

8.3 MAJOR INSTITUTIONAL (I3) 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 Major Institutional I3 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:

8.3.1 PERMITTED USES

Child Care Centre
 Community Garden
 Educational Establishment
 Emergency Shelter
 Hospital
 Lodging House
 Long Term Care Facility
 Medical Clinic
 Multiple Dwelling
 Place of Worship
 Recreation
 Residential Care Facility
 Retirement Home
 Social Services Establishment
 Street Townhouse Dwelling
 Urban Farm
 Urban Farmers Market
 (By-law 11-276, November 16, 2011)
 (By-law 14-238, September 10, 2014)
 (By-law 14-273, September 24, 2014)
 (By-law 15-107, April 22, 2015)
 (By-law No. 25-155, August 06, 2025)

8.3.2 REGULATIONS

**8.3.2.1 EMERGENCY SHELTER,
LONG TERM CARE
FACILITY, PLACE OF
WORSHIP, RESIDENTIAL
CARE FACILITY,
RETIREMENT HOME AND
SOCIAL SERVICES
ESTABLISHMENT
REGULATIONS**

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| a) Minimum Lot Width | 30.0 metres |
| b) Minimum Side Yard | 7.0 metres |
| c) Minimum Rear Yard | 7.5 metres |

SECTION 8: INSTITUTIONAL ZONES**ZONING BY-LAW**

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| d) Maximum Building Height | 18.0 metres |
| e) Minimum Landscaped Area | 10% of the lot area |
| f) Maximum Capacity for Residential Care Facility | Shall not exceed 50 residents |
| g) Location of Emergency Shelter and Residential Care Facility | <p>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.</p> <p>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.</p> |
| 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. |
- (By-law No. 21-189, October 13, 2021)

8.3.2.2 EDUCATIONAL ESTABLISHMENT, HOSPITAL, LODGING HOUSE, MEDICAL CLINIC, MULTIPLE DWELLING AND RECREATION REGULATIONS

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| a) Minimum Side and Rear Yard | 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) 18.0 metres;

ii) In addition to i) above, maximum building height may be equivalently increased as yard increases beyond minimum yard requirement, established in 8.3.2.2 a) above |
| c) Location of Multiple Dwelling and Lodging House | Shall only be permitted on the same lot as an Educational Establishment, Retirement Home or Long Term Care Facility
(By-law 11-276, November 16, 2011) |
| d) Parking | In accordance with the requirements of Section 5 of this By-law. |
| e) Accessory Building | In accordance with the requirements of Section 4.8 of this By-law. |
| f) Home Business | In accordance with the requirements of Section 4.21 of this By-law.
(By-law 14-238, September 10, 2014) |

(By-law 08-227, September 24, 2008)
 (By-law 11-276, November 16, 2011)
 (By-law 14-238, September 10, 2014)

8.3.2.3 STREET TOWNHOUSE DWELLING REGULATIONS

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| a) Minimum Lot Area for Unit | i) 165.0 square metres for each dwelling unit. |
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SECTION 8: INSTITUTIONAL ZONES**ZONING BY-LAW**

- 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 metres; and,
 - 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 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 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)

8.3.2.4 CHILD CARE CENTRE 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 Front Yard
 - i) 4.5 metre; and,

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- ii) 5.8 metres for an attached garage
- c) Minimum Side Yard 1.2 metres
- d) Minimum Flankage Yard 3.0 metres
- e) Minimum Rear Yard 7.5 metres
(By-law No. 21-189, October 13, 2021)
- f) Maximum Building Height 10.5 metres
- g) Parking In accordance with the requirements of Section 5 of this By-law.
- h) Accessory Building In accordance with the requirements of Section 4.8 of this By-law.

(By-law 07-101, March 28, 2007)
(By-law No. 25-155, August 06, 2025)

- 8.3.2.5 URBAN FARM REGULATIONS**
(By-law 14-273, September 24, 2014) In accordance with the requirements of Section 4.26 of this by-law.
- 8.3.2.6 COMMUNITY GARDEN REGULATIONS**
(By-law 14-273, September 24, 2014) In accordance with the requirements of Section 4.27 of this by-law.
- 8.3.2.7 URBAN FARMERS MARKET REGULATIONS**
(By-law 15-107, April 22, 2015) In accordance with the requirements of Section 4.28 of this By-law.