



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
 - Place of worship
 - 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

Provision	Requirement
d) Minimum Rear Yard	10 m
e) Maximum Lot Occupancy	40%
f) Minimum Landscaped Area	30% - See additional provisions
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.



Section 19

Major Institutional (MI) Zone

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 & 2023-103
Property Location: 1950 Montreal Road (Part 3 on Reference Plan 52R-663 as well as Parts 2, 3 and 6 on Reference Plan 52R-274)		
Uses		
i. A maximum of five modular farming containers shall be permitted.		
ii. A maximum of two (2) institutional residences shall be permitted.		
iii. The existing conference centre and accessory structures can remain on-site.		
iv. No other type of new buildings, structures or uses shall be permitted without further amendments to the Zoning By-law.		
Standards		
v. 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).		
vi. An additional 32,516m ² (350,000ft ²) of gross floor area shall be permitted on the property for the development of two (2) institutional residential buildings with a maximum permissible height of 10-storeys.		
vii. A further additional gross floor area of 175m ² (1,880ft ²) shall be permitted to accommodate up to a maximum of five modular farming containers.		
viii. Inclusive of the above additions, maximum gross floor area on the property shall not exceed 97,256m ² (1,046,855ft ²).		
ix. The two (2) institutional residential buildings must maintain a minimum setback of 185m from the northern property line abutting the residences south Concorde Avenue.		
Others		
x. 'Modular Farming Container' shall be defined as follows: "shall mean a prefabricated walk-in structure/container, visually similar to marine containers or storage containers, which is typically fitted out with services such as water, electricity and/or drainage to facilitate the small-scale, all-season and indoor growing of (food) produce."		

- | |
|--|
| xi. Produce grown in the modular farming containers shall strictly be for on-site consumption and cannot be sold for profit. |
| xii. For any use on the property, the minimum required setbacks(s) from the abutting municipal wastewater treatment plant shall be determined on the basis of the minimum required separation distance recommended by a Land Use Compatibility Study for land uses adjacent to a sewage treatment plant, and shall be in compliance with requirements of the Ministry of Environment, Conservation, and Parks. |
| xiii. Any new development or site alterations on the property, including the modular farming containers, shall be subject to Site Plan Control. Other new buildings or structures with a footprint of 150m ² or less shall be exempt from Site Plan Control. |