

**SECTION 31: I ZONE - INSTITUTIONAL**

**31.1** Subject to the General Provisions of Section 6 and all other applicable requirements of this Bylaw, the provisions of this section shall apply in all Institutional (I) Zones.

**31.2 PERMITTED USES**

- Cemeteries
- Churches
- Community centres
- Community colleges and universities
- Day nurseries
- Elementary schools
- Group homes
- Homes for the aged
- Hospices
- Hospitals
- Municipal or Provincial Offices
- Public libraries
- Museums
- Nursing Homes
- Places of worship
- Police stations
- Post Offices
- Religious Institutions
- Second-Level lodging house
- Secondary Schools
- Synagogues
- Dwelling units accessory to a permitted Institutional use

AND uses, buildings and structures accessory thereto

**31.3 REGULATIONS**

Minimum Lot Area	1850 sq. m.
Minimum Lot Frontage	30m
Maximum Lot Coverage	50 percent
Minimum Front Yard	15m
Minimum Interior Side Yard	7.5m
Minimum Exterior Side Yard	9m
Minimum Rear Yard	7.5m except the minimum rear yard abutting a street shall be 9m
Maximum Building Height	10m
Minimum Landscaped Open Space	20 percent

**31.4 REGULATIONS FOR ACCESSORY BUILDINGS AND STRUCTURES**

Location	In rear yard and side yard only
Minimum Distance from Any Other Building on the Lot	3m provided that in no case shall any overhang, eaves or gutter project into this required minimum area which shall be clear of any obstruction from the ground to the sky
Maximum Lot Coverage	7 percent provided that the lot coverage of all buildings on the lot shall not exceed the maximum lot coverage for a permitted use in the Institutional (I) Zone
Minimum Exterior Side Yard	7.5m
Minimum Interior Side Yard	1m 3m for a lot line that abuts a residential zone
Minimum Rear Yard	1m 3m for a lot line that abuts a residential zone
Eaves and Gutter	In no case shall any overhang, eaves or gutter project more than 0.3 metre into any required minimum yard
Maximum Height	4.5 metres

**EXCEPTIONS TO THE INSTITUTIONAL (I) ZONE**

**I-27 (129-1990) College Road, north side, east of Sumner Road**

Nothing shall prevent the continuation of existing uses on the lands indicated as I-27 on Schedule "A", however any expansion or introduction of any new use as permitted by the Institutional (I) zone shall be subject to review by the Town and Ministry of Natural Resources due to the site's provincial significance (Sumner Road Woodlot).

**I-56 (129-1990) 4 Hagey Avenue**

Notwithstanding the provisions of the Institutional (I) zone, the lands indicated as I-56 on Schedule "A" may also be used as a retirement home and the following special regulations apply:

- (a) Retirement Home shall be defined as a residence providing accommodation primarily for retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided."
- (b) The maximum number of units shall be 72 units.
- (c) Parking shall be provided at a rate of 0.4 parking spaces per bed.

- (d) Minimum front yard setback shall not be less than 6.0 metres from the street line.
- (e) Minimum side yard setback from the westerly property line shall not be less than 7.5 metres from the westerly property line.
- (f) Minimum side yard setback from the easterly property line shall not be less than 50 metres from the easterly property line.
- (g) Minimum parking requirements: no parking spaces or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 1.5 metres of any lot line or within 5.0 metres of any street line or within 3.0 metres of the boundary of any residential zone.
- (h) Maximum height: 3 storeys or 12.5m.

**I-62 (41-1993) 80 Bertie Street**

These lands are zoned "Institutional I-62 Zone" and all of the provisions that relate to lands zoned "Institutional I Zone" by this by-law shall apply to those lands zoned "Institutional I-62 Zone" except:

- a) that notwithstanding the requirements of Subsection 6.18 (d) any extensions or additions to the existing buildings both vertical or horizontal shall be in accordance with the regulations in Subsection 31.3 of this by-law.
- b) that notwithstanding the requirements of Subsection 31.3 (h), the maximum building height shall not be greater than 2 storeys.
- c) The minimum lot frontage will not be less than 25.19 metres.
- d) The minimum interior side yard setback shall not be less than 6.37 metres.
- e) That notwithstanding the provisions of Subsection 6.20 (I) the existing parking area shall not be located closer than 1.31 metres to a Residential zone.
- f) That notwithstanding the provisions of Subsection 31.2 Permitted Uses, dwelling units accessory to a permitted Institutional use shall not be permitted on the lands.

**I-266 (50-1992) Rebstock Road , south side, east of Ridgeway Road**

These lands are zoned "Institutional I-266 Zone" and all of the provisions that relate to lands zoned "Institutional I Zone" by this by-law shall apply to those lands zoned "Institutional I-266 Zone" except:

- (a) that notwithstanding the requirements of Subsection 31.2 - Permitted Uses, these lands shall only be used for an extended care nursing home, a retirement home and uses, buildings and structures accessory to the foregoing uses, and;
- (b) that notwithstanding the requirements of Subsection 31.3, maximum height shall not be greater than 2 storeys, and;

- (c) that notwithstanding the requirements of Subsection 6.20 (A) - Parking Area Regulations (c) Public and Institutional, a minimum of not less than 90 parking spaces or 1 parking space for every 1.3 beds must be provided.