	7m	7m
Rear Yard Adjoining	Residential Zone (min.)	15m	9m	9m
	Street (min.)	7m	7m	7m
Lot Coverage (max.)		35%	35%	35%
Landscaped Open Space (min.)		35%	35%	35%
Building Height (max.)			15m ⁽¹⁾	15m

⁽¹⁾ Calculation of building height shall exclude the steeple or bell tower.

8.3.2 Additional Standards for Group Homes and Crisis Care Facilities

Group homes and crisis care facilities must be located in fully detached buildings. A minimum distance of 300m shall separate each *group home* and each *crisis care facility* and they shall be separated 300m from each other.

8.3.3 Additional Standards for Rest Homes and Retirement Homes

A minimum floor area of 20m² shall be provided for each person accommodated in a *rest home* or *retirement home*.

8.3.4 Additional Standards for Dormitory

- a) *Suites* containing a *kitchen*, at least 1 bathroom and a sleeping area shall be regarded as a separate *apartment dwelling unit*.
- b) At least 1 *kitchen* shall be provided for every 20 students.
- c) Each sleeping room or *suite* to be rented shall have a minimum of 7m² of habitable space.

8.3.5 Additional Standards for Schools**8.3.5.1 Parking and Portable Classrooms**

School parking areas and portable classrooms shall be set back a minimum of 20m from any Residential *Zone* and shall be effectively screened from adjacent Residential *uses* by a landscape buffer area. Notwithstanding the foregoing, a portable classroom may be permitted a minimum of 9m from a Residential *Zone* provided that a continuous landscaped buffer area with a minimum width of 3m and a chain link fence is constructed along the *lot line*. The *Landscaped Buffer Area* shall be provided along that portion of the closest *lot line* directly opposite the portable classroom(s) and extend a minimum of 6m beyond the end of the portable classroom(s).

8.3.5.2 Landscaped Open Space

Notwithstanding the standards set out in Table 8.3, elementary *schools* shall be required to provide a *landscaped open space* of 1ha in area and secondary *schools* shall be required to provide a *landscaped open space* of 1.5ha in area.