



## 20.0 INSTITUTIONAL (I) ZONE

*The provisions of the Institutional (I) Zone shall generally apply to institutional development generally located in the urban and rural areas of the Township.*

### 20.1 GENERAL USE REGULATIONS

#### 20.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Institutional (I) Zone except for the following purposes:

accessory use  
 cemetery  
 clinic  
 club, private  
 community centre  
 day nursery  
 funeral home  
 institutional use  
 nursing home  
 park, public  
 place of worship  
 retirement home  
 school, public or private  
 dwelling unit as an accessory use

20.1.2 MINIMUM LOT AREA 3,000.0 m<sup>2</sup> (0.75 ac)

20.1.3 MINIMUM LOT FRONTAGE 30.0 m (98 ft)

20.1.4 MINIMUM LOT DEPTH 60 m (197 ft)

#### 20.1.5 MINIMUM FRONT YARD SETBACK

(a) in accordance with Section 4.18 of this By-law  
 (b) all other roads 10.0 m (33 ft)

#### 20.1.6 MINIMUM SIDE YARD SETBACK

(a) corner lot 10.0 m (33 ft) on the side abutting the road and 4.5 m (15 ft) on the other side

(b) interior lot 4.5 m (15 ft)

20.1.7 MINIMUM REAR YARD SETBACK 9.0 m (30 ft)



20.1.8 MAXIMUM LOT COVERAGE 35%

20.1.9 MAXIMUM HEIGHT 12.0 m (39.4 ft)

**20.2 SPECIAL USE REGULATIONS**

20.2.1 DWELLING UNIT AS AN ACCESSORY USE

In addition to previous provisions of Section 20.0 of this By-law, a dwelling unit as an accessory use in the Institutional (I) Zone shall comply to the following:

- (a) have a minimum floor area of 65 m<sup>2</sup> (700 ft<sup>2</sup>);
- (b) be located within or be contiguous to the main building;
- (c) be above or to the rear of the main building;
- (d) be used as the residence of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to;
- (e) not exceed twenty-five percent (25%) of the total floor area of the main building in which it is located.

**20.3 EXCEPTIONS**

20.3.1 (a) DEFINED AREA

I-1 as shown on Schedule A, Map U-7 and Map 49

(b) PERMITTED USES

accessory use  
 day nursery  
 park, public  
 place of worship  
 dwelling unit as an accessory use

20.3.2 (a) DEFINED AREA

I-2 as shown on Schedule A, Key Map U-12

(b) PERMITTED USES

store, retail  
 all other permitted uses of the I zone



(c) PLANTING STRIPS

Notwithstanding Section 4.13(b) (i) of this By-law, a Planting Strip shall be required along the property line abutting 5184 Egremont Drive.

(d) PARKING LOT

For the purposes of the defined area, Section 4.26 (j) (iii) of this By-law shall not apply.

20.3.3 (a) DEFINED AREA

I-3 as shown on Schedule A, Key Map 91

(b) PERMITTED USES

Accessory uses may include:

- i) the temporary storage of vehicles, provided that:
  - storage of vehicles, including unlicensed vehicles, shall be permitted only if they are not in a derelict condition;
  - no vehicle shall be stored on the site for more than seven (7) months; and
  - the area dedicated to the temporary storage of vehicles shall be limited to that portion of the land described as Part 1 on Reference Plan 33R-17093.
- ii) housing for the full-time staff members.