



Section 19 Major Institutional (MI) Zone

19 Major Institutional (MI) Zone

The Major Institutional (MI) Zone is intended to permit major public and quasi-public uses which are to be located outside of residential neighbourhoods.

All structures and buildings erected, altered or used in an MI Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

19.1 Permitted Uses

1. No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:
 - Commercial school
 - Conference centre
 - Continuum of care home
 - Institutional uses
 - Long-term care facility
 - Park
 - Place of assembly
 - Post-secondary school
 - Recreational and athletic facility
2. The following uses are also permitted, if incidental to the above permitted uses in provision (1):
 - Bar
 - Restaurant

19.2 Zone Standards

Provision	Requirement
a) Minimum Front Yard	6 m
b) Minimum Interior Side Yard	6 m
c) Minimum Exterior Side Yard	6 m
d) Minimum Rear Yard	10 m
e) Maximum Lot Occupancy	40%
f) Minimum Landscaped Area	30% - See additional provisions

Provision	Requirement
g) Maximum Building Height	30 m, subject to the provisions of the Angular Planes Section

19.3 Additional Provisions

19.3.1 Minimum Landscape Buffer

Where a side yard or rear yard of a lot used for use permitted in this zone abuts a Residential Zone, the following provisions apply:

- a) Those required side yards and rear yards which abut a Residential Zone shall be established and maintained as a landscaped area throughout with the exception of that portion which may be used for permitted parking purposes.

19.3.2 Landscaping Requirements

1. No less than 30% of the lot area must be landscaped area, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.

19.4 Exception Zones

19.4.1 MI-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
MI	MI-1	148/07
Property Location: 1950 Montreal Road		
Standards		
i. The maximum gross floor area of all buildings located on the Nav Canada site shall not exceed 64,565 m ² (695,000 ft ²).		
Other		
ii. The number of guest rooms shall be capped at 560 rooms.		