

## **8.1 NEIGHBOURHOOD INSTITUTIONAL (I1) 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 Neighbourhood Institutional I1 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:

### **8.1.1 PERMITTED USES**

Child Care Centre  
Community Garden  
Duplex Dwelling  
Educational Establishment  
Emergency Shelter  
Fourplex Dwelling  
Museum  
Place of Worship  
Residential Care Facility  
Retirement Home  
Semi-Detached Dwelling  
Single Detached Dwelling  
Street Townhouse Dwelling  
Triplex Dwelling  
Urban Farm  
Urban Farmers Market  
(By-law No. 14-238, September 10, 2014)  
(By-law No. 14-273, September 24, 2014)  
(By-law No. 15-107, April 22, 2015)  
(By-law No. 25-075, April 16, 2025)  
(By-law No. 25-155, August 06, 2025)

### **8.1.2 PROHIBITED USES**

Educational Establishment consisting of a Secondary School, College or University

### **8.1.3 REGULATIONS**

#### **8.1.3.1 EMERGENCY SHELTER, RESIDENTIAL CARE FACILITY, PLACE OF WORSHIP AND RETIREMENT HOME REGULATIONS**

- a) Minimum Lot Area 330.0 square metres;
- b) Maximum Lot Area for a Place of Worship 1.0 hectare

- c) Minimum Lot Width 12.0 metres
- d) Minimum Front Yard 6.0 metres
- e) Minimum Side Yard 1.2 metres
- f) Minimum Flankage Yard 3.0 metres
- g) Minimum Rear Yard 7.5 metres  
(By-law No. 21-189, October 13, 2021)
- h) Maximum Building Height 10.5 metres
- i) Maximum Capacity for Residential Care Facility and Retirement Home Shall not exceed 15 residents
- j) 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.

k) Parking In accordance with the requirements of Section 5 of this By-law.

l) Accessory Buildings In accordance with the requirements of Section 4.8 of this By-law.

**8.1.3.2 EDUCATIONAL ESTABLISHMENT AND MUSEUM REGULATIONS**

a) Minimum 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) 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 8.1.3.2 a) above.

c) Parking In accordance with the requirements of Section 5 of this By-law.

d) Accessory Buildings In accordance with the requirements of Section 4.8 of this By-law.

**8.1.3.3 SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND CHILD CARE CENTRE REGULATIONS**

a) Minimum Lot Area 360.0 square metres;

b) Minimum Lot Width 12.0 metres

c) Minimum Front Yard i) 4.0 metres; and,  
ii) Notwithstanding Section 8.1.3.3 c) i), for lots identified on Figure 36 of Schedule "F" – Special

Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:

1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;
2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
3. In no cases shall the setback from the front lot line be less than 0.5 metres.

d) Minimum Side Yard	1.2 metres
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) Minimum Landscaped Area	i) 30% ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.

(By-law No. 14-238, September 10, 2014)  
(By-law No. 25-075, April 16, 2025)  
(By-law No. 25-155, August 06, 2025)

#### **8.1.3.4 SEMI-DETACHED DWELLING REGULATIONS**

**SECTION 8: INSTITUTIONAL ZONES**

a) Minimum Lot Area 270.0 square metres for each semi-detached dwelling unit.

b) Minimum Lot Width for Unit 9.0 metres for each dwelling unit in each semi-detached dwelling.

c) Minimum Front Yard

- i) 4.0 metres; and,
- ii) Notwithstanding Section 8.1.3.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following:

1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;
2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
3. In no cases shall the setback from the front lot line be less than 0.5 metres.

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

**SECTION 8: INSTITUTIONAL ZONES**

(By-law No. 21-189, October 13, 2021)

- g) Maximum Building Height 10.5 metres
- h) Minimum Landscaped Area
  - i) 30%
  - ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.

(By-law No. 07-101, March 28, 2007)

(By-law No. 14-238, September 10, 2014)

(By-law No. 25-075, April 16, 2025)

**8.1.3.5 STREET TOWNHOUSE DWELLING REGULATIONS**

- a) Minimum Lot Area for each Dwelling Unit 180.0 square metres for each dwelling unit;
- b) Minimum Unit Width for each Dwelling Unit 6.0 metres;
- c) Minimum Setback from the Front Lot Line 4.0 metres;
- d) Minimum Setback from a Side Lot Line 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 Setback from a Flankage Lot Line 3.0 metres;
- f) Minimum Setback from the Rear Lot Line 7.5 metres;
- g) Maximum Building Height 10.5 metres;
- h) Landscaped Area In accordance with the requirements of Section 4.35 a) and b) of this By-law.

(By-law No. 25-075, April 16, 2025)

**8.1.3.6 FOURPLEX DWELLING REGULATIONS**

**SECTION 8: INSTITUTIONAL ZONES**

- a) Minimum Lot Area 360.0 square metres;
- b) Minimum Lot Width 12.0 metres;
- c) Minimum Setback from the Front Lot Line
  - i) 4.0 metres
  - ii) Notwithstanding Section 8.1.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:
    - 1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;
    - 2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
    - 3. In no cases shall the setback from the front lot line be less than 0.5 metres.
- d) Minimum Setback from a Side Lot Line 1.2 metres, and a minimum aggregate of 3.5 metres;
- e) Minimum Setback from a Flankage Lot Line 3.0 metres;
- f) Minimum Setback from the Rear Lot Line 7.5 metres;
- g) Maximum Building Height 10.5 metres;
- h) Maximum Lot Coverage 40%;
- i) Minimum Landscaped Area
  - i) 30%
  - ii) Within the landscaped area, the

requirements of Section 4.35 of this By-law shall apply.

- j) Visual Barrier
  - i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.
  - ii) Notwithstanding Section 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).
- k) Amenity Area
  - i) Waste Storage

(By-law No. 25-075, April 16, 2025)

**8.1.3.7 URBAN FARM REGULATIONS**

(By-law No. 14-173, September 24, 2014)

In accordance with the requirements of Section 4.26 of this By-law.

**8.1.3.8 COMMUNITY GARDEN REGULATIONS**

(By-law No. 14-173, September 24, 2014)

In accordance with the requirements of Section 4.27 of this By-law.

**8.1.3.9 URBAN FARMERS MARKET REGULATIONS**

(By-law No. 15-107, April 22, 2015)

In accordance with the requirements of Section 4.28 of this By-law.