

3.17 The “I” Institutional Zoning District

The “I” **Institutional Zoning District** is hereby established in this by-law and is intended to provide areas in urban settlement centres for a variety of governmental, cultural, educational, religious, institutional and recreational uses generally on relatively large parcels of land. The keeping of any livestock in the “I” zone is prohibited.

3.17.1 “I” Institutional Zoning District Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

- i) Accessory Signs as provided for in **PART 2** of this By-law.
- ii) Maintenance Buildings or Structures
Required for the operation or maintenance of any permitted or conditionally approved institutional use in the zone;
- iii) Off-street parking areas
As required and regulated in **PART 2** of this By-law;
- iv) Antennas
Including satellite dish antennas as regulated in **PART 2** of this By-law;

b) Conditional Accessory Uses, Buildings and Structures

c) Prohibited Accessory Uses Buildings and Structures

- i) Accessory Shipping Containers
Accessory shipping containers as defined in **PART 6** of this by-law are prohibited in the “I” **Institutional Zone**.

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.12: USE & SITE REQUIREMENTS: "I" INSTITUTIONAL ZONE	MINIMUM REQUIREMENTS (a) (b) (d) (g) (k) (l)				
	SITE SIZE		REQUIRED YARDS		
	AREA (sq/ft)	Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
PERMITTED USES					
Arenas, Curling or Ice Skating	30,000 sq ft	100	25	15	15
Athletic Fields	30,000 sq ft	100	25	15	15
Auditoriums, Grandstands and similar Assembly Facilities	30,000 sq ft	100	25	15	15
Community Halls	30,000 sq ft	100	25	15	15
Hospitals	5 acres	300	75	25	25
Institutions such as Personal Care Homes, Senior Citizens' Housing, Rest Homes, Convalescent Homes and similar uses	12,000 (c)	75	25	15	15
Libraries, Museums and Art Centres	6,000	50	25	15	15
Offices, Governmental, Medical, Dental and Optical	10,000	75	25	15	25
Parks, Playgrounds, Tot Lots or Buffer Strips	6,000	60	25	15	15
Public Utilities (h)	5,000	50	25	15	25
Recreational Facilities, including Tennis Courts, Hiking Trails and Swimming Pools	15,000	100	25	15	15
Schools	5 acres	300	75	25	25
CONDITIONAL USES					
Cemeteries	30,000 sq ft	100	25	15	15
Places of Worship, including Religious Educational Facilities	15,000	100	25	15	15
Water Treatment Plants and Reservoirs	5,000 sq/ft	50	25	15	25
ACCESSORY USES, BUILDINGS, STRUCTURES					
Accessory uses, Buildings and Structures (See also PARTS 2 and 4 of this By-law)	-	-	(i)	3	2(j)
NOTES: ¹ For information concerning the treatment of lawfully established existing uses, buildings and structures in existence prior to the adoption of this by-law, please refer to PART 2: General Rules and Regulations Applicable in All Zoning Districts of this by-law. ² Provisions of PART 2: General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes for Table 3.12: "I" Institutional Zone:

- (a) The maximum height of all buildings and structures shall be thirty (30) feet (two storeys), with the exception of architectural features such as chimneys and church spires and antennas;
- (b) Under authority of applicable provincial Act, where any structure or development is proposed under, below or at ground level within the controlled areas of the provincial highway system, permits must be obtained from provincial authority having jurisdiction.
- (c) Twelve thousand (12,000) square feet of site area for the first three (3) dwelling units and one thousand (1,000) additional square feet of site area, for each additional dwelling unit.

- (d) The owner shall maintain the minimum site area, site width, required yards and other requirements specified herein for any use.
- (e) No land shall be subdivided into sites, unless each site conforms with the bulk regulations as set forth in **TABLE 3.12** herein.
- (f) No required yard shall be reduced below the minimum requirements as set forth in **TABLE 3-12** herein unless a minor variation or variation order is obtained in accordance with the provisions of *The Planning Act*.
- (g) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.
- (h) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.
- (i) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.
- (j) Where an accessory building is used for storage of a motor vehicle, the wall which contains the vehicle access door shall be set back a minimum distance of ten (10) feet from a public lane.
- (k) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- (l) Where a proposed use requires onsite wastewater disposal facilities and the site is **NOT** serviced by a piped municipal sewer system or a private holding tank approved by the provincial authority having jurisdiction, the minimum bulk requirements shall be adjusted as follows:
 - (i) Minimum required site area shall be two (2) acres;
 - (ii) Minimum required site width shall be two hundred (200) feet;
 - (iii) Minimum required side yard shall be thirty (30) feet.