

NEIGHBOURHOOD INSTITUTIONAL ZONE (NI)**21.1 USES PERMITTED**

No *person* shall within any NI Zone *use any lot or erect, alter or use any building or structure* for any purpose except for one or more of the following NI *uses*:

a *church*;
 a *community centre*;
 a *nursery school*;
 a *parking lot*;
 a *public library*;
 a *school*;
 a *Group Home Type 1*;
 an *emergency care establishment*;
 a *hostel*.

21.2 ZONE PROVISIONS

No *person* shall within any NI Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

TABLE 21.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Area Minimum	600 m ²
Lot Coverage Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	30% of the <i>lot area</i>
Lot Frontage Minimum	20.0 m
Lot Depth Minimum	28 m
Front Yard Depth and Exterior Side Yard Width Minimum	7.5 m
Rear Yard Depth Minimum	10.0 m
Interior Side Yard Width Minimum	4.0 m
Setback Minimum Distance	20.0 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law

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TABLE 21.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<i>Landscaped Open Space</i>	
Minimum	30% of the <i>lot area</i>
<i>Height</i>	
Maximum	11.0 m
<i>Parking, Accessory Buildings, etc.</i>	In accordance with the provisions of Section 5 herein

21.3 SPECIAL PROVISIONS**21.3.1 NI-1 CEDAR STREET AT HENRY STREET (KEY MAP 73)**

21.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a cluster living home.

21.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-1 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

21.3.1.2.1 Definition of a *Cluster Living Home*:

Cluster Living Home means a home for individuals with chronic psychiatric disabilities operated as a single housekeeping unit in which a maximum of 12 residents live with support as required by said residents.

21.3.1.2.2 That all other provisions of the NI Zone in Section 21.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

21.3.2 NI-2 LANSDOWNE AVENUE (KEY MAP 66)

21.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a church.

21.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-2 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

21.3.2.2.1 *Front Yard Depth*:

Minimum

20.0 metres

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Minimum	20.0 metres
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21.3.2.2.3 That all other provisions of the NI Zone in Section 21.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

21.3.3 **NI-3 DEVONSHIRE AVENUE (KEY MAP 24)**

21.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a business or professional office;
a church;
 a community centre;
a commercial school;
a Group Home Type 1;
a medical clinic;
a nursery school.

21.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-3 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

21.3.3.2.1 *Gross Floor Area:*

Maximum	950 square metres
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21.3.3.2.2 Number of Individual Uses Permitted:

Maximum	5
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21.3.3.2.3 *Rear Yard Depth:*

Minimum	5.4 metres
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21.3.2.2.4 *Parking Spaces:*

Minimum	60
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21.3.3.2.5 Setback of *Parking Area* from Main Building:

Minimum	1.0 metre
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21.3.3.2.6 That all other provisions of the NI Zone in Section 21.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Replaced by By-Law 8687-11)

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NEIGHBOURHOOD INSTITUTIONAL ZONE (NI)**21.3.4 NI-4 ATHLONE AVENUE (KEY MAP 95)**

21.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a church.

21.3.4.2 That all other provisions of the NI Zone in Section 21.2 of this By-Law shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

21.3.5 NI-5 OXFORD ROAD 4, NORTH OF DEVONSHIRE (KEY MAP 35)

21.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a hospice.

21.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-5 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

21.3.5.2.1 Servicing:

Notwithstanding any other provision of this By-Law, a hospice shall be *permitted* to operate on private *sanitary sewer* services.

21.3.5.2.2 That all other provisions of the NI Zone in Section 21.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Replaced by By-Law 8750-12)

21.3.6 NI-6 HOUNSFIELD STREET (KEY MAP 63)

21.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a school maintenance shop;

a storage yard;

a parking area.

21.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NI-6 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

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21.3.6.2.1 For the purposes of the NI-6 Zone, a 'school maintenance shop' means a building *used* primarily for the purposes of servicing or repairing articles, goods or materials associated with publicly-owned schools and their associated facilities.

21.3.6.2.2 *Open Storage:*

The *open storage* of goods or materials is *permitted* outside of any *building* in accordance with the following provisions:

- i) such *open storage* is *accessory* to the *use* of the *main building* on the *lot*;
- ii) any portion of the area used for *open storage* shall be enclosed by a fence and designed so that the storage area is not visible from a residential property adjoining the *lot* or along any line of sight that is perpendicular to the centreline of the *street* fronting the *lot*.
- iii) such *open storage* is located to the rear of the *main building* on the *lot*.

21.3.6.2.3 That all other provisions of the NI Zone in Section 21.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

21.3.7 **NI-7 S/E CORNER OF HUNTER STREET & OXFORD STREET (KEY MAP 61)**

21.3.7.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any NI-7 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:

all uses permitted in Section 21.1 of this By-law;

21.3.7.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any NI-7 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

21.3.7.2.1 *Exterior Side Yard Width*

Minimum	5.5 m
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21.3.7.2.2 *Rear Yard Depth*

Minimum	4.5 m
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21.3.7.2.3 *Landscaped Open Space*

Minimum	23%
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21.3.7.3 That all provisions of the NI Zone in Section 21.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9191-18)

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NEIGHBOURHOOD INSTITUTIONAL ZONE (NI)**21.3.1 NI-8 NELLIS STREET (KEY MAP 53)**

21.3.1.1 Notwithstanding any provisions of By-law Number 8626-10 to the contrary, no *person* shall within any NI-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

all uses permitted in Section 21.1 of this By-law.

21.3.1.2 Notwithstanding any provisions of By-law Number 8626-10 to the contrary, no *person* shall within any NI-8 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

21.3.1.2.1 *Lot Frontage*

Minimum	10 m
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21.3.1.3 That all provisions of the NI Zone in Section 21.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9400-20)