
SECTION 7 INSTITUTIONAL ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Institutional (I) Zone except in accordance with the provisions of this Section or of any other relevant Sections of this By-law.

7.1 Institutional (I) Zone

(1) Permitted Uses:

administrative office of a Public Authority
cemetery
church
clinic
community centre
day nursery
electrical supply facility
nursing home, including rest homes, retirement homes and homes for the aged
park
parking area
private club
public use
school
accessory dwelling house
accessory dwelling unit

(2) Zone Requirements:

		<u>With full municipal services</u>	<u>Without full municipal services</u>
(a)	Lot Area (minimum)	450 m ²	2000 m ²
(b)	Lot Frontage (minimum)	15 m	30 m
(c)	Front Yard Depth (minimum)	7.5 m	7.5 m
(d)	Exterior Side Width (minimum)	7.5 m	7.5 m
(e)	Interior Side Width (minimum)	3 m	3 m
(f)	Rear Yard Depth (minimum)	7.5 m	7.5 m
(g)	Building Height (maximum)	12 m	12 m
(h)	Lot Coverage (maximum)	40%	30%
(i)	Landscaped Open Space (minimum)	30%	50%

- (j) Dwelling Houses or Dwelling Units
per Lot (maximum) 1

(3) Special Exception Zones:

(Reserved)

I-1 (Pt. Lot 30, Concession 5) Williamsburg

Notwithstanding the provisions of Section 7.1 (2) to the contrary, for the lands zoned I-1, the following zone provisions shall apply:

Lot frontage (minimum) 29 m

Yard requirement

Interior side (minimum) 1 m

Notwithstanding the provisions of Section 3.27 to the contrary, the required parking for the existing church shall be in accordance with the existing conditions on the date of the Comprehensive Zoning By-law for the Township, consisting of approximately 930 m² of parking area.

(4) Holding Zones

(5) Temporary Zones

7.2 Additional Provisions for Institutional Zones

(1) Accessory Dwelling Units

The following provisions shall apply to accessory dwelling units:

A minimum of 20 m² of Open Space shall be provided for the exclusive use of each dwelling unit. Such Open Space shall not be used for the parking of vehicles, or as a required pedestrian access.

Pedestrian access to each dwelling unit shall be from an adjacent street and for the sole use of the dwelling unit.

(2) Accessory Dwellings

Accessory dwellings shall conform to the requirements of the R1 Zone where piped services are available and the RR Zone where services are private.

(3) Cemeteries

Cemeteries shall not be governed by the foregoing standards but shall conform to the Cemeteries Act.

(4) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.