

INSTITUTIONAL DISTRICT – I

INTENT: This district is intended to provide for institutional, government, public and semi-public uses along with both private and public land for outdoor recreation and parks which are compatible and complimentary with adjacent land uses.

1. PERMITTED USES

- Accessory Buildings, Structures & Uses
- Alternative Energy, Individual Solar
- Child Care Facility
- Public & Institutional Buildings & Uses
- Public Park / Playgrounds
- Public (Municipal) Recreation Facilities
- Public or Private Utility
- Signs
- Temporary Shipping Container A (less than 6 months) & B

DISCRETIONARY USES

- Alternative Energy, SWECS
- Assisted Living
- Cemetery
- Club or Fraternal Organization
- Commercial Recreation
- Community Association Building or Community Hall
- Golf Course
- Group Care Facility
- Hospital
- Medical Health Facility
- Moved-in Buildings
- Museums
- Outdoor Storage
- Quasi-Public Buildings & Uses
- Religious Assembly (churches)
- Rodeo & Exhibition Facilities
- Schools
- Senior Residential Care Home (private)
- Shipping Container (permanent)
- Telecommunication Towers/Antenna Structure
- Temporary Uses

PROHIBITED USES

Recreational Vehicles as Residences

* Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m ²	sq ft
Permitted Uses ¹	15	50	--	--	557	5,995
Discretionary Uses ²	As required by the Municipal Planning Commission					

NOTE: ¹ The minimum lot size for parks, buffer strips, and playgrounds shall be at the discretion of the Development Officer or Municipal Planning Commission as determined necessary.

NOTE: ² The minimum lot size required shall have consideration for the minimum parking requirements to be provided in relation to the intended use.

3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Permitted Use - Principal	7.5	25	7.5	25	1.5	5	4.5	15
Permitted Use - Accessory ¹	7.5	25	7.5	25	1.5	5	1.5 ²	5
Discretionary Uses	As Required by the Municipal Planning Commission							

NOTE: ¹ An accessory building must be separated from the Principal Building by 1.5 metres or the Principal Building setbacks will apply.

NOTE: ² The rear yard setback shall be 2.5 metres if a vehicular entrance is located adjacent to the rear lot line.

4. MAXIMUM SITE COVERAGE

PERMITTED USES:

Principal Building: 50%

Accessory Buildings/structures: 10%

- For residential uses - If a dwelling has an attached garage the principal building site coverage may be allowed up to 60% but any associated accessory building/structure site coverage shall be decreased accordingly to not exceed the total combined coverage.

TOTAL Combined Coverage of all principal and accessory buildings: 60%

DISCRETIONARY USES:

As required by the Municipal Planning Commission

5. MAXIMUM BUILDING HEIGHT

Principal Buildings: 15 m (50 ft)

Accessory Buildings: 5.5 m (18 ft)

6. SPECIAL DEVELOPMENT STANDARDS

The Municipal Planning Commission shall consider discretionary uses based on the lot size, servicing needs, and development standards to be applied in relation to the development needs, and may approve a development permit subject to conditions to address such matters or to mitigate potential impacts to neighbouring developments or uses.

The following Parts and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the bylaw and the Development Officer for details.

7. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6

Accessory Buildings – Part 5, Section 20

Alternative energy – Part 6, Section 1

Fences – Part 5, Section 20

Landscaping – Part 5, Section 13
Moved-in building – Part 6, Section 14
Parking & Loading – Part 5, Sections 13 & 14
Shipping containers Part 6, Section 21
Storage & Screening – Part 5, Section 22

8. SIGN REGULATIONS – Part 7

9. TELECOMMUNICATION ANTENNA SITING PROTOCOL – Part 9