

SECTION 27 - INSTITUTIONAL "I" ZONE

27.1 GENERAL PROHIBITION

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 subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

27.2 USES PERMITTED

Arena
 Cemetery
 Clinic
 Club
 Community centre
 Day Nursery
 Nursing home
 Places of worship
 Independent Retirement Home
 Retirement home
 School
 Sewage treatment plant
 Single detached dwelling accessory to the permitted uses listed above, in accordance with the provisions of Section 8 or an accessory dwelling unit within the building containing the principal use on the lot.
 Water reservoir
 Water treatment plant

27.3 ZONE REGULATIONS

27.3.1	<u>Minimum Lot Area</u>	1400 square metres
27.3.2	<u>Minimum Lot Frontage</u>	30 metres
27.3.3	<u>Minimum Required Yards</u>	
	(i) Front	7.5 metres
	(ii) Rear	7.5 metres
	(iii) Interior	6 metres
	(iv) Exterior Side	6 metres
27.3.4	<u>Maximum Lot Coverage</u>	30%

27.3.5 Maximum Building Height 15 metres

27.4 ZONE EXCEPTIONS

27.4.1 I-1 Zone

In addition to the uses permitted by Section 27.2, the following uses shall be permitted on those lands Zoned I-1:

- (a) Animal Shelter
- (b) Pet Cemetery
- (c) Wildlife Rehabilitation Centre

27.4.2 I-2 Zone

In addition to the permitted uses as listed in subsection 27.2, an Independent Retirement Home shall be a permitted use.

- (a) Minimum Parking requirements for an Independent Retirement Home shall be 1 space per independent retirement home unit, 1 space for every 20 square metres of gross floor area, with a minimum of 2 spaces being provided to the common building, and 1 parking space per 7 independent retirement home units for reserved visitor parking.
- (b) All other permitted uses listed in subsection 27.2 shall be subject to the applicable parking standards in subsection 5.3.

27.4.3 I-3 Zone

Notwithstanding the provisions of subsection 27.2 an Independent Retirement Home shall be a permitted use. The following zone regulations apply to those lands shown on Schedule A as amended:

- (a) Minimum Required Lot Frontage 20.0 metres
- (b) A minimum 5.0 metre continuous landscaping strip to the rear lot lines of lots that are in a residential zone.
- (c) Minimum Parking requirements for an Independent Retirement Home shall be 1 space per independent retirement home unit and 1 parking space per 7 independent retirement home units for reserved visitor parking.
- (d) All other permitted uses listed in subsection 27.2 shall be subject to the applicable parking standards in subsection 5.3.

That the Holding Symbol (H) shall not be removed until a Site Plan Agreement in accordance with Section 41 of the Planning Act is entered into with the Township of Tay and registered on title.

27.4.4 I-4 Zone

Notwithstanding the provisions of subsection 27.3 the following zone regulations apply to those lands shown on Schedule A as amended:

(a)	Minimum Required Front Yard Setback	4.51 metres
(b)	Minimum Required Rear Yard Setback	5.84 metres
(c)	Minimum Interior Side Yard Setback	1.14 metres

27.4.5 I-5 Zone

In addition to the Permitted Uses of Section 27.2 "Institutional "I" Zone: Uses Permitted", the following uses shall be permitted on lands zoned "I-5" Zone:

- a) Private Career College be a permitted use,
- b) Accessory uses for a Private Career College includes accessory overnight accommodations for a maximum of 15 (fifteen) consecutive nights.

That notwithstanding the provisions of Section 4.1 'Accessory Buildings, Uses and Structures', Section 4.14 'Motor Vehicles, Not in Running Order', Section 4.22 'Prohibited Uses', and Section 5.3 'Parking Requirements by Use', the following provisions shall apply to the I-5 Zone:

Accessory Buildings, Uses and Structures: Maximum Height

- a) A maximum height for one detached accessory structure of 12.0 metres.

Motor Vehicles, Not in Running Order

- b) Where a Private Career College exists, the temporary parking and outdoor storage of any vehicle that is not in running order but used for training purposes will be permitted;

Prohibited Uses

- c) Where a Private Career College exists, the outdoor storage of a decommissioned railroad car will be permitted for training

purposes, whether or not the railroad car is situated on a foundation;

Parking Requirements by Use

- d) A minimum of 37 off-street parking spaces will be permitted for a Private Career College.