

SECTION 14 - INSTITUTIONAL ZONE (I)

No **person** shall within any I **zone use** any **land** or **erect, alter, or use** any **building or structure** for any purpose except in accordance with the following provisions:

Amended by By-law No. Z107-2014

14.1 Permitted Uses, Buildings, and Structures

- ~~(a) — an ambulance dispatch depot;~~
 - ~~(b) — an arena;~~
 - ~~(c) — a cemetery;~~
 - ~~(d) — a church;~~
 - ~~(e) — a club, private;~~
 - ~~(f) — a recreation or community centre;~~
 - ~~(g) — a day nursery;~~
 - ~~(g.1) — a dog park;~~
 - ~~(h) — a fire hall;~~
 - ~~(i) — a government administrative office;~~
 - ~~(i.1) — a hiking trail;~~
 - ~~(j) — a hospital;~~
 - ~~(j.1) — a multiuse pathway;~~
 - ~~(k) — a museum;~~
 - ~~(l) — a nursery school;~~
 - ~~(l.1) — a passive recreational use;~~
 - ~~(m) — a police station;~~
 - ~~(n) — a public library;~~
 - ~~(o) — a public park;~~
 - ~~(p) — a public works garage;~~
 - ~~(q) — a school;~~
 - ~~(r) — a sports field, baseball diamond, curling rink;~~
 - ~~(s) — a swimming pool;~~
 - ~~(t) — a tennis court;~~
 - ~~(u) — an institutional use;~~
 - ~~(v) — accessory uses, buildings, and structures.~~
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- (a) **adult day service facility**
 - (b) **a cemetery;**
 - (c) **a club, private;**
 - (d) **a recreation or community centre; child care centre**
 - (f) **a dog park;**
 - (g) **emergency service facility**
 - (h) **a government administrative office;**
 - (i) **a hiking trail;**
 - (j) **a hospital;**
 - (k) **a museum;**
 - (m) **a passive recreational use;**
 - (n) **a place of worship**
 - (o) **a public library;**
 - (p) **a public park;**

- (q) a public works garage;
- (r) recreational use
- (s) a school;
- (t) an institutional use;
- (u) accessory uses, buildings, and structures.

14.2 Requirements for Permitted Uses

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|---------|---|------|---------------|
| 14.2.1 | Lot Area, Minimum | 540 | square metres |
| 14.2.2 | Lot Frontage, Minimum | 18 | metres |
| 14.2.3 | Lot Depth, Minimum | 30.0 | metres |
| 14.2.4 | Front Yard, Minimum | 6.0 | metres |
| 14.2.5 | Interior Side Yard, Minimum | 4.5 | metres |
| 14.2.6 | Exterior Side Yard, Minimum | 6.0 | metres |
| 14.2.7 | Rear Yard, Minimum | 7.5 | metres |
| 14.2.8 | Building Height, Maximum | 13.5 | metres |
| 14.2.9 | Lot Coverage, Maximum | 40.0 | per cent |
| 14.2.10 | Landscaped Open Space, Minimum | 20.0 | per cent |
| 14.2.11 | Loading and Unloading Requirements
In accordance with the provisions of Section 5.12 | | |
| 14.2.12 | Parking Requirements
In accordance with the provisions of Section 5.21. | | |
| 14.2.13 | Outdoor Storage
The outdoor storage of goods or materials shall be permitted in accordance with the provisions of Section 5.19. | | |
| 14.2.14 | Driveway Requirements
No ingress or egress driveway shall be located closer than 1.5 metres to any side or rear lot line . | | |

Amended by By-law No. Z107-2014

- 14.2.15 Requirements for **Accessory Uses** for **Hospitals**
A retail area used for the sale of cards, small gifts, flowers and other similar items, but excluding the pharmaceutical sale of drugs and medicines, which does not exceed 60 square metres shall be **permitted** as an **accessory use** to a **hospital** use.

14.3 Requirements for Accessory Uses, Buildings, and Structures

In accordance with the provisions of Section 5.1A.

14.4 Special Provisions

14.4.1 Deleted by By-law No. Z113-2015

Amended by By-law No. Z28-2001

14.4.2 I-2

- (a) Location: Lots 1 to 19, Block F, Registered Plan No. 216; Lots 1 to 21, Block E, Registered Plan No. 216; Part of Markham Street (closed) (closed between the north Limit of Queen Street and the south Limit of Maiden Lane) Registered Plan No. 216.
- (b) Notwithstanding the provisions of Section 14.1 of By-law No. Z1-1997 to the

contrary, the following additional **uses** shall be **permitted** on the lands located within the "I-2" **zone** as shown on Key Map 6 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z28-2001).

- (i) **business and professional offices** for doctors and other health related practitioners and agents;
 - (ii) a fitness centre, operated in association with the St. Marys Memorial **Hospital**;
 - (iii) **accessory uses, buildings and structures**, including accessory residential **uses** in the form of five **existing single detached dwellings**.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z72-2008

14.4.3 I-3

- (a) Location: Lot 3, Registered Plan No. 228 (Key Map 15)
- (b) In addition to the provisions of Section 23.2 of By-law No. Z1-1997 a **planting strip**, installed in accordance with the provisions of Section 5.25 of By-law No. Z1-1997, shall be required along the southerly **lot line** of the land within the "I-3" **zone** as shown on Key Map 15 of Schedule "A" to this By-law.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z76-2008 and Amended by By-law No. Z107-2014

14.4.4 I-4

- (a) Location: Part of Lots 20 and 21, Concession 17 and Part of Lot 35, Thames Concession.
- (b) Notwithstanding the provisions of Section 23.1 of this By-law to the contrary, the following additional **uses** are also **permitted** on the land within the "I-4" **zone** as shown on Key Maps 6, 9, and 10 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z76-2008):
 - (i) an indoor sports training facility;
 - (ii) a museum **building**, housing a museum, accessory **offices**, and a cafeteria with a maximum seating capacity of 300 people;
 - (iii) an academy (dormitory) capable of accommodating 180 guests.

For the purposes of this By-law, a dormitory shall mean a **building** or part thereof operated by a charitable organization and containing a room or rooms in which sleeping units are provided and/or rented for occupancy on a temporary basis. A dormitory may include a communal dining facility but shall exclude the preparation of meals within the sleeping units.

- (c) All other provisions of this By-law, as amended, shall apply.

Amended by By-law Nos. Z76-2008, Z107-2014 and Z127-2018

14.4.5 I-5

- (a) Location: Part of Lot 17, Concession 5 (Key Map 4 of Schedule "A")
- (b) Notwithstanding the provisions of Section 23.1 of this By-law to the contrary, permitted **uses, buildings and structures** shall be limited to a **private club, church, government administrative office, ~~day nursery, nursery school, child care centre~~**, museum, meeting room facility, **passive recreational uses** and a park on the land within the "I-5" **zone**.
- (c) Notwithstanding the provisions of Section 23.2.8 of this By-law to the contrary, the maximum **building height** for land within the "I-5" **zone** shall be 7.0 metres.

- (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.