

SECTION 24. INSTITUTIONAL (I) ZONE

The Institutional (I) Zone applies to, and may be found in, virtually all land use designations in the Municipality's Official Plan where an institutional use either exists or is proposed. A range of institutional uses is permitted from municipal buildings, churches, schools, group homes, nursing and rest homes and facilities owned and operated by a non-profit organization. Uses similar in character to institutional uses (e.g. funeral homes) are also permitted. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage.

24.1 GENERAL USE REGULATIONS

24.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Institutional (I) Zone except for the following purposes:

- church
- church camp
- club
- community centre
- day care centre
- day nursery
- dwelling unit or single unit dwelling as an accessory use
- funeral home
- retirement home
- institutional use
- long term health care facility
- private school
- public park
- public school

TABLE 24-1

INSTITUTIONAL (I) ZONE STANDARDS

1	Minimum Lot Area	1000 m²
2	Minimum Lot Frontage	30 m
3	Maximum Lot Coverage	35%
4	Front Yard Depth	10 m
5	Side Yard Width <ul style="list-style-type: none">a) interior lotb) corner lot	<ul style="list-style-type: none">a) 6.0 mb) 10 m on the side abutting the road and 6.0 m on the otherside
6	Rear Yard Depth <ul style="list-style-type: none">a) main building	10m
7	Maximum Building Height <ul style="list-style-type: none">a) main buildingb) single unit dwelling	<ul style="list-style-type: none">a) 12 mb) 10.5 m
8	MINIMUM DISTANCE SEPARATION I In accordance with Minimum Distance Separation (MDS) Formulae as established by the Province and implemented under the guidelines established by the Province, as amended from time-to- time, with the exception that the alteration of an existing building or the replacement of an existing building with a new building shall be permitted provided the new building is situated	

24.2 **SPECIAL USE REGULATIONS**

24.2.1 **DWELLING UNITS**

A dwelling unit as an accessory use shall:

- a) be located within or be contiguous to the main building;
- b) be used as the residence of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to;
- c) be limited to one(1).

24.2.2 **SINGLE UNIT DWELLINGS**

A single unit dwelling as an accessory use shall comply with the following:

- | | | |
|----|-----------------------------|---|
| a) | Minimum Lot Area | 1000 sq. m over and above minimum lot area requirements of Table 23-1 |
| b) | Maximum Number of Dwellings | 1 |

24.3 **SITE-SPECIFIC ZONES**

24.3.1 a) **Defined Area** (*Harvesters Baptist Church*)

I-1 as shown on Schedule “A”, Map No. 17.

a) **Permitted Uses**

church
church camp
single unit detached dwelling

- | | | |
|----|--|--|
| b) | <u>Minimum On-Site Parking Spaces</u> | one (1) space per cabin
one (1) space per dwelling unit |
|----|--|--|

- | | | |
|----|---|-------|
| c) | <u>Minimum Separation Distance</u> | |
| | between cabins | 6.0 m |

- | | | |
|----|----------------------------------|-------|
| d) | <u>Maximum Floor Area</u> | |
| | cabin | 20 m² |

- | | | |
|----|--|----|
| e) | <u>Maximum Number of Cabins</u> | 16 |
|----|--|----|

- | | | |
|----|--|---|
| f) | <u>Maximum Number of Single Unit Detached Dwellings</u> | 3 |
|----|--|---|

- | | | |
|----|--------------------------------|-----|
| g) | <u>Maximum Capacity</u> | 200 |
|----|--------------------------------|-----|

- 24.3.2 a)

Defined Area

(Bethel Park)

I-2 as shown on Schedule “A”, Map No. 75
- b)

Permitted Uses

church
church camp
existing accessory buildings and structures
existing multiple unit dwellings
- c)

Minimum On-Site Parking Spaces

one (1) space per cabin
- d)

Minium Separation Distance between cabins

3.0 m
- e)

Maximum Floor Area

- accessory buildings & structures20 sq. m

- cabin75 sq. m
- f)

Maximum Number of Campsites

20