

13.2 School & Institutional Use (SI)

13.2.1 Purpose

This **zone** provides for a range of educational, recreational, **park** and community oriented **uses**.

13.2.2 Permitted Uses

- **child care**
- **education**
- **education, university**
- **emergency service**
- **entertainment, spectator**
- **exhibition & convention facilities**
- **government service**
- **library and exhibit**
- **park**
- **recreation, indoor**
- **recreation, outdoor**
- **stadium**
- **utility, major**
- **utility, minor**

13.2.3 Secondary Uses

- **religious assembly**
- **residential security/operator unit**

13.2.4 Permitted Density

1. There is no maximum **floor area ratio**.

13.2.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

13.2.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.
3. **Education** and **university education buildings** shall not be closer than 7.5 m to a property in a residential **zone**.

13.2.7 Permitted Heights

1. The maximum **height** is 12.0 m within 10.0 m of a residential **zone**.
2. There is no other maximum **height**.

13.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

13.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions in Section 6.0.
2. The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.2.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

13.2.11 Other Regulations

1. **Religious assembly** is limited to:
 - a) only one **religious assembly** on one property; and
 - b) 300 seats and a **gross floor area** of 700.0 m².
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.