

SECTION 28: INSTITUTIONAL I ZONE

28.1 Permitted Uses

The following uses are permitted in the Institutional I Zone:

- (1) institutional use;
- (2) cemetery;
- (3) place of worship;
- (4) nursing home
- (5) school;
- (6) assembly hall;
- (7) club, public or private;
- (8) buildings and structures accessory to the foregoing permitted uses and in accordance with provisions of Section 28.3.

28.2 Zone Provisions

No person shall use any land or erect or use any building or structure, in an Institutional Zone except in accordance with Section 6 General Provisions and with the following:

- | | |
|--|---|
| (a) Minimum Lot Area | 650 square metres or existing whichever is greater; |
| (b) Minimum Lot Frontage | 20 metres or existing, whichever is greater; |
| (c) Front Yard Setback (metres) | 7.5 or existing whichever is less; |
| (d) Rear Yard Setback (metres) | 7.5 or existing, whichever is less; |
| (e) Interior Side Yard Setback (metres) | 4.5 or existing, whichever is less; |
| (f) Exterior Side Yard Setback (metres) | 7.5 or existing, whichever is less; |
| (g) Maximum Lot Coverage (percent of lot area) | 40 or existing, whichever is greater; |
| (h) Maximum Building Height | 11metres or existing, whichever is greater; |

- (i) Minimum Landscaped Open Space 10% of the lot area or existing, whichever is less;
- (j) Parking space requirements shall be in accordance with Section 6.15.
- (k) Environmental Requirements: Every lot and use shall be in compliance with the applicable provisions of the Public Health Act and the Environmental Protection Act and the regulations made thereunder, and with all requirements of the Regional Niagara Public Health Department.

28.3 Provisions for Accessory Buildings and Structures in an I Zone

Every accessory building or structure erected after the date of passing of this By-law is subject to the following provisions:

- (a) No accessory building or structure shall be used for human habitation;
- (b) Not be used for gain or profit;
- (c) An accessory building or structure is not permitted in a front yard or the required exterior side yard;
- (d) Not be located within or partially within, any utility easement, corridor or storm drainage swale;
- (e) The setback from a rear or interior side lot line shall be 1.5 metres; except that where the rear or interior side lot line abuts a Residential Zone, in which case the setback shall be 3 metres from said lot line;
- (f) The maximum height of any accessory building or structure shall be 4.5 metres;
- (g) Maximum lot coverage for all accessory buildings and structures shall not exceed five percent (5%) of lot area, or a maximum of 1,000 square feet, provided that an uncovered swimming pool shall not be counted in computing lot coverage.

28.4 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

I-1 1355 Uppers Lane, Part Twp. Lots 92 & 93

Notwithstanding the provisions of the Institutional I Zone, in addition to the permitted uses of the I Zone, the lands indicated as I-1 on Schedule A2 may be used as a correctional facility.

I-2 3 Ormond Street South

Notwithstanding the provisions of the Institutional I Zone, in addition to the permitted uses of the I Zone, the lands indicated as I-2 on Schedule A7 may be used for a private club and subject to the following provision:

- (a) no setbacks required

I-3 26 Clairmont Street (St. Andrew's Presbyterian Church)

Notwithstanding the provisions of the Institutional I Zone, in addition to the permitted uses of the I Zone, the lands indicated as I-3 on Schedule A7 are designated as a historical structure and may be used as a place of worship and subject to the following provision:

- (a) no setbacks required.

I-4 South side of St. David's Road West, east of Tupper Drive

Notwithstanding the provisions of the Institutional I Zone, in addition to the permitted uses of the I Zone, the lands indicated as I-4 on Schedule A6 may be used for a fluoridation plant.

I-5 West side of Richmond Street, north of Decew Road

Notwithstanding the provisions of the Institutional I Zone, in addition to the permitted uses of the I Zone, the lands indicated as I-5 on Schedule A6 may be used for a pumping station.

**I-6 South Street, Plan M10 Lot 13 (Port Robinson School) - Schedule A12
14 Ormond Street North (Chestnut Hall & East Side School Bell) - Schedule A7
Marlatts Road, Part Twp. Lot 52 (Beaverdams Church) - Schedule A8
1 Ormond Street South (Senior Centre - Carnegie Library) - Schedule A7
8 Carleton Street South (City Hall - former L.G. Lorriman Central School) –
Schedule A7**

Notwithstanding the provisions of the Institutional I Zone, the lands indicated as I-6 on Schedules A7, A8 and A12 are designated as a historical structure. The lands known as 14 Ormond Street North (Chestnut Hall) contain the School Bell from East Side School which is designated for the historical aspects of the bell.

I-7 Plumbers Union Hall

Notwithstanding the provisions of the Institutional I Zone, in addition to the permitted uses of the I Zone, the lands indicated as I-7 on Schedule A2 may be used for a banquet hall, office and lounge.

**I-8 North Side of Falls Street, Between Hwy 20 and Centre Street
(Allanburg Heritage White Oak Tree)**

Notwithstanding the provisions of the Institutional I Zone, the lands indicated as I-8 on Schedule A10 contain the Allanburg Heritage White Oak Tree which is designated for the historical aspects of the tree.

I-9 2364 Centre Street (Allanburg United Church)

Notwithstanding the provisions of the Institutional I Zone, in addition to the permitted uses of the I Zone, the lands indicated as I-9 on Schedule A10 are designated as a historical structure.

I-10 15 Pine Street South (Trinity United Church)

Notwithstanding the provisions of the Institutional I Zone, in addition to the permitted uses of the I Zone, the lands indicated as I-10 on Schedule A7 are designated as a historical structure.

I-11 8 and 10 Ormond Street North (Chestnut Court Retirement Home)

Notwithstanding the provisions of the Institutional I Zone and the Office Residential OR Zone, the lands identified as I-11 on Schedule A-7 shall be used for only a 68 unit Retirement Home which is defined as a residence providing accommodation primarily for persons or couples with limited physical disabilities brought on by age for which some degree of physical assistance is required where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but, where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care may also be provided and subject to the following special provisions:

- (a) Westerly Exterior Side Yard (metres) 2.476
- (b) Rear Yard Setback (metres) 0.611
- (c) Maximum Lot Coverage (percent of lot area) 48
- (d) Parking Space Requirement 0.27 parking spaces per unit

I-12 Sunset Way (Pt 1, Plan 59R-1759) Rolling Meadows Bible Chapel

Notwithstanding the provisions of the Institutional I Zone, the lands indicated as I-12 on Schedule A9 are subject to the following provision:

- (a) Parking for a Place of Worship 1 space for every 3.25 persons based on lawful capacity

** Holding Provision removed by By-law No. 129-2014, October 22, 2014