

**SECTION 12 - INSTITUTIONAL (I) ZONE**

**12.1                    PERMITTED RESIDENTIAL USES**

- one accessory dwelling

**12.2                    PERMITTED NON-RESIDENTIAL USES**

- auditorium
- cemetery
- church
- clinic, health care
- club, private
- day care, private home
- (500-98-004) - day nursery
- hospital, private or public
- nursing home
- (500-98-003) - police station
- school, private or commercial
- school, public
- accessory buildings, structures and uses to any permitted use

**12.3                    ZONE REQUIREMENTS - RESIDENTIAL USES**

In accordance with the provisions of Section 12.4 hereof.

**12.4                    ZONE REQUIREMENTS - NON-RESIDENTIAL USES**

**(a) LOT FRONTAGE (MINIMUM)**

- NURSING HOME 45 metres  
provided that, where served by municipal sanitary sewers, the minimum frontage shall be 30 metres.
- OTHER USES 30 metres  
except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.

**(b) LOT AREA (MINIMUM)**

Private Sewage Disposal System

- All Uses 4 000 sq metres  
plus an area of 280 square metres for the first eight beds and for each additional bed thereafter, in a nursing home.

**SECTION 12 - INSTITUTIONAL (I) ZONE (cont.)**

Municipal Sanitary Sewers

- Nursing Home 900 sq metres

plus an area of 95 sq metres for the first eight beds and for each additional bed.

- Other Uses 1 800 sq metres

**(c) FRONT YARD (MINIMUM) 11 metres**

- except that in the case of a lot fronting on Highway 48, the minimum front yard shall be 14 metres.

**(d) EXTERIOR SIDE YARD (MINIMUM) 11 metres**

- except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 14 metres.

**(e) REAR YARD (MINIMUM) 12 metres**

- except that where the rear yard abuts a Residential or Transitional Zone, its minimum shall be 15 metres.

**(f) INTERIOR SIDE YARD (MINIMUM) 5 metres**

- except that where the interior side yard abuts a Residential or Transitional Zone, its minimum shall be 8 metres.

**(g) DWELLING UNIT AREA (MINIMUM) 18 sq metres**

**(h) LOT COVERAGE (MAXIMUM) 35%**

**(i) HEIGHT OF BUILDING (MAXIMUM) 12 metres**

**(j) WALLS CONTAINING HABITABLE ROOM WINDOWS  
- NURSING HOME**

Walls containing habitable room windows and facing each other shall be a minimum distance apart of 15 metres.

For the purpose of this subsection, walls with an angle of divergence of greater than 85 degrees are deemed not to face each other.

SECTION 12 - INSTITUTIONAL (I) ZONE (cont.)

(k) NUMBER OF BUILDINGS PER LOT

Limited only by the other provisions of this Section.

(l) LANDSCAPED OPEN SPACE (MINIMUM) 35%

(500-97-050)

LANDSCAPED OPEN SPACE (MINIMUM)  
- School, Public Nil

(m) OPEN STORAGE

The storage of goods or material shall not be permitted other than in a wholly enclosed building

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,  
PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER  
GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof.

12.5.1 PART OF LOT 11, CONCESSION 9 (NG); 'I-1'  
(Map 5)

[illegible]

Also, a single family dwelling shall be permitted as an accessory residential use for staff as provided for in Section 12.1.

- Section 5.35 (Sight Triangles) shall not apply to the intersection of North Street and East Street.

**SECTION 12 - INSTITUTIONAL (I) ZONE (cont.)**

**12.5.4**                      **LOT 6, NORTH OF BOUCHIER STREET,  
TOWN PLOT OF KESWICK;**                      **'I-4'  
(Map 4)**

Notwithstanding Sections 12.1 and 12.2, in that area designated 'I-4', only the following uses shall be permitted:

- a church
- a detached dwelling unit accessory to a church
- a parish hall
- an accessory building or use

**12.5.5**                      **PART OF LOT 4 AND LOT 5, SOUTH OF  
RAINES STREET, TOWN PLOT OF KESWICK;**                      **'I-5'  
(Map 4)**

Notwithstanding Sections 12.1 and 12.2, in the area designated 'I-5', only the following uses shall be permitted:

- a cemetery
- a church
- an accessory building or use

**12.5.6**                      **BLOCK 23 (LOTS 1 - 4), BLOCK 22  
(PART OF LOTS 8 - 12) AND PART OF  
THE SIMCOE STREET ROAD ALLOWANCE,  
REGISTERED PLAN 69;**                      **'I-7'  
(Map 7)**

Notwithstanding Section 12.2, in that area designated 'I-7' in Schedule 'A' hereto, the only permitted non-residential uses shall be:

- an auditorium
- a club, private
- a day nursery
- accessory buildings, structures  
and uses to any permitted use

Further, the front lot line shall be defined that as being the westerly lot line directly adjacent to the extension of the Fairpark Lane road allowance.

The use of the building as a private club on land shown as Part '1' in Schedule 'B-9' attached hereto is deemed to comply with the parking requirements

12.5.7 PART OF LOT 12, CONCESSION 3 (NG); 'I-8'  
(500-2000-0010) 'I-9'  
(Map 3)

Further, notwithstanding Section 12.4, in that area designated 'I-8' in Schedule 'A' hereto, the minimum setback for a building or structure from the southerly lot line of the subject property shall be 8 metres.

Further, notwithstanding Sections 12.1 and 12.2, in that area designated 'I-9' in Schedule 'A' hereto, the only permitted uses shall be accessory structures and uses, including a parking area, to the permitted uses on lands designated 'I-8' in Schedule 'A' hereto.

Further, notwithstanding Section 5.31, a 3 metre planting strip shall be required along the south limit of Mel=s Lane within the 'I-9' designation, which may be interrupted by a driveway access.