

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**

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

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- d) Maximum Building Height 18.0 metres
- e) Minimum Landscaped Area 10% of the lot area

- f) Co-Location of Residential Care Facility and Social Services Establishment in the Same Building

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

Notwithstanding any requirement in the definition of Residential Care Facility in Section 3 of this By-law that such use must be in a fully detached residential building, in the I3 Zone, a Social Services Establishment and Residential Care Facility are permitted to be located in the same building.

- g) Location of Emergency Shelter

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

- i) Except as provided for in Subsection ii), herein, every Emergency Shelter 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 an Emergency Shelter, Corrections Residence or Correctional Facility.

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

- ii) Where the radial separation distance from the lot line of an Emergency Shelter, 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 Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

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h) Location of Residential Care Facility

Within the area identified on Figure 55 of Schedule "F" – Special Figures of this By-law, every 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.

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

i) Parking

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

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

j) Accessory Building

In accordance with the requirements of Section 4.8 of this By-law.

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

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

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

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

Shall only be permitted on the same lot

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Dwelling and Lodging
House

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

- 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 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)

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- 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,
 - 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

In accordance with the requirements

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(By-law 14-273, September 24, 2014)

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.