

# I1 - Minor Institutional Zone (Sections 169-170)

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## 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; and
  - (c) a maximum of three ancillary rooming units are permitted in a place of worship.

**community centre**

**community garden**, *see Part 3, Section 82*

**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 and **ancillary rooming units**

**recreational and athletic facility**

**residential care facility**

**retirement home**

**retirement home, converted**, *see Part 5, Section 122*

**rooming house**

**rooming house, converted**, *see Part 5, Section 122*

**school**

**shelter**, *see Part 5, Section 134*

**sports arena**

**training centre** limited to job instruction/ training associated with a school

(By-law 2008-341)

## 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 so be 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.

**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**

<b>I Zoning Mechanisms</b>	<b>II Areas A and B on Schedule 1</b>	<b>Provisions III Abutting a residential zone in Area C on Schedule 1</b>	<b>IV Other cases</b>
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m <sup>2</sup> )	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)	(i) Abutting an R1, R2 or R3 Zone - 11 (ii) Other cases - 15		
(h) Maximum Lot Coverage (%)	no maximum	35	

**I1B SUBZONE**

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

**TABLE 170B - I1B SUBZONE PROVISIONS**

<b>I Zoning Mechanisms</b>	<b>II Provisions</b>
(a) Minimum Lot Width (m)	30
(b) Minimum Lot Area (m <sup>2</sup> )	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
(h) Maximum Lot Coverage (%)	40

**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**
- 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:

**TABLE 170C - I1C SUBZONE PROVISIONS**

<b>I Zoning Mechanisms</b>	<b>II Provisions</b>
(1) Minimum Lot Width (m)	No minimum
(2) Minimum Lot Area (m <sup>2</sup> )	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) 11
- (8) Maximum Lot Coverage (%) 35

### 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; the maximum permitted floor space index is 1.0. and the maximum permitted height is 18 metres.
- (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  
**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; the maximum permitted lot coverage is 20% and the maximum permitted floor space index is 0.6.
- (c) In the I1F Subzone, the provisions of Table 170A- I1A Subzone apply to matters not addressed in paragraph (6)(b) above.

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