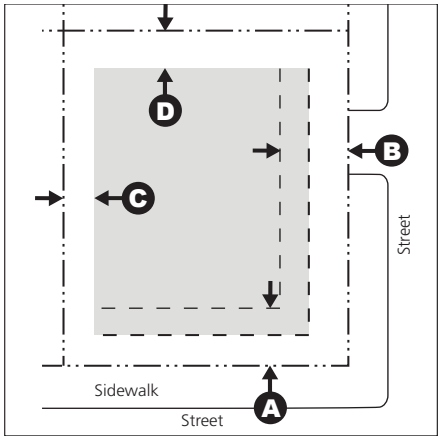
Institutional and Park Zone

7.12 Institutional and Park Zone Regulations *(2012-001)*

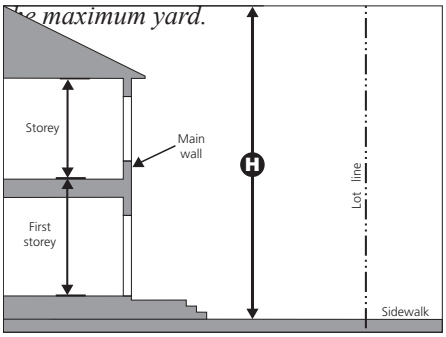
7.12.1 Uses Permitted

See Section 6.

7.12.2 Building Standards *(2022-007)*				
For all buildings		**I**	**P**	**SMF**
Minimum *required front yard*	A	3.0 m	3.0 m	n/a
Maximum *front yard*	A	6.0 m	6.0 m	n/a
Minimum *required flankage*	B	3.0 m	3.0 m	n/a
Maximum *flankage*	B	6.0 m	6.0 m	n/a
Minimum *required interior side yard*	C	1.5 m (1)	n/a (2)	n/a
Minimum *required rear yard*	D	7.5 m (3)	7.5 m (3)	n/a
Minimum *height* *(2023-025)*	H	11.0 m (4)	11.0 m	n/a
Maximum *height*	H	16.0 m	16.0 m	n/a
Accessory buildings and *structures* are permitted subject to Section 4.14 of this By-law.				
Yard encroachments are permitted subject to Section 4.21 of this By-law.				
Parking standards are set out in Section 5 of this By-law.				



The grey represents potential building area. The internal dashed line represents the maximum yard.



Height is measured to the tallest point of a building.

Notes to Section 7.12.2

1. Minimum *required interior side yard* where a *building* is greater than 16.0 metres in *height* – 3.0 metres.

2.
   i) Minimum required *interior side yard* where the *interior side yard* abuts a lot in the General Urban (GU) or Sub-urban (S) *Zone* – 1.5 metres.

   ii) Minimum *required interior side yard* where a *building* is greater than 16.0 metres in *height* and where the *interior side yard* abuts a *lot* in the General Urban (GU) or Sub-urban (S) *Zone* – 3.0 metres.

3.
   i) Minimum *required rear yard* on a *lot* only accessed by a rear *lane* – 0.75 metres.

   ii) Minimum *required rear yard* on a *lot* abutting lands in the Natural Heritage System (NHS), Cemetery (CE), or Park (P) *Zone* – 3.0 metres.

4. Shall not apply to a *commercial school*, *post-secondary school*, *private school* or *public school*. *(2023-025)*

Institutional and Park Zone

7.12.3 Performance Zone Categories – Institutional (I) Zone

7.12.3.1 Institutional Performance (I-1) Zone 1

In addition to the permitted *uses*, *buildings* and regulations of the Institutional (I) *Zone*, a *private school use* and related *buildings* shall be permitted in the Institutional Performance (I-1) *Zone* 1 subject to the regulations of the I *Zone*, with the exception that the maximum *floor space index* shall be 1.5 and any surface parking shall be located in accordance with the following:

i. Minimum *setback* from the *front lot line*: 4 metres provided that no surface parking shall be permitted between any *building* and the *front lot line* or *flankage*.

ii. Minimum setback from the *interior side lot line*: 3 metres

iii. Minimum *setback* from the *flankage*: 4 metres

iv. Minimum *setback* from the *rear lot line* where it abuts a *residential zone*: 7 metres

(I-2 and higher relocated by 2012-001 and 2013-065)