

## **SECTION 23 - INSTITUTIONAL (I) ZONE**

- 23.1 Within an Institutional (I) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.
- 23.2 PERMITTED USES
- 23.2.1 Residential Uses:
- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the provisions of Section 3.11, for uses permitted by Subsection 23.2.2, Parts a) through to and including f).
- 23.2.2 Non-Residential Uses:
- a) clinic
  - b) hospital
  - c) nursing home
  - d) home for the aged/senior citizens home
  - e) day nursery
  - f) place of worship
  - g) any undertaking of a utility company, natural gas distribution company, telephone or telecommunications company but not including a communication tower.
  - h) community centre
  - i) public skating, curling rink or arena
  - j) cemetery and/or crematorium
  - k) government or civic building
  - l) fairground
  - m) museum, archives or library
  - n) school
  - o) private or religious school
  - p) cenotaph or historical use
  - q) private club
  - r) public recreational use
  - s) passive outdoor recreation use
  - t) public use in accordance with the provisions of Section 3.29
- 23.3 ZONE PROVISIONS
- 23.3.1 Refer to Section 3 (General Provisions)
- 23.3.2 Lot Area (minimum)
- |    |  |   |
|----|--|---|
| a) | lot served by a public water and a sanitary sewer system | Nil                                     |
| b) | other lots   | 1855 m <sup>2</sup> (19,967.71 sq. ft.) |
- 23.3.3 Lot Frontage (minimum)

a)	lot served by a public water and a sanitary sewer system	Nil
b)	other lots	30 m (98.43 ft.)
23.3.4	Front Yard Depth (minimum)	
a)	lot served by a public water and a sanitary sewer system	6.0 m (19.69 ft.)
b)	other lots	9.0 m (29.53 ft.)
23.3.5	Rear Yard Depth (minimum)	7.5 m (24.61 ft.)
	except where a rear lot line abuts a Residential Zone the setback shall be	10.5 m (34.45 ft.)
23.3.6	Interior Side Yard Width (minimum)	
a)	lot served by a public water and a sanitary sewer system	4.0 m (13.12 ft.)
	except where an interior side lot line abuts a Commercial or Institutional Zone the setback shall be	3.0 m (9.84 ft.)
b)	other lots	7.5 m (24.61 ft.)
	except where an interior side lot line abuts a Residential Zone the setback shall be	15.0 m (49.21 ft.)
23.3.7	Exterior Side Yard Width (minimum)	
a)	lot served by a public water and a sanitary sewer system	6.0 m (19.59 ft.)
b)	other lots	9.0 m (29.53 ft.)
23.3.8	Lot Coverage (maximum)	
a)	lot served by a public water and a sanitary sewer system	40%
b)	other lots	30%
23.3.9	Building Height (maximum)	11.0 m (36.09 ft.)
23.3.10	Off-street parking and loading requirements in accordance with Sections 3.40 and 3.41.	
23.3.11	Accessory buildings	Refer to Section 3.7

## 23.4 ZONE EXCEPTIONS

- 23.4.1 I-1, Lots 20 and 21, Concession XII (Vespra)  
 2182 Sunnidale Road, 43 41 010 008 021 01 0000  
*Vespra Zoning By-law Amendment No. 86-1*  
 2241 Sunnidale Road, 43 41 010 008 021 02 0000  
*Vespra Zoning By-law Amendment No. 84-8*

Outside storage is permitted.

- 23.4.2 I-2, Lot 20, Concession VIII (Vespra)  
2 Friesen Place, 43 41 010 006 037 00 0000  
*Vespra Zoning By-law Amendment No. 91-40 - Sunnidale Medical Centre*

The permitted uses within this zone are restricted to offices for doctors, dentists, chiropractors, optometrists, counseling (e.g. social worker, psychologist, psychiatrist), speech therapist, audiology, physical therapists, athletic or massage therapists, podiatry or pediatric services, development assessment including educational assessment and treatment of children with special needs (e.g. learning disabilities), nutritional assessment and treatment (e.g. dietician but not including any commercial weight loss clinics), prenatal teaching and counseling and therapeutic medical gatherings for group therapy and/or support group purposes. Accessory uses such as support laboratory, x-ray and/or pharmaceutical outlet are permitted. No off-street parking shall be permitted within any area of the front yard as defined by the front yard building line; parking is also prohibited on the street. The exterior side yard width (minimum) may be reduced on one side to 8 m from any residential zone. No detached accessory buildings, uses or structures shall be permitted. An area of landscaped open space consisting of mature trees shall be maintained around the existing buildings as elaborated upon in the site plan agreement. The location, size and style of the site shall be facilitated within the site plan agreement.

- 23.4.3 **Property rezoned to ME (Eisses Pit)**  
I-3, Lots 21 and 22, Concession XII (Vespra)  
3619 Pinegrove Road, Roll No. 43 41 010 008 200 20 0000  
*Zoning By-law Amendment No. 96-103 - South-Simcoe Dufferin Track & Field Club*

The permitted uses within this zone are restricted to a private club, a community centre, a public skating or curling rink or arena, a government or civic building, a public recreational use, an accessory single detached dwelling and a public use. The interior side yard width (minimum) for all buildings and structures shall be 15 m.

- 23.4.4 I-4, Lot 5, Concession VIII (Elmvale),  
27 Simcoe Street, Roll No. 43 41 040 001 041 01 0000  
*Elmvale Consolidation By-law No. 93-47- Sara Vista Nursing Home*

The permitted uses within this zone are restricted to a nursing home.

- 23.4.5 I-5, Part of Lot 5 and Lot 6, Plan 335 (Elmvale)  
23 Yonge Street South, Roll No. 43 41 040 001 007 00 0000  
*Zoning By-law No. 2001-062 - St. Johns United Church Manse / Senior Day Care Centre*

A single detached dwelling is a permitted use.

- 23.5.6 I-6 (H), Part Lot 7, Concession 8, Flos  
175 Queen St. W., Elmvale, 4341 030 006 072 00 0000  
Gallo Subdivision Phase I ZBA 5000-055

The permitted use is limited to a seniors complex, which shall mean a residential building where a maximum of twelve residents may share some aspects of housekeeping and meals and care may be provided.