

**8.1 Institutional Services Zone (I1)**

8.1.1 Permitted Uses

The following uses are permitted in a I1 Zone:

- .1 Ambulance stations.
- .2 Fire stations.
- .3 Police stations.
- .4 Accessory uses, buildings, and structures.
- .5 Uses permitted in Section 6.1.

8.1.2 Regulations

Any use, building, or structure in an I1 Zone shall be established in accordance with the following:

- .1 Ambulance, Fire, and Police Stations
  - .1 Lot Area (minimum) 800.0 m<sup>2</sup>
  - .2 Lot Width (minimum) 20.0 m
  - .3 Lot Coverage (maximum) 40%
  - .4 Building Height (maximum) 15.0 m
  - .5 Front Yard (minimum) 6.0 m
  - .6 Rear Yard (minimum) 7.5 m
  - .7 Side Yard (minimum)
    - .1 Interior 4.0 m
    - .2 Exterior 6.0 m
  - .8 Landscaped Open Space (minimum) 15% of lot area
  - .9 Parking in accordance with Section 6.18
  - .10 Planting Strip in accordance with Section 6.11
  - .11 Open Storage Prohibited
  - .12 Buffering in accordance with Section 6.10

- .2 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .3 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

8.1.3. Exceptions

Amended by  
Bylaw No.  
33-2006

The following zones apply to specific lands within a I1 Zone.

**.1 DELETED**

**.2 Powerline Road and Francis Street (I1-2)**

Amended by  
Bylaw No.  
25-91

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I1-2 Zone may be used for all of the uses permitted in the I1 Zone, plus the following use:

- .1 A public hall.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I1-2 Zone use any lot, or erect, alter or use any building or structure for a public hall, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the I1 Zone in Section 8.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 344 Elgin Street (I1-3)**

Amended by  
Bylaw No.  
162-2023

.1 Notwithstanding any provision of this By-law to the contrary, no person shall within any I1-3 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 8.1.1, except in accordance with the following provisions:

- .1 Interior Side Yard (Minimum) 1.0 m
- .2 Parking (Minimum) 1.0 space / 45 m<sup>2</sup> GFA

That all the provisions of the I1 Zone in Section 8.1.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.