

Section 30 – Institutional (I) Zone

30.1. 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.

30.2. Permitted Uses

30.2.1. Residential Uses:

- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the General Provisions hereof, for uses permitted by Subsection 30.2.2, Parts a) through to and including f).

30.2.2. 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 no 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 General Provisions Section

30.3. Zone Provisions

30.3.1. Refer to Section 3 (General Provisions)

30.3.2. Lot Area (minimum)

	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	Nil
b)	other lots	1855 m ² (19967.71 ft. ²)
30.3.3. Lot Frontage (minimum)		
	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	Nil
b)	other lots	30.0 m (98.43 ft.)
30.3.4. Front Yard Depth (minimum)		
	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	6.0 m (19.69 ft.)
b)	other lots	9.0 m (29.53 ft.)
30.3.5. Rear Yard Depth (minimum)		
		7.5m (24.61 ft.)
	Except where a rear lot line abuts a Residential Zone the setback shall be 10.5 m (34.45 ft.)	
30.3.6. Interior Side Yard Width (minimum)		
a)	Lot served by a public water and sanitary sewer system	4.0 m (13.12 ft.)
	Except where an interior side lot line abuts a Commercial or Institutional Zone the setback will be	3.0 m (9.84 ft.)
b)	Other Lots	7.5 m (24.1 ft.)
	Except where an interior side lot line abuts a Residential Zone the setback shall be	15.0 m (49.21 ft.)
30.3.7. 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.)
30.3.8. Lot Coverage (maximum)		
	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	40%
b)	lot served by a public water system	30%
30.3.9. Building Height (maximum)		
		11.0 m (36.09 ft.)

30.3.10. Off-street parking and loading requirements in accordance with the General Provisions Section.

30.3.11. Accessory buildings with the General Provisions Section.

30.4. Zone Exceptions

30.4.1. I-1, Lots 20 and 21, Concession XII (Vespra)
2182 Sunnidale Road, 4341 010 008 02101 0000
Vespra Zoning By-law Amendment No. 86-1
2241 Sunnidale Road, 4341 010 008 02102 0000
Vespra Zoning By-law Amendment No. 84-8

Outside storage is permitted.

30.4.2. I-2, Lot 20, Concession VIII (Vespra)
2 Friesen Place, 4341 010 006 03700 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 8m 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.

30.4.3. Property rezoned to ME (Eisses Pit)

I-3, Lots 21 and 22, Concession XII (Vespra)
3650 Pinegrove Road, Roll No. 4341 010 008 20020 0000
Zoning By-law Amendment No. 96-103 – South-Simcoe Dufferin Track and 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 metres.

- 30.4.4. I-4(H), Lot 5, Concession VIII (Elmvale)
27 Simcoe Street, Roll No. 4341 040 001 04101 0000
Elmvale Consolidation By-law No. 93-47 – Sara Vista Nursing Home

The permitted uses within this zone are restricted to a nursing home. The minimum number of parking spaces for a nursing home is 0.5 spaces per bed (rounded up to a whole number).

The (H) holding symbol shall be removed from the lands zoned [I-4(H)], when the municipality is satisfied that the adequate water supply and sanitary sewage disposal servicing facilities and capacity are available to service lands/use, and that all appropriate agreements between the property owner and the municipality have been executed.

- 30.4.5. I-5, Part of Lot 5 and Lot 6, Plan 335 (Elmvale)
23 Yonge Street South, Roll No. 4341 040 001 00700 0000
Zoning By-law 2001-062 – St. Johns United Church Manse/Senior Day Care Centre & Zoning By-law 2020-003 – St. John's United Church

A single detached dwelling is a permitted use.
A Minimum rear yard setback of 4.0 metres (13.12 ft.) shall be permitted.

- 30.4.6. I-6 (H), Part Lot 7, Concession 8 (Flos)
175 Queen St. W., Elmvale, 4341 030 006 07200 0000
Gall Subdivision Phase 1, ZBA 5000-055

The permitted use is limited to a senior's 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.

- 30.4.7. I-7, Part West Half Lot 12, Con. 3, Parts 1 & 2, 51R-20124 (Vespra)
2387 Gill Road, 4341 010 003 01504 0000
Willow Creek Baptist Church as approved by OMB on Aug 29/90
By-law 500-345 – ZB-2021-010 – Willow Creek Baptist Church

A place of worship, a day nursery, a private or religious school, a public recreational use and a public use are permitted.
Minimum front yard shall be 44 metres.
Maximum lot coverage is 15% is permitted.

30.4.9 I-9 PT LT 5, CON 8; Elmvale
27 Simcoe Street, Roll No.4341 040 001 04101 0000
By-law No. 5000-369 – ZB-2023-006 – Revera Long Term Care Inc.

The permitted uses within this zone are restricted to be a nursing home. The minimum number of parking space for a nursing home is 0.5 spaces per 1 bed (rounded up to a whole number).