



10.14 I - INSTITUTIONAL DISTRICT

10.14.1 I PURPOSE

The purpose of this District is to provide for the development of uses of a community service nature.



Figure 10.14a: I Built Form Examples

10.14.2 I PERMITTED AND DISCRETIONARY USES

a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for the Permitted and Discretionary Uses listed within 10.14.2 b) and c) and shall ensure:

- i. Eating and Drinking Establishment; Health Service; Financial Service; Professional, Office, Government, and Business Service; and Retail, General shall only be considered Permitted or Discretionary Uses if accessory to a principal use; and
- ii. That any Use which includes a drive-in business shall be considered neither Permitted nor Discretionary Uses.



b) I PERMITTED USES	c) I DISCRETIONARY USES
<p>Assisted Living Facility</p> <p>Business Support Service</p> <p>Child Care Facility</p> <p>Community Garden</p> <p>Cultural and Community Facility</p> <p>Health Service</p> <p>Hospital</p> <p>Parking Facility</p> <p>Place of Worship</p> <p>Protection and Emergency Services</p> <p>Public Park</p> <p>Public Utility</p> <p>Renewable Energy Device, Limited</p> <p>School</p> <p>Sign, A-Frame</p> <p>Sign, Fascia</p> <p>Sign, Freestanding</p> <p>Sign, Marquee or Canopy</p> <p>Sign, Portable</p> <p>Sign, Projecting</p> <p>Accessory development to any use listed in subsection 10.14.2 b) or c)</p>	<p>Cemetery</p> <p>Eating and Drinking Establishment</p> <p>Financial Service</p> <p>Personal Service</p> <p>Professional, Office, Government, and Business Service</p> <p>Retail, General</p> <p>Shipping Container</p> <p>Sign, Inflatable</p>



10.14.3 I SUBDIVISION STANDARDS

	INTERIOR OR CORNER LOT
a) Lot Width	At the discretion of the Development Authority
b) Lot Depth	At the discretion of the Development Authority
c) Lot Area	465.0m ² (5,005.2ft ²) minimum

10.14.4 I DEVELOPMENT STANDARDS

	INTERIOR OR CORNER LOT
a) Front Setback	6.0m (19.7ft) minimum
b) Side Setback	4.5m (14.8ft) minimum
c) Rear Setback	7.5m (24.6ft) minimum
d) Height	Principal Building: Four (4) storeys, 16.0m (52.5ft) maximum
e) Lot Coverage	45% maximum for all buildings and structures

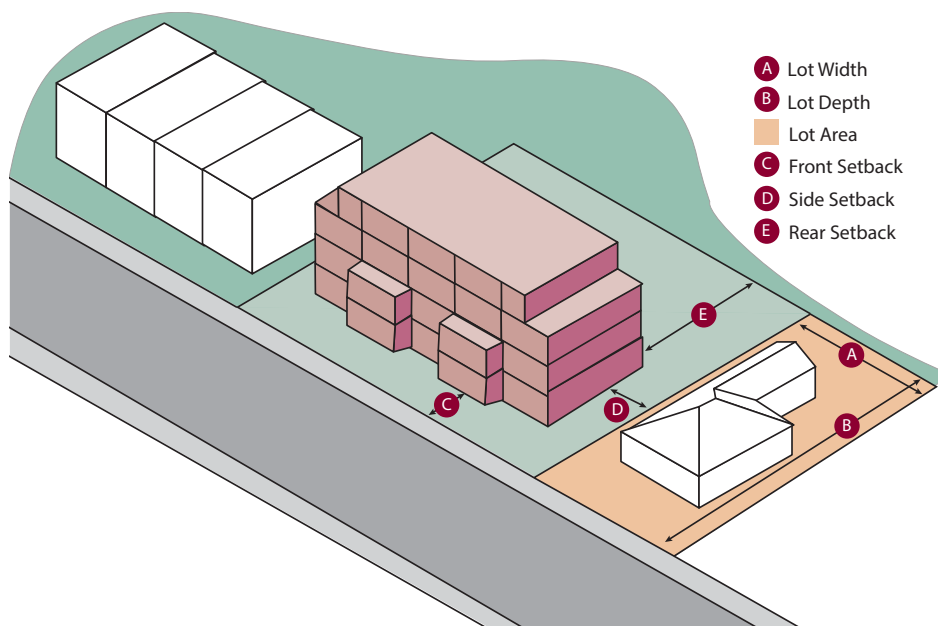


Figure 10.14b: I Subdivision and Development Standards

10.14.5 ADDITIONAL DEVELOPMENT REGULATIONS FOR I:

- a) Fencing shall not be permitted within the front yard area.
- b) All development and uses within this Land Use District are subject to the applicable provisions of **Part 6 – General Regulations for all Land Use Districts**, **Part 7 – Parking and Loading Standards**, **Part 8 – Sign Regulations**, and Sections 10.1 to 10.7 of **Part 10 – Non-Residential Land Use Districts**.

