



SECTION 24: INSTITUTIONAL (I1) ZONE

24.1 PERMITTED USES

No person within any Institutional (I1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Accessory use;
- b) Club;
- c) Elementary school;
- d) Fire hall;
- e) Municipal use;
- f) Place of worship;
- g) Playground;
- h) Public park.

24.2 ZONE REQUIREMENTS

No person with any Institutional (I1) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

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| a) Minimum front yard | 9.0 m |
| b) Minimum rear yard | 7.5 m |
| c) Minimum interior side yard | 4.5 m |
| d) Minimum exterior side yard | 7.5 m |
| e) Maximum lot coverage | 20.0 % |
| f) Maximum building height | 9.0 m |
| g) Maximum height of an accessory building | 6.0 m in
accordance with
Section 6.3.3 |

24.3 ZONE EXCEPTIONS

24.3.1 Institutional Exception 1 (I1-1) Zone

Notwithstanding Section 6.42, on lands zoned I1-1 and shown on Schedule “A” (Maps 7 and 47), the provisions of Section 24 shall apply with the exception that the front yard setback from the County Road shall not be required.



SECTION 25: COMMUNITY USE (I2) ZONE

25.1 PERMITTED USES

No person shall hereafter change the use of any building, structure or land, or erect or use any building or structure in a Community Use (I2) Zone, except for following uses:

- a) Accessory use;
- b) Arena, curling or skating rink;
- c) Art gallery;
- d) Cemetery, other than those included under Section 7.1;
- e) Community park, park or recreation trail;
- f) Day nursery or day care centre;
- g) Elementary school;
- h) Emergency services depot/hall;
- i) Fairground;
- j) Fire hall;
- k) Golf course;
- l) Government office;
- m) Health care facility;
- n) Library;
- o) Municipal use;
- p) Museum;
- q) Park, public or private;
- r) Place of assembly;
- s) Place of worship;
- t) Police station;
- u) Post office;
- v) Public transportation terminal;
- w) Secondary school;
- x) Single detached dwelling.



25.2 ZONE REQUIREMENTS

In a Community Use (I2) Zone, no person shall hereafter erect or use a building except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a) Minimum lot area	5,000.0 m ²
b) Minimum lot frontage	45.0 m
c) Minimum front yard setback	12.0 m
d) Minimum exterior side yard setback	9.0 m
e) Minimum interior side yard setback	6.0 m
f) Minimum rear yard setback	9.0 m
g) Maximum lot coverage	50.0 %
h) Maximum building height	15.0 m
i) Maximum height of an accessory building	6.0 m in accordance with Section 6.3.3
j) Maximum gross floor area as % of lot area	100.0 %

25.3 ZONE EXCEPTIONS

25.3.1 Community Use Exception 1 (I2-1) Zone

Notwithstanding Section 25.1, on lands zoned I2-1 and shown on Schedule “A” (Map 24), the provisions of Section 25 shall apply with the exception that:

- The only permitted use shall be a medium secure custody unit accommodating a maximum of twelve residents at any given time, a correctional group home and accessory uses, which may include a school.
- That buildings and structures are in accordance with the provisions of Section 6 of this By-law.
- A maximum bed capacity of 40, which does not include staff.

25.3.2 Community Use Exception 2 (I2-2) Zone

Notwithstanding Section 25.2, on lands zoned I2-2 and shown on Schedule “A” (Map 42), the regulations of Section 25 shall apply with the following exceptions:



- a) Section 25.2 c) shall not apply.
- b) The minimum rear yard depth shall be 1.5 metres.
- c) The minimum interior side yard depth shall be 0.6 metres.
- d) The minimum exterior side yard depth shall be nil.
- e) The parking requirement shall be 7 spaces.

25.3.3 Community Use Exception 3 (I2-3) Zone

Notwithstanding Section 25.1, on lands zoned I2-3 and shown on Schedule “A” (Map 41), a funeral home and associated residential uses shall be the only permitted use.

25.3.4 Community Use Exception 4 (I2-4) Zone

Notwithstanding Section 6.17 and 25.1, on lands zoned I2-4 and shown on Schedule “A” (Map 41), a 15-bed group home and an associated school shall be the only permitted uses.

25.3.5 Community Use Exception 5 (I2-5) Zone

Notwithstanding Section 25, on lands zoned I2-5 and shown on Schedule “A” (Map 42), only one institutional building shall be permitted.