

SECTION 16 - INSTITUTIONAL ZONE (I) REGULATIONS

16.1 GENERAL USE REGULATIONS

16.1.1 Permitted Uses

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

- a) churches, with or without a cemetery, on the same or a separate lot within the township, church halls and religious institutions;
- b) day nursery and adult day care centres
- c) Federal, Provincial and Municipal government offices, buildings and facilities;
- d) historical sites, museums and associated revenue generating uses including a picnic area, gift shop and restaurant;
- e) hospitals;
- f) institutional uses, excluding private schools and cemeteries;
- g) libraries and other cultural institutions;
- h) municipal water and sewage pumping stations and treatment facilities;
- i) navigational lights and radio equipment for aircraft;
- j) nursing homes;
- k) police station or firehall;
- l) private clubs;
- m) radio transmitting facilities;
- n) schools;
- o) senior citizen housing;
- p) accessory uses.

16.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Institutional Zone (I) except for the following purposes:

- a) buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses.

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| 16.1.3 | <u>Minimum Lot Area</u> | 8000 square metres (86,114'sq.) |
| 16.1.4 | <u>Minimum Lot Frontage</u> | 60.0 metres (196.85') |
| 16.1.5 | <u>Maximum Lot Coverage</u> | 50 percent |
| 16.1.6 | <u>Minimum Landscaped Open Space</u> | 30 percent |
| 16.1.7 | <u>Maximum Building Height</u> | 10.5 metres (34.45') |
| 16.1.8 | <u>Minimum Front Yard Depth</u> | 13.5 metres (44.29') |
| 16.1.9 | <u>Minimum Side Yard Width</u> | 6.0 metres (19.69') or one-half the building height, whichever is greater |
| 16.1.10 | <u>Minimum Rear Yard Depth</u> | 7.5 metres (24.60') |
| 16.1.11 | <u>Buffer Strip</u> | |

A buffer strip with a minimum width of 3.0 metres (9.85') shall be provided abutting the side and rear lot lines, where the Institutional Zone abuts a residential or parks and open space zone, in compliance with subsection 5.25 of this By-law.

16.1.12 Outside Lighting Facilities

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

16.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 16.1, the following additional regulations shall apply to certain specific uses permitted in subsection 16.1.1.

16.2.1 Special Provisions for Senior Citizen Housing

Notwithstanding any other provision of this by-law to the contrary, a senior citizen housing complex may be erected and used on lands zoned Institutional (I) provided it does not exceed a maximum density of 37 dwelling units per gross hectare and provided all other applicable provisions of this by-law are complied with.

16.3 EXCEPTIONS

The specific regulations contained in this subsection 16.3 shall apply to the area or areas defined below:

16.3.1 Defined Area I-1 as shown on Schedule "A", Maps 2, 6 and 10 to this By-law.

a) Permitted Use

A cemetery.

b) Permitted Buildings and Other Structures

i) Buildings and structures for the uses permitted in subsection 16.3.1 a);

ii) accessory buildings and structures for the uses permitted in subsection 16.3.1 a).

16.3.2 Defined Area I-2 as shown on Schedule "A", Map 3 to this By-law.

a) Permitted Use

A nursing home.

b) Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 16.3.2 a);

ii) accessory buildings and structures for the uses permitted in subsection 16.3.2 a).

c) Maximum Lot Coverage 25 percent

d) Maximum Building Height 10.5 metres (34.45')

e) Maximum Density forty-five (45) rooms to a maximum of 100 beds

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| f) | <u>Setback from Banwell Road</u> | not less than 30.5 metres (100.06') from the centreline of Banwell Road |
| g) | <u>Setback from the Limit Between the Township of Sandwich South and the City of Windsor</u> | 6.0 metres (19.69') |
| h) | <u>Setback from the Limit Between Lots 145 and 146, Concession 2</u> | 7.5 metres (24.60') |
| i) | <u>Setback from the Most Southerly Limit of the Lands</u> | 15.0 metres (49.21') |
| j) | <u>Minimum Parking Required</u> | one (1) parking space for each two (2) beds |

16.3.3 Defined Area I-3 as shown on Schedule "A", Map 10 to this By-law.

a) Permitted Use

A community and cultural centre and private club, church, private school, shrine, existing single family dwelling and agricultural uses, buildings and structures, but excluding any student residence or dormitory.

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 16.3.3 a);
- ii) accessory buildings and structures for the uses permitted in subsection 16.3.3 a).

16.3.4 Defined Area I-4 as shown on Schedule "A", Map 5 to this By-law.

(a) Permitted Uses

- i) a cultural and religious centre;
- ii) accessory uses, including one (1) accessory dwelling unit.

b) Permitted Buildings and Structures

- i) buildings and structures for the uses permitted in subsection 16.3.4 (a);

ii) accessory buildings and structures for the uses permitted in subsection 16.3.4 (a).

- c) Minimum Lot Area 2 hectares (4.94 acres)
- d) Minimum Lot Frontage 100 metres (328.08')
- e) Maximum Lot Coverage 20 percent
- f) Minimum Landscaped Open Space 30 percent
- g) Maximum Building Height 10.5 metres (34.45')
- h) Minimum Front Yard Depth 30 metres (98.43')
- i) Minimum Side Yard Width 40 metres (131.23')
- j) Minimum Rear Yard Depth 60 metres (196.85')
- k) Buffer Strip

A buffer strip with a minimum width of 3.0 metres (9.84') shall be provided abutting the side lot lines, in compliance with subsection 5.25 of this by-law.

l) Outside Lighting Facilities

Illuminated signs and exterior lighting installed to illuminate parking areas, driveways, loading areas, buildings, etc. shall be so arranged as to direct light away from abutting properties.

16.3.5 Defined Area I-5 as shown on Schedule "A", Map 10 of this By-law.

a) Permitted Uses

i) a church, a church rectory, a church hall and accessory uses to the foregoing permitted uses including one accessory dwelling unit which contains a common kitchen and living room and not more than ten bedrooms with separate bathrooms;

ii) the uses permitted in subsection 16.1.1 of this By-law.

b) Permitted Buildings and Other Structures

Buildings and other structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for lands zoned I-5 shall be in accordance with subsections 16.1.3 to 16.2, inclusive, of this By-law.

16.3.6 Defined Area I-6 as shown on Schedule "A", Map 3 of this By-law.

a) Permitted Uses

i) A day nursery and accessory uses.

b) Permitted Buildings and Other Structures

Buildings and other structures for the permitted uses.

c) Minimum Lot Area 2,043 sq. metres (20,000 sq. feet)

d) Minimum Lot Frontage 60.0 metres (196.8 feet')
(Notwithstanding any other provision of this By-law to the contrary, the front lot line shall be the lot line abutting Westlake Drive for Land zoned I-6)

e) Minimum Front Yard Depth 9.0 metres (29.52')

f) Minimum Side Yard Width 6.0 metres (19.69')

g) Minimum Rear Yard Depth 7.5 metres (24.60')

16.3.7 DEFINED AREA I-7 as shown on Schedule “A”, Map 3 to the By-law.

a) Permitted Uses

- i) Uses permitted in the subsection 16.1.1 of this By-law
- ii) Accessory uses.

b) Permitted Buildings and Other Structures

- i) Buildings and structures for the permitted uses;
- ii) Accessory buildings and structures for the permitted uses.

c) Zone Provisions

- i) All lot and building requirements for the uses permitted in subsection 16.3.7 a) i) of this by-law shall be in accordance with subsections 16.1.3 to 16.2, inclusive, with the exception of the following site specific regulation:

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| <u>Minimum Front Yard Depth</u> | 6.0 metres (<u>19.69'</u>) |
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16.3.8 DEFINED AREA I-8 as shown on Schedule “A”, Map 3 to the By-law.

a) Permitted Uses

Open space buffer area that shall only be used for landscaping as defined herein.

b) Permitted Buildings and Structures

Buildings and structures shall not be permitted, with the exception of a fence associated with the open space buffer area.

c) Other Regulations

Notwithstanding any provisions of this By-law to the contrary, lands zoned I-8 shall not be used for human occupancy.

16.3.9 DEFINED AREA I-9 as shown on Schedule “A”, Map 15 to the By-law.

a) Permitted Uses

- i) Uses permitted in subsection 16.1.1 of this By-law;
- ii) An all terrain vehicle (ATV) and dirt bike sales and service establishment;

- iii) Accessory uses.
- b) Permitted Buildings and Other Structures
 - i) Buildings and structures for the uses permitted in subsection 16.3.9a i);
 - ii) Accessory buildings and structures for the uses permitted in subsection 16.3.9a i);
 - iii) Existing buildings and structures only for uses permitted in subsection 16.3.9a ii).

c) Zone Provisions

All lot and building requirements for the uses permitted in subsection 16.3.9 a) of this By-law shall be as the existed on the date of the passing of this By-law.

d) Additional Regulations for Outside Display and Storage of ATV and Dirt Bikes

Notwithstanding any other provisions of the By-law to the contrary, the following additional provisions shall apply to the storage and display of All Terrain Vehicles (ATV) and dirt bikes on lands zoned I-9:

- i) Outside display of goods shall be permitted in the front yard and shall be restricted to an area within 10 metres of the front wall of the main building.
- ii) Outside storage shall be permitted within an enclosed area, in the side or rear yard, provided it is to the rear of the front wall of the main building and is not within any required side or rear yard setback.
- iii) The area used for outside storage and display shall not exceed 710 square metres.