

SECTION 22 INSTITUTIONAL (I) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Institutional (I) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any I Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following I uses, namely:

- (a) a cemetery;
- (b) a college;
- (c) a day care facility;
- (d) a hospital;
- (e) a manse;
- (f) a nursing home;
- (g) a place of worship;
- (h) a public park;
- (i) a public use;
- (j) a recreational establishment;
- (k) a retirement lodge;
- (l) a school.

(3) ZONE REQUIREMENTS

No person shall within any I Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

(a)	LOT AREA (MINIMUM)	No Minimum
(b)	LOT FRONTAGE (MINIMUM)	No Minimum
(c)	FRONT YARD DEPTH (MINIMUM)	7.0 m
(d)	INTERIOR SIDE YARD WIDTH (MINIMUM)	7.5 m
(e)	EXTERIOR SIDE YARD WIDTH (MINIMUM)	7.5 m
(f)	REAR YARD DEPTH (MINIMUM)	7.5 m
(g)	LOT COVERAGE (MAXIMUM)	50%
(h)	LANDSCAPED OPEN SPACE (MINIMUM)	30%
(i)	HEIGHT (MAXIMUM)	10 m
(j)	Accessory uses, parking, etc. in accordance with the provisions of Section 3 hereto.	

(4) SPECIAL PROVISIONS**(a) I-1 (MEDICAL/DENTAL OFFICES AND CLINICS)**

Notwithstanding any provision of this By-Law to the contrary, within any area designated I-1 on Schedule "A" hereto, medical and dental offices, clinics and other medically related uses shall be permitted subject to the following regulations:

(i)	Lot Area (Minimum)	5000 m ²
(ii)	Lot Frontage (Minimum)	30 m
(iii)	Front Yard Depth (Minimum)	7.0 m
(iv)	Interior Side Yard Width (Minimum)	1.5 m
(v)	Rear Yard Depth (Minimum)	7.5 m
(vi)	Lot Coverage (Maximum)	20%
(vii)	Landscaped Open Space (Minimum)	25%
(viii)	Height (Maximum)	8.5 m
(ix)	For the purposes of this Zone, a Pharmaceutical Dispensary shall be defined as a building or part thereof not exceeding 93 square metres (1000 square feet) of gross floor area, used as a dispensary for prescription drugs, in association with a permitted medical/dental office use. The accessory retail sale of only medical/surgical devices and non-prescription medicines shall also be permitted.	

(b) I-2 (PLACE OF WORSHIP, TALBOT STREET EAST/ALBERT STREET)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated I-2 on Schedule "A" hereto, the following regulations shall apply:

(i)	Rear Yard Depth (Minimum)	1.07 m
(ii)	Interior Side Yard Width (Minimum)	1.07 m
(iii)	Landscaped Open Space (Minimum)	20%

All other regulations of the Zoning By-Law shall apply.

(c) I-3 (FAIRGROUNDS)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated I-3 on Schedule "A" hereto, all buildings and uses required for the East Elgin Agricultural Society shall be permitted.