

1102.5

Mixed - Residential / Institutional (MRI)

Mixed Residential/Institutional (MRI) is a zone for Comprehensive Development Area 5 (CDA-5), as shown on Appendix 1. MRI is a zone created to permit a variety of residential use, institutional and assembly uses.

1. Principal Use

- i) **On any lot or portion of any lot zoned MRI only the following principal uses are permitted:**
 - a) Institutional use
 - b) Multi-residential
 - c) Assembly use
 - d) Institutional use
 - e) Assisted living
 - f) Congregate care
 - g) Community care facility
 - h) Recreation facility
 - i) Limited neighbourhood commercial
 - j) Real Estate sales centre
 - k) Single detached dwelling

2. Accessory Uses

- i) **On any lot or portion of any lot zoned MRI only the following accessory uses are permitted:**
 - a) Carriage house
 - b) Home occupation
 - c) Secondary suite
 - d) Bed and Breakfast

3. Condition of Use

- i) Any fairgrounds associated with Assembly use shall be subject to the following conditions:
 - a) Any camping associated with fairground use must be in conjunction with an event sponsored by a non-profit cause, organization or society taking place on the lot on which the use is carried out.

4. Permitted Density

- i) **Single Detached Residential**
 - a) Maximum of twenty (20) residential units per 1.0 ha.

- b) One carriage house or secondary suite to a maximum floor area of 90 square metres is permitted per single detached dwelling lot as per Section 315, except that the siting for a carriage house shall be in accordance with section 5(i) of this part.
- ii) **Multi Residential**
 - a) Maximum of forty (40) residential units per 1.0 ha.
- iii) **Non Residential**
 - a) **Limited Neighbourhood Commercial**
 - 1) The total floor area of all limited neighbourhood commercial uses within the MRI zone shall not exceed 929 square metres. The total limited neighbourhood commercial floor area within any single building shall not exceed 500 square metres.
 - b) **Real Estate Sales Centre**
 - 1) The total combined floor area of all real estate centres within the MRI zone shall not exceed 464.5 square metres.

5. Siting of all Buildings and Structures

The setbacks required for buildings and structures within the MRI zone shall be as set out in the tables below:

- i) Single Detached Residential Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	2-storey maximum (11.0m)	4.5m	4.5m	1.5m	4.5m
Carriage House	2-storey maximum (8.0m)	4.5m	1.5m	1.5m	4.5m
Accessory	4.5m	4.5m	1.5m	1.5m	4.5m

ii) Multi-Residential Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	3-storey maximum [13.7m]	4.5m	3.0m	3.0m	4.5m
Accessory	4.5m	4.5m	1.5m	3.0m	4.5m

iii) Non-Residential Buildings Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	3-storey maximum (13.7m)	4.5m	1.5m	3.0m	4.5m
Accessory	4.5m	4.5m	1.5m	3.0m	4.5m

6. Lot Coverage

- i) The maximum lot coverage for all buildings and structures shall not exceed the following:
 - a) The maximum lot coverage for all single detached dwellings and structures is 40 per cent, 35 per cent if single detached residential buildings and structures are greater than 278.7 square metres.
 - b) The maximum lot coverage for all multi-residential dwellings and structures is 60 per cent.
 - c) The maximum lot coverage for all non-residential buildings and structures is 60 per cent.

7. Subdivision Requirements

- i) The minimum lot area permitted for single detached dwelling shall be 350 square metres.

End • MRI