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

13.2.4 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.

13.2.3 Secondary Uses

- religious assembly
- residential security/operator unit

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.
- 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.