

Section 13: Institutional (N) Zone

13.1 Uses Permitted

No *person* shall within any Institutional (N) *zone*, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”

The Institutional *zones* established by this By-Law are as follows:

- N1 Minor Institutional**
- N2 Major Institutional**

13.1.1 Uses Permitted Table

List of Uses	N1	N2
<i>Art Gallery</i>	•	•
<i>Community Centre</i>	•	•
<i>Group Home, Correctional</i>		
<i>Day Care</i>	•	•
<i>Hospital</i>		•
<i>Library</i>	•	•
<i>Museum</i>	•	•
<i>Mobile Refreshment Cart</i>	•	•
<i>Nursing Home</i>	•	•
<i>Office, Medical</i>		•
<i>Place of Worship</i>	•	•
<i>Retirement Home</i>	•	•
<i>School, Elementary</i>	•	•
<i>School, Private Elementary, excluding a dormitory</i>	•	•
<i>School, Post-Secondary</i>		•
<i>School, Private Secondary</i>		•
<i>School, Secondary</i>		•

13.2 Zone Requirements

No person shall, within any Institutional (N) zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

13.2.1 Zone Requirements Table

Provision	Specifications	
	N1	N2
Lot Area , Minimum (square metres)	450	10,000
Lot Frontage , Minimum (metres)	15.0	15.0
Street Setback , Minimum (metres)	6.0	10.0
Interior Side Yard Setback , Minimum (metres)	1.2	10.0
Rear Yard Setback , Minimum (metres)	6.0	10.0
Lot Coverage , Maximum	35%	40%
Landscaped Open Space , Minimum	30%	30%
Building Height , Maximum (metres)	10.0	15.0

13.3 Special Exceptions N1 Zone

By-Law No.	Zone Code	Description
Not Available	N1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned N1-1 on Schedule 'A' hereto, in addition to the uses permitted in the Minor Institutional (N1) Zone, a <i>funeral home</i> with an accessory <i>dwelling unit</i> being occupied only by the owner, caretaker or an employee of the <i>funeral home</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	N1-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned N1-2 on Schedule 'A' hereto, the permitted uses shall be limited to a <i>private school</i> . All other requirements of the By-Law shall apply.
170-02	N1-3	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned N1-3 on Schedule 'A' hereto, a dance studio and School for the Arts shall be a permitted use. All other requirements of the By-Law shall apply.
136-15, 137-15, PL121076	N1-4	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned N1-4 on Schedule 'A' hereto, in addition to the uses permitted in the Minor Institutional (N1) Zone, a street fronting rowhouse dwelling and a rowhouse dwelling in accordance with the following provisions shall also be permitted: <ul style="list-style-type: none"> a) For street fronting rowhouse dwellings the following minimum standards and all other requirements of the RM2 Zone shall apply: <ul style="list-style-type: none"> (i) Lot Area (Minimum): 180 m² (ii) Lot Frontage (Minimum): 6.0 m (iii) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line. (iv) Interior Side Yard (Minimum): 1.5 m (v) Exterior Side Yard (Minimum): 4.5 m (vi) Lot Coverage (Maximum): 50% b) Rowhouse dwelling in accordance with the following provisions and all other requirements of the RM2 Zone:

By-Law No.	Zone Code	Description
		<p>(i) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling).</p> <p>(ii) Lot Frontage (minimum): 6.0 metres</p> <p>(iii) Exterior Side Yard: 3.0 metres</p> <p>(iv) Interior Side Yard (minimum): 1.2 metres</p> <p>(v) Lot Coverage (maximum): 45%</p> <p>(vi) Privacy yards (minimum): 6.0 metres adjoining each exterior wall of every dwelling unit.</p> <p>(vii) The Rowhouse dwelling may also have frontage on a public street.</p> <p>All other requirements of the By-Law shall apply.</p>

13.4 Special Exceptions N2 Zone

By-Law No.	Zone Code	Description
Not Available	N2-1	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned N2-1 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Major Institutional (N2) Zone, following <i>uses</i> shall also be permitted:</p> <ul style="list-style-type: none"> a) an <i>apartment dwelling</i> designed for the accommodation and occupancy by elderly and is owned and managed by a non-profit organization or a charitable institution containing a maximum of 130 <i>dwelling units</i>; b) a drug store having a maximum <i>gross floor area</i> of 40 square metres; c) a convenience store having a maximum <i>gross floor area</i> of 30 square metres and; d) a <i>medical office</i> having a maximum <i>gross floor area</i> of 40 square metres; <p>Furthermore, the <i>building height</i> shall not exceed 29.9 metres and a minimum of 130 <i>parking spaces</i> shall be provided. All other requirements of the By-Law shall apply.</p>
PL160641 PL161164	N2-3	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned N2-3 on Schedule 'A' attached hereto, the permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> • School, Elementary • School, Post Secondary • School, Secondary • Community Center – excluding day care <p>All other requirements of By-law shall apply. (Maps 18, 26, 27 & 27A)</p>
PL171215	N2-5	<p>Notwithstanding any provision of this By-law to the contrary, no person shall within any N2-5 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:</p> <p>Uses Permitted shall be limited to:</p> <ol style="list-style-type: none"> 1. Elementary School; 2. Community Centre; 3. Public Library; 4. Public Park; 5. Accessory uses, buildings and structures;

By-Law No.	Zone Code	Description
		<p>6. Residential Uses in accordance with the RM3-22 Zone upon removal of the “h” provision (h-22).</p> <p>The following site-specific provisions shall apply to the Elementary School/Community Centre:</p> <p>Lot Area (Minimum): 2.0 ha based on one school; or 4.0 ha based on a joint school (2 schools).</p> <p>Lot Width (Minimum): 50.0 metres</p> <p>Minimum off-street parking regulations 1 per classroom (includes teaching rooms, gymnasium, library etc.) plus 1 per portable classroom;</p> <p>A shared parking reduction of 25 % may be considered for the community centre and/or public library parking requirements, in combination with an elementary school use or public park use.</p> <p>All other requirements of the By-Law shall apply.</p>