

**51. INSTITUTIONAL DISTRICT I**

**Permitted Uses**

Accessory Buildings & Uses

**Class I Discretionary Uses**

Cemetery  
 Golf Course  
 Parks & Recreation Facilities  
 Public Utilities  
 Rodeo & Exhibition Facilities

**Class II Discretionary Uses**

Group Care Facility  
 Hospital  
 Institutional Buildings & Uses  
 Public & Quasi Public Buildings & Uses  
 Schools

**Site Regulations**

In addition to the general Regulations contained in this By-law, the following Regulations shall apply to every development in this District.

**Minimum Lot Size**

	<b>Area</b>	<b>Width</b>
Permitted Uses	557 sq. metres	15 metres
Discretionary Uses	As required by the Municipal Planning Commission.	

**Minimum Setback & Yard Requirements**

Permitted Use	<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>Flankage</b>
Principal Buildings	7.5 metres	1.5 metres	4.5 metres	7.5 metres
Accessory Buildings <sup>1</sup>	7.5 metres	1.5 metres	1.5 metres <sup>2</sup>	7.5 metres

**Notes**

1. An Accessory Building must be separated from the Principal Building by 1.5 metres or the principal building setbacks will apply.
2. The rear yard shall be increased to 2.5 metres if a vehicular entrance is located adjacent to the rear lot line.

Discretionary Uses As required by the Approving Authority.

**Maximum Building Height**

All Uses	Principal Building:	15 metres
	Accessory Building:	5.5 metres

**Maximum Site Coverage**

Permitted Uses	Principal Building:	40% of the site area
	Accessory Building(s):	10% of the site area

Discretionary Uses As required by the Approving Authority.