

I1 - Minor Institutional Zone (Sections 169-170)

Purpose of the Zone

The purpose of the I1-Minor Institutional Zone is to:

- (1) permit a range of community uses, institutional accommodation and emergency service uses to locate in areas designated as **General Urban Area** or **Central Area** in the Official Plan; and
- (2) minimize the impact of these minor institutional uses located in close proximity to residential uses by ensuring that the such uses are of a scale and intensity that is compatible with neighbourhood character.

169. In the I1 Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 169(3) (By-law 2008-341)
 - (b) a maximum of ten residents is permitted in a group home. (By-law 2013-224)
 - community centre**
 - day care**
 - emergency service**
 - group home, see Part 5, Section 125**
 - library**
 - museum**
 - municipal service centre**
 - one **dwelling** unit ancillary to a permitted use
 - park**
 - place of assembly**
 - place of worship** (By-law 2013-224)
 - recreational and athletic facility**
 - residential care facility**
 - retail food store, limited to a farmers' market** (By-law 2016-135)
 - retirement home**
 - retirement home, converted, see Part 5, Section 122**
 - rooming house**
 - school**
 - shelter, see Part 5, Section 134**
 - sports arena**
 - training centre** limited to job instruction/ training associated with a school (By-law 2008-341)
 - urban agriculture, see Part 3, Section 82** (By-law 2017-148) (By-law 2018-206)
 - (c) for a **retail food store, limited to a farmers' market**,
 - (i) no building or structure other than one farmer's market stand is permitted;
 - (ii) the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmers' market stand is 28 square metres, and;

- (iii) where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

Zone Provisions

- (2) The following conditional use is permitted subject to:
 - (a) the provisions of subsection 169(3) and
 - (b) The use being ancillary to a place of worship or community centre, and
 - (c) The use occupying a maximum of 30% of the gross floor area of the building in which it is located, or if the use is located in the basement of a place of worship or community centre, the entire basement may be so used.

community health and resource centre

(By-law 2008-341)

- (3) The zone provisions are set out in Section 170.
- (4) For other applicable provisions, see Part 2-General Provisions, Part 3- Specific Use Provisions and Part 4 Parking, Queuing and Loading Provisions.
- (5) (a) Despite any provisions to the contrary the minimum required front yard setback or minimum corner side yard setback for a school may be reduced in the following instances:
 - (i) Where located on a lot that abuts a residential zone on the same street, the minimum front yard setback of the abutting residential zone may be used as the minimum front yard or minimum corner side yard setback of the school, where the school is facing the same street as that abutting residential zone;
 - (ii) Where located on a lot that abuts two different residential zones on the same street, the minimum front yard setback of the abutting residential zone with the smaller minimum required front yard setback may be used as the minimum front yard setback or minimum corner side yard setback of the school, where the school is facing the same street as that abutting residential zone;
- (b) Subsection 139(3) does not apply in the application of the previous Clause. (By-law 2017-303)

I1 SUBZONES

170. In the I1 Zone, the following subzones apply:

I1A SUBZONE

- (1) In the I1A Subzone, the provisions are set out in Table 170A below:

TABLE 170A - I1A SUBZONE PROVISIONS

I Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone- 7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		

I1B SUBZONE

(2) In the I1B Subzone, the provisions are set out in Table 170B below:

TABLE 170B - I1B SUBZONE PROVISIONS (By-law 2017-303)

I Zoning Mechanisms	II Provisions
(a) Minimum Lot Width (m)	30
(b) Minimum Lot Area (m ²)	1000
(c) Minimum Front Yard Setback (m)	6
(d) Minimum Rear Yard Setback (m)	7.5
(e) Minimum Interior Side Yard Setback (m)	
(f) Minimum Corner Side Yard Setback (m)	
(g) Maximum Height (m)	18

I1C SUBZONE

- (3) In the I1C Subzone,
- (a) the following uses only are permitted:
- community centre**
 - community health and resource centre**
 - day care**
 - emergency service**
 - library**
 - park**
 - retail food store, limited to a farmers' market** (By-law 2016-135)
 - school**
 - training centre** limited to job instruction/ training associated with a school
- (b) In the I1C Subzone, the provisions are set out in Table 170C below:
- (c) for a **retail food store, limited to a farmers' market**,
- (i) no building or structure other than one farmer's market stand is permitted;
 - (ii) the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmers' market stand is 28 square metres, and;
 - (iii) where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

TABLE 170C - I1C SUBZONE PROVISIONS

I Zoning Mechanisms	II Provisions
(1) Minimum Lot Width (m)	No minimum
(2) Minimum Lot Area (m ²)	No minimum
(3) Minimum Front Yard Setback (m)	7.5
(4) Minimum Rear Yard Setback (m)	
(5) Minimum Interior Side Yard Setback (m)	
(6) Minimum Corner Side Yard Setback (m)	
(7) Maximum Height (m) (By-law 2017-303)	15

I1D SUBZONE

- (4) (a) In the I1D Subzone, the following use only is permitted:
- cemetery**
- (b) In the I1D Subzone, the provisions of Table 170A- I1A Subzone apply.

I1E SUBZONE

- (5) (a) In the I1E Subzone, the minimum required yard setback from a residential zone is one metre per metre of building height to a maximum of ten metres; the minimum required yard setback from any other zone is one metre and the maximum permitted height is 18 metres. (By-law 2017-303)
- (b) In the I1E Subzone, the provisions of Table 170A- I1A Subzone apply to matters not addressed in paragraph (5)(a) above.

I1F SUBZONE

- (6) In the I1F Subzone,
 - (a) the following uses only are permitted:
 - day care**
 - library**
 - park**
 - place of worship**
 - retail food store, limited to a farmers' market** (By-law 2016-135)
 - school**
 - (b) In the I1F Subzone, the minimum required setback from a residential zone is five metres; the minimum required setback from any other zone is one metre. (By-law 2017-303)
 - (c) In the I1F Subzone, the provisions of Table 170A- I1A Subzone apply to matters not addressed in paragraph (6)(b) above.
 - (d) for a **retail food store, limited to a farmers' market**,
 - (i) no building or structure other than one farmer's market stand is permitted;
 - (ii) the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmers' market stand is 28 square metres, and;
 - (iii) where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)