

### 15.13I Institutional District

**Purpose**

15.13.1 The general purpose of this district is to provide for the development of public or privately owned uses of a community service nature.

**Regulations**

15.13.2 Permitted and discretionary uses within the I district are outlined in Table 15.13.1.

15.13.3 Development standards for the I district are outlined in Table 15.13.2.



Table 15.13.1 | Permitted and Discretionary Uses

Use	Permitted	Discretionary
<u>Assisted Living Facility</u>	P	
<u>Business Support Service</u>	P	
<u>Child Care Facility</u>	P	
<u>Cultural and Community Facility</u>	P	
<u>Health service*</u>	P	
<u>Hospital</u>	P	
<u>Parking Facility</u>	P	
<u>Protection and Emergency Services</u>	P	
<u>Public School</u>	P	
<u>Public Utility</u>	P	
<u>Cemetery</u>		D
<u>Dwelling Unit*</u>		D
<u>Eating and Drinking Establishment*</u>		D
<u>Financial Service*</u>		D

Use	Permitted	Discretionary
<u>Professional, Office, Government and Business Service*</u>		D
<u>Shipping Container</u>		D
*As an <u>accessory use</u> only		

Table 15.13.2 | Development Standards for Principal and Accessory Buildings/Structures

Regulation	Standard
<b>Parcel Area, Minimum</b>	465.0m <sup>2</sup> (5,005.2ft <sup>2</sup> )
<b><u>Parcel Coverage, Maximum</u></b>	Total: 45%
<b>Front Setback, Minimum</b>	6.0m (19.7ft)
<b>Side Setback, Minimum</b>	4.5m (14.8ft)
<b>Rear Setback, Minimum</b>	7.5m (24.6ft)
<b>Height</b>	16.0m (52.5ft) 4 <u>storeys</u>

**Development Regulations**

15.13.4 No person shall construct a fence higher than 1.8m (6.0ft). Fencing shall not be permitted along the front and side property lines within the front setback area.