

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

Child Care Centre  
 Community Garden  
 Duplex Dwelling  
 Educational Establishment  
 Emergency Shelter  
 Fourplex Dwelling  
 Museum  
 Recreation  
 Place of Worship  
 Residential Care Facility  
 Retirement Home  
 Semi-Detached Dwelling  
 Single Detached Dwelling  
 Social Services Establishment  
 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)

**8.2.2 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 |
|----------------------|-------------|

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

- |  |   |
|--|---|
| b) Minimum Front Yard  | 3.0 metres  |
| c) Minimum Side Yard and Flankage Yard   | 6.0 metres  |
| d) Minimum Rear Yard<br>(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                           | <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</p> |

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 No. 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, 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 8.2.3.3 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 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 7.5 metres  
(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. 14-238, September 10, 2014)

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

(By-law No. 25-155, August 06, 2025)

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

- |                               |  |
|-------------------------------|--|
| a) Minimum Lot Area for Unit  | i) 270.0 square metres for each semi-detached dwelling unit.   |
| b) Minimum Lot Width for Unit | i) 9.0 metres for each dwelling unit in a semi-detached dwelling.  |
| c) Minimum Front Yard         | <p>i) 4.0 metres; and,</p> <p>ii) Notwithstanding Section 8.2.3.4 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:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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</li> <li>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</li> </ol> |
| 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) Minimum Landscape Area
  - i) 30%
  - iii) 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)

#### **8.2.3.5 STREET TOWNHOUSE DWELLING REGULATIONS**

- a) Minimum Lot Area for Unit 180.0 square metres for each dwelling unit.
- b) Minimum Unit Width 6.0 metres
- c) Minimum Front Yard 4.0 metres; and,
- 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) Landscaped Area In accordance with the requirements of Section 4.35 a) and b) of this By-law.

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

**8.2.3.6 FOURPLEX DWELLING REGULATIONS**

- |   |  |
|---|--|
| a) Minimum Lot Area for Unit                | 360.0 square metres;   |
| b) Minimum Lot Width                        | 12.0 metres  |
| c) Minimum Setback from the Front Lot Line  | <p>i) 4.0 metres;</p> <p>ii) Notwithstanding Section 8.2.3.6 c) i), for the 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:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</li> </ol> |
| 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 a Rear Lot Line     | 7.5 metres;  |

**SECTION 8: INSTITUTIONAL ZONES**

**ZONING BY-LAW**

- g) Maximum Building Height 10.5 metres;
- h) Maximum Lot Coverage 40%;
- i) Minimum Landscaped Area
  - i) 30%;
  - ii) Within the landscape 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 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).
- k) Amenity Area
 

Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.
- l) Waste Storage
 

Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.

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

**8.2.3.7 URBAN FARM REGULATIONS** In accordance with the requirements of Section 4.26 of this By-law.  
 (By-law No. 14-173, September 24, 2014)  
 (By-law No. 25-075, April 16, 2025)

**8.2.3.8 COMMUNITY GARDEN REGULATIONS** In accordance with the requirements of Section 4.27 of this By-law.  
 (By-law No. 14-173, September 24, 2014)  
 (By-law No. 25-075, April 16, 2025)

**8.2.3.9 URBAN FARMERS MARKET REGULATIONS** In accordance with the requirements of Section 4.28 of this By-law.  
 (By-law No. 15-107, April 22, 2015)  
 (By-law No. 25-075, April 16, 2025)



***SECTION 8: INSTITUTIONAL ZONES***