

SECTION 18 - I Zone – Institutional Zone

(1) SCOPE

The provisions of this Section shall apply in all Institutional (I) Zones except as otherwise provided in the Special Provisions Subsection hereto.

(2) USES PERMITTED

No person shall, within any I Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following I uses, namely:

- (a) an accessory dwelling unit;
- (b) an auditorium or place of assembly;
- (c) a cemetery;
- (d) a church;
- (e) a day nursery;
- (f) a nursing home;
- (g) a public or private school;
- (h) any public use.

(3) ZONE REQUIREMENTS

No person shall, within any I Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (MINIMA)
 - (i) public or private schools - 0.8 ha
 - (ii) other private uses - 1 390 m²
- (b) LOT FRONTAGE (MINIMA)
 - (i) public or private schools - 60 m
 - (ii) other private uses - 30 m
- (c) FRONT YARD DEPTH (MINIMUM) - 10 m
- (d) INTERIOR SIDE YARD WIDTH (MINIMUM) - 10 m
- (e) EXTERIOR SIDE YARD WIDTH (MINIMUM) - 10 m
- (f) REAR YARD DEPTH (MINIMUM) - 7 m
- (g) LOT COVERAGE (MAXIMUM) - 35%
- (h) LANDSCAPED OPEN SPACE (MINIMUM) - 30%

(4) SPECIAL PROVISIONS

By-law
21/89

a) **I-1 (HARMONY HOUSE - HOUSE)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated I-1 (Special Institutional) on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Size Limitation:**

- The permitted Rest Home shall be limited to a maximum of twenty occupants.

(ii) **Interior Side Yard Width:**

- No building or structure shall be located closer than 6 m from the northerly side yard boundary.

By-law
15-91

(b) **I-2 (CHURCH)**

Notwithstanding any provisions of this By-law to the contrary, the land zoned I-2 on Schedule 'A', may be used only for a church subject to the requirements of Section 18.

(c) **1-3 (ZEHR'S TRAINING CENTRE)**

Notwithstanding subsection 18(2) or any other provisions of this By-law to the contrary, the land zoned **1-3** on Schedule 'A' may be used for the following uses subject to the applicable regulations of this By-law and the following special provisions.

(i) **Uses Permitted Restricted To:**

- a non-profit training facility with such uses as classrooms, meeting rooms, administrative offices and ancillary spaces
- uses, buildings and structures accessory to the above main use.

(ii) **Zone Requirements**

The applicable provisions of this By-law, including Section 18.3, shall apply to the subject land together with the following special provisions:

- **Maximum Gross Floor Area**

The maximum gross floor area for the main building shall be 1,500 sq. metres (16,150 sq. ft.).

- **Off-street Parking**

A minimum of 87 parking spaces shall be provided in accordance with the provisions of Section 3(16) of this By-law.

- **Planting Strip**

A plant strip of not less than 7 metres (23 ft.) In width shall be provided along the frontage of the property at the location of the main building and the parking area save and except at the location of any driveways into the subject property.

- **Outdoor Storage**

No outdoor storage shall be permitted.”

(d) I-4 (CROSS ROADS BRETHERN IN CHRIST CHURCH)

Notwithstanding the provisions of Section 18 or any other provisions of this By-law to the contrary, no buildings or structures are to be located within the land zoned I-4 on Schedule 'A'.