

PUBLIC AND INSTITUTIONAL: *PI*

SECTION 1 PURPOSE

The purpose of this land use district is to allow for the development of public and private uses that offer essential services and recreational, social, cultural, and educational opportunities in a variety of settings.



SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory buildings Accessory structures Accessory uses Government services Group care facilities Institutional Parks and playgrounds Public building and/or use Public open space Public recreation Public utilities Religious assembly Schools Senior citizens housing Signs: Canopy Fascia Temporary Window ‡Structural alterations to an approved use	Alternative energy, private Daycares Signs: Freestanding Projecting	Campground Cemeteries Community association buildings Cultural centres Museum Private recreation Private utilities Signs: Murals Tourist information

Notes	<i>*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer. See Sections 2 and 4 of Administration for more information.</i>
	<i>†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission. See Sections 2 and 4 of Administration for more information.</i>
	<i>‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u>. See Section 4.9 of Administration.</i>

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
To the discretion of the Development Authority.			
Notes	<i>Minimum lot sizes do not preclude individual units to be separated by condominium separation.</i>		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

4.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	To the discretion of the Development Authority.
Rear	
Side	
Notes	<p><i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</i></p> <p><i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i></p>

Accessory Building(s)/Structure(s)	
To the discretion of the Development Authority.	
Notes	<p><i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory building/structure. See Section 1 of Schedule 3.</i></p> <p><i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i></p> <p><i>Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.</i></p>

SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 80% inclusive of all buildings and structures.
- (2) Notwithstanding sub-section (1), existing development in the Downtown overlay or the Provincial Historic Area overlay that exceeds 80% lot coverage shall instead meet site coverage requirements as determined by the Development Authority.

SECTION 6 MINIMUM GREEN SPACE

- (1) Minimum green space: 10% or as required by the Development Authority

SECTION 7 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 7.5 m (24.6 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay shall be to the discretion of the Development Authority.

SECTION 8 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the PI land use district include but are not limited to:

- (a) General Standards of Development: **Schedule 3**

- Section 1: Accessory Buildings and Structures
- Section 2: Access Requirements
- Section 4: Corner Lots
- Section 5: Decks and Patios
- Section 6: Design Standards
- Section 7: Exceptions to Building Height
- Section 8: Fences, Privacy Walls and Gates
- Section 9: Gateways
- Section 10: Grading, Excavation, Stripping and Stockpiling
- Section 11: Infill Development
- Section 12: Interface Areas
- Section 13: Landscaping
- Section 15: Moved-in Buildings
- Section 16: Nuisance, Pollution and Hazard Control
- Section 17: Outdoor Lighting
- Section 18: Outdoor Storage and Display
- Section 19: Parking and Loading
- Section 20: Prohibitions
- Section 21: Projections into Setbacks
- Section 22: Screening
- Section 23: Site Drainage and Stormwater Management

- (b) Use-specific Standards of Development: **Schedule 4**

- Section 1: Alternative Energy Sources
- Section 3: Child Care Facilities
- Section 4: Group Care Facilities
- Section 11: Multi-unit Dwellings