

PUBLIC AND INSTITUTIONAL: *PI*

SECTION 1 PURPOSE

The purpose of this land use district is to allow for the development of public and private uses that offer essential services and recreational, social, cultural, and educational opportunities in a variety of settings.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building Accessory structure Alternative energy, Solar roof or wall mounted Government services Parks and playgrounds Public recreation, Limited Public utilities Religious assembly Schools Senior citizen housing Sign: Canopy Fascia Temporary Window	Accessory use Alternative energy, Solar ground mounted Childcare facility, Daycares Exhibition grounds Moved-in building Public recreation Recycling facility Shipping containers Sign: Freestanding Projecting	Campground Cemetery Community association buildings Cultural centre Group home Group home, Limited Private recreation Private utilities Sign: Mural Tourist information centre

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
To the discretion of the Development Authority.			
Notes	Minimum lot sizes do not preclude individual units to be separated by condominium subdivision.		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Administration Section 3.6; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

4.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	To the discretion of the Development Authority.
Rear	
Side	
Notes	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>

Accessory Building(s)/Structure(s)	
To the discretion of the Development Authority.	
Notes	<i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory building/structure. See Section 1 of Schedule 3.</i>
	<i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i>
	<i>Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.</i>

SECTION 5 MAXIMUM LOT COVERAGE

- (1) Total allowable coverage: 80% inclusive of all buildings and structures.
- (2) Notwithstanding sub-section (1), existing development in the Downtown Overlay or the Provincial Historic Area overlay that exceeds 80% lot coverage shall instead meet lot coverage requirements as determined by the Development Authority.

SECTION 6 MINIMUM GREEN SPACE

- (1) Minimum green space: 10% or as required by the Development Authority

SECTION 7 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 7.5 m (24.6 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay shall be to the discretion of the Development Authority.

SECTION 8 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the PI land use district include but are not limited to:

(a) General Standards of Development: **Schedule 3**

Section 1: Accessory Buildings and Structures
Section 2: Access Requirements
Section 4: Corner Lots
Section 5: Decks and Patios
Section 6: Easements
Section 7: Fences, Privacy Walls and Gates
Section 8: Grading, Excavation, Stripping and Stockpiling
Section 9: Infill Development
Section 10: Nuisance, Pollution and Hazard Control
Section 11: Outdoor Storage and Display
Section 12: Parking and Loading
Section 13: Setbacks from Coulees, Steep Slopes and Waterbodies
Section 14: Projections into Setbacks
Section 15: Site Drainage and Stormwater Management

(b) Design Standards of Development: **Schedule 4**

Section 1: Design Standards
Section 2: Interface Areas
Section 3: Landscaping
Section 4: Outdoor Lighting
Section 5: Screening

(c) Use-specific Standards of Development: **Schedule 5**

Section 1: Alternative Energy Sources
Section 3: Childcare Facility
Section 4: Group Homes
Section 6: Moved-in Buildings and Moved-in Dwellings
Section 16: Shipping Containers
Section 18: Campground

(d) Overlays: **Schedule 6**

Section 1: Downtown Overlay

(e) Signage: **Schedule 7**