

SECTION 20 – INSTITUTIONAL (I)

20.1 PERMITTED RESIDENTIAL USES

- one accessory dwelling

20.2 PERMITTED NON-RESIDENTIAL USES

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

20.3 ZONE REQUIREMENTS – RESIDENTIAL USES

In accordance with the provisions of Section 12.4.

20.4 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.

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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.

(k) **NUMBER OF BUILDINGS PER LOT**

Limited only by the other provisions of this Section.

(l) **LANDSCAPED OPEN SPACE (MINIMUM)** 35%

- School, Public Nil

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(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.

20.5

SPECIAL PROVISIONS