

**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
- (500-98-004) - day care, private home
- day nursery
- hospital, private or public
- (500-98-003) - nursing home
- 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.

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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.

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**(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.

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12.5 SPECIAL PROVISIONS

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

In addition to the uses permitted in Section 12.2, "an approved workshop within the meaning of the Vocational Rehabilitation Services Act", shall be a permitted use in the area designated 'I-1' in Schedule 'A' hereto.

12.5.2 PART LOT 17, LOTS 18 AND 19, PLAN 425; ' I-2'  
(Map 2)

In that area designated 'I-2', a retirement lodging house shall be a permitted use. Further, notwithstanding Sections 12.4 (e) and (f) the following yards shall apply:

REAR YARD (MINIMUM) 1 metres  
EAST INTERIOR SIDE YARD (MINIMUM) 1.2 metres

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

12.5.3 LOTS 1, 2, 3 & 4, BLOCK 16, PLAN 69; ' I-3'  
(Map 7)

Notwithstanding Sections 5.31, 12.4 (d) and 5.35, in the area designated 'I-3' in Schedule 'A' attached hereto, the following provisions shall apply:

- minimum westerly planting strip shall be 1.5 metres;
- minimum setback to North Street (exterior side yard) shall be 9.4 metres;
- Section 5.35 (Sight Triangles) shall not apply to the intersection of North Street and East Street.

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**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

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per Section 5.28 (b). Further, off site parking spaces may be provided on land shown as Part '3' on Schedule 'B-9' attached hereto, to be utilized in parking requirements for land shown as Part '2' on Schedule 'B-9' attached hereto.

**12.5.7**  
(500-2000-0010)

**PART OF LOT 12, CONCESSION 3 (NG);**

**' I-8'**

**' I-9'**

**(Map 3)**

Notwithstanding Sections 12.1 and 12.2, in that area designated 'I-8' in Schedule 'A' hereto, the only permitted uses shall be a church, an auditorium within a church, and accessory buildings, structures, and uses thereto.

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 Section 5.31, the minimum width of the planting strip along the south limit of the lands zoned 'I-8' in Schedule 'A' hereto shall be 7 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, no planting strip shall be required on deeded rights-of-way within lands designated 'I-9'.

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.

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**12.5.8                      Lots 5 and 6 in Block 60, Registered    'I-10 (H)'  
(500-2021-0010)      Plan 69 and Part of Lot 20, Concession 9    (Map 6)  
20920 Dalton Road**

On lands shown in heavy outline and zoned 'I-10 (H)' on Schedule 'A', the following provisions shall apply:

- a) That the 'I-10' Zone shall be subject to a Holding Provision in accordance with Section 36(1) of the *Planning Act*, R.S.O. 1990, c.P.13. Until such time as the Holding Symbol 'H' is removed by an amending By-law, the 'C1' Zone remains in effect.
- b) The Holding Symbol 'H' shall only be removed upon satisfying the following:
  - i) The passing and entering into force and effect of an amending Zoning By-law for the property municipally identified as 160 High Street and legally described as Part Block 53, Plan 69 and RP 65R27889, Parts 1 to 3 that prohibits residential and other uses that provide overnight accommodation until such time as municipal servicing capacity / allocation is available;
  - ii) The filing of a Record of Site Condition (RSC) with the Environmental Site Registry for the property municipally identified as 20920 Dalton Road and legally described as Lots 5 and 6, Block 60, Plan 69 and Part Lot 20, Concession 9;
  - iii) The execution of a Site Plan Agreement for Site Plan Application B.1.377 the property municipally identified as 20920 Dalton Road and legally described as Lots 5 and 6, Block 60, Plan 69 and Part Lot 20, Concession 9 that addresses the transfer of servicing allocation and residents from the existing long term

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care facility at the property municipally identified as 160 High Street and legally described as Part Block 53, Plan 69 and RP 65R27889, Parts 1 to 3;

- c) Notwithstanding Section 12.2, following the removal of the Holding Symbol 'H' the only permitted uses shall be as follows:
- Nursing home
  - Accessory buildings, structures and uses to any permitted use
- d) Notwithstanding the below-referenced sections, the following requirements shall apply:

| <b>Section</b> | <b>Standard</b>   | <b>Requirement</b>  |
|----------------|---|---|
| 12.4 (c)       | Front Yard (Mn.)  | 1.2 metres  |
| 12.4 (d)       | Exterior Side Yard (Mn.)  | 9.0 metres to the main building and 1.0 metres to a covered entrance canopy |
| 12.4 (e)       | Rear Yard when abutting Residential or Transitional Zone (Mn.)                      | 14.5 metres   |
| 12.4 (i)       | Building Height (Max.)  | 13.9 metres   |
| 5.25 (a)       | Number of Loading Spaces for Institutional Uses Exceeding 7,400 square metres (Mn.) | 2 spaces  |
| 5.28 (b)       | Number of Parking Spaces for Nursing Homes (Mn.)                                    | 0.47 spaces per bed   |
| 5.28 (i)       | Driveway Width (Max)  | 13.5 metres   |



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