

## Section 10.3. Institutional Facilities (IF) Land Use District

(1) **Application**

This section applies to the areas designated as Institutional Facilities (IF) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Institutional Facilities Land Use District is to provide areas for the location and establishment of facilities which, under public franchise, ownership, or private enterprises operating for the public convenience and necessity, provide public services such as utilities, health care, sewage treatment, education, religious activities and other public assembly, cultural facilities, recreational facilities etc. and which utilize large areas of land or are situated in a campus environment.

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) day care facility;
- (b) government service;
- (c) outdoor recreation service;
- (d) park; ~~and~~
- (e) parking structure; ~~and~~
- (f) permanent supportive housing.

(4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) accessory residences for staff or students to a use listed in (3) or (4);
- (b) cemetery;
- (c) community hall;
- (d) emergency protective service;
- (e) health service;
- (f) hospital;
- (g) indoor recreation service;
- (h) long term care housing;
- (i) public utility building;
- (j) religious assembly;

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- (k) elementary, secondary or post-secondary school;
- (l) supportive housing;
- (m) transitional residential services;
- (n) treatment centre;
- (o) wall mural; and
- (p) accessory development to any use listed in (3) or (4).

### (6) **Performance Standards**

The Development Officer may issue a development permit subject to such conditions as are necessary to ensure that the development is consistent with the purpose of this district.

### (7) **Building Height**

The maximum building height is 12 m, except that the maximum building height for any portion of a building within 10.0 m of the property line adjacent to a residential use shall be 10.5 m.

### (8) **Building Setbacks**

- (a) The minimum building setback is 6 m for any property line; and
- (b) notwithstanding (a), all developments must provide a minimum building setback of 10 m from any property line which adjoins a residential development or district.

### (9) **Landscaping**

In addition to Section 6.13 of this Bylaw, a building that is within 15 m of a residential use or district must provide a landscaped buffer to the satisfaction of the Development Officer.

### (10) **Accessory Buildings**

Accessory building setbacks and heights of accessory buildings or structures shall be determined by the Development Officer.

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### Summary Table - IF District

Summary tables are provided for reader convenience. For any discrepancies between the following table and any other section of this Bylaw, the latter shall govern.

<b>Min. Front Yard</b>	Min. 6 m	
<b>Min. Side Yard</b>	Min. 6 m	
<b>Min. Rear Yard</b>	Min. 6 m	
<b>Other Setback</b>	Min. 10 m from an adjoining residential land use/district	
<b>Max. Building Height</b>	12 m, except a portion of the building within 10 m of a residential use is 10.5 m	
<b>Parking</b>	cemetery, emergency protective service, public utility building, park, accessory residences for staff or student, post-secondary school, transitional residential services, public utility building	as determined by Development Officer
	government service, religious assembly	1 stall/8 seats or 1 stall/45 sq. m
	community hall	1 stall/5 seats or 1 stall/20 sq. m
	health services	1 stall/45 sq. m
	long term care housing	a minimum of 1 stall per 5 dwelling units, plus 1 stall per 7 dwelling units for visitor parking, plus 1 stall per employee with a letter from the applicant identifying the total number of employees
	supportive housing	1 stall per dwelling unit or 1 stall per 5 dwelling units for each non-self-contained supportive housing unit, plus 1 stall per 7 dwelling units for visitor parking, plus 1 stall per employee with a letter from the applicant identifying the total number of employees
	hospital treatment centre	1 stall/ 4 patient or resident bed plus 1.5 stall/employee (max. work shift)
	elementary & junior high school	1 stall/20 students - design capacity
	senior high school	4 stalls/20 students - design capacity

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	indoor and outdoor recreation service	1 stall per 5 seats for fixed seating areas, plus 1 stall per 10 sq. m of gross floor area for uses without fixed seating; Notwithstanding clauses (i) and (ii), the Development Officer may require additional or differing parking requirements based upon the individual components of the recreation service
	day care facility	4 stalls; or 1 stall per 2 employees plus 1 stall per 10 patrons; whichever is greater