

SECTION 12 INSTITUTIONAL ZONE

12.0 General Provisions

Within the Institutional (P) Zone, no land shall be used, and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Section 12.1, subject to the applicable regulations in this section and Sections 4 (General Regulations) and 5 (Transportation Provisions) of this Zoning By-law.

12.1 Permitted Uses

Uses	Permitted
Art Gallery	✓
Artisan Studio or Maker Place	✓
Cemetery/Mausoleum/Funeral Establishment (may include Reception Centre, Crematorium and Offices)	✓
Child Care	✓
Community Building/Centre	✓
Cultural Facility	✓
Domiciliary Hostels	✓
Education Facility (includes University/College)	✓
Emergency Services (Police, Fire and Ambulance)	✓
Funeral Home	✓
Government building	✓
Health Services Facility	✓
Hospice	✓
Hospital	✓
Library	✓
Museum	✓
Place of Worship	✓
Public Recreational Use	✓
Residential Care facility	✓
Sanatorium	✓
School – Public Elementary or Highschool	✓
School – Private (Holding Provincial Charter as a School)	✓
Social Service Establishment	✓
Senior Citizen Centre	✓
Youth Recreation Centre	✓

Uses	Permitted
Accessory Uses: In conformity with Section 12.2	✓
Buildings or structures accessory to the Foregoing Permitted Uses	✓
Office, Training Centre, Meeting Area, Conference Rooms Accessory to the Forgoing Permitted Uses	✓
Retail/Commercial Accessory to the Forgoing Permitted Uses	✓
Restaurant (Including Outdoor Patio) Accessory to the Forgoing Permitted Uses – See Section 9.3 k) for Outdoor Patio regulations	✓

12.2 Standard Regulations

The following regulations for the institutional zone apply to all permitted uses listed in Section 12.1

Regulations	
Minimum Lot Width	15 metres
Minimum Building Line Setback – Front	6 metres
Minimum Building Line Setback – Flankage	4.5 metres
Minimum Side Yard – each side	3 metres
Minimum Rear Yard	7.5 metres
Maximum Building Height – Main Building	16 metres or 4 storeys, whichever is less
Maximum Building Height – Accessory	4.5 metres
Maximum Lot Coverage	50%
Parking & Loading	In conformity with Section 5
Buffer Strips	In conformity with Section 4.11
Hazard Lands Notwithstanding anything contrary, where the (F), (FF), (FW), (SE) or (RBA) suffix is applied to a property or portion thereof within the Institutional Zone, a use noted in Section 12.1 above shall only be permitted if a permit or written consent is obtained from the GRCA or in compliance with the corresponding Overlay Zone provisions in Section 15.	