

SECTION 20 INSTITUTIONAL (I) ZONE REGULATIONS

The Institutional (I) Zone is intended to apply to lands designated “Institutional” in the Rural Settlement Areas and the Wellesley Urban Area, as well as areas designated “Agricultural Resource Area” in the Official Plan under certain circumstances.

20.1 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:

Cemetery;

Church or Place of Worship;

Day care centre;

Institutional use;

Library;

School, public or private;

Hospital;

Clinic;

Nursing home or rest home;

Public utility facilities and services;

Community centre;

Accessory uses to the above permitted uses.

Residential dwellings for staff forming an integral part of any of the above uses, which are necessarily located at the site of the work, as an integral part of such activities, provided that such buildings conform to the requirements for buildings of similar use as set out elsewhere in this By-law.

20.2 MINIMUM LOT AREA

No municipal water supply or sanitary sewage disposal service:	2,045 m ²
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Partial municipal services (water or sanitary sewer):	1,060 m ²
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Full municipal water and sanitary sewage disposal services:	560 m ²
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20.3 MINIMUM LOT FRONTAGE

No municipal water supply or sanitary sewage disposal service:	30.0 m
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Full municipal water and sanitary sewage disposal services:	25.0 m
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20.4 MAXIMUM LOT COVERAGE

50 %

20.5 MAXIMUM BUILDING HEIGHT

12.0 m

20.6 MINIMUM FRONT YARD DEPTH

Abutting a commercial or industrial zone: 15.0 m

All other cases: 7.5 m

20.7 MINIMUM SIDE YARD WIDTH

Abutting a commercial or industrial zone: 7.5 m

All other cases: 4.5 m

20.8 MINIMUM REAR YARD DEPTH

7.5 m (25 ft)

20.9 EXCEPTIONS – INSTITUTIONAL (I) ZONE

20.9.1 Defined Area

I-1 as shown on Schedule “K-4” to this By-law

Additional Permitted Use

A municipal fire hall;

A post office

Minimum Side Yard Width

3.0 metres

20.9.2 Defined Area

I-2 as shown on Schedule “G” to this By-law

Prohibited Uses

Cemetery

Added by By-law 56-2002

20.9.3 Defined Area

I-3 as shown on Schedule “I-2” to this By-law

Additional Permitted Uses

One (1) accessory dwelling unit fully self-contained and limited to the basement only of the existing building

Added by By-law 16-2004

Maximum Floor Area

100 m²

Minimum Floor Area

50 m²

Off-Street Parking

Not less than one (1) off-street parking space shall be provided for the accessory dwelling unit.

20.9.4

Defined Area

I-4 as shown on Schedule “H” to this By-law

Added by By-law 37-2003

Minimum Lot Area

2.26 hectares

20.9.5

Defined Area

I-5 as shown on Schedule ‘F’ to this By-law

Added by By-law 33-06

Building Regulations

No buildings will be permitted on the Subject Area without a noise study in conformance with MOE Guidelines.

Minimum Side Yard Width

South Side: 2.5 metres

