

SECTION 23

INSTITUTIONAL 1 ZONE (I1)

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23.1 Permitted Uses

Accessory uses and buildings including ancillary residential and office uses.
 Ambulance dispatch facilities.
 Art galleries.
 Colleges and universities.
 Convention facilities.
 Crisis care facilities.
 Day care centres.
 Existing dwelling.
 Government offices.
 Group Homes. *(41/2010)*
 Hospitals.
 Laboratories.
 Libraries.
 Medical offices / clinics.
 Minor institutions.
 Museums.
 Nursing homes.
 Parking lots and parking garages/structures.
 Pharmacies.
 Place of Worship.
 Schools.

23.2 Zone Regulations

23.2.1 Colleges, Universities, Hospitals, Nursing Homes and Schools

(1) Lot Area: (minimum) 700m²

(2)	Lot Frontage:	(minimum)	23m
(3)	Front Yard Depth:	(minimum)	9m
(4)	Side Yard Widths:	(minimum)	6m
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(minimum)	40%
(7)	Height:	(maximum)	25m
(8)	Landscaped Open Space:	(minimum)	25%

23.2.2 Government Offices, Daycare Centres, Convention Facilities, Museums, Art Galleries, Minor Institutions, Pharmacies, Places of Worship, Medical Offices / Clinics, Ambulance Dispatch Facilities, Crisis Care Facilities, Laboratories and Libraries

(1)	Lot Area:	(minimum)	370m²
(2)	Lot Frontage:	(minimum)	12m
(3)	Front Yard Depth:	(minimum)	6m
(4)	Side Yard Widths:	(minimum)	3m
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(minimum)	50%
(7)	Height:	(maximum)	12m
(8)	Landscaped Open Space:	(minimum)	20%

23.2.3 Existing Dwellings

(1) The regulations set out in Section 7.2.1 shall apply.

23.2.4 Parking Lots and Parking Garages/Structures

(1) The regulations set out in Section 14.2.4 shall apply.

23.2.5 Group Homes

(1) The regulations set out in [Section 3.16](#) shall apply.

(41/2010)

23.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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23.3.1 I1-1 (See Zoning Map Part 49)

23.3.1.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) A multiple dwelling designed as a residence for senior citizens and containing not more than **50** dwelling units.
- (3) Place of Worship.

23.3.1.2 Site Zone Regulations

- | | | | |
|-----|----------------------------|-----------|--|
| (1) | Front Yard Depth: | (minimum) | 30m |
| (2) | Side Yard Widths: | (minimum) | - 30m for Place of Worship on both sides
- 3m on one side and 5m on the other side for the multiple dwelling |
| (3) | Rear Yard Depth: | (minimum) | - 30m for Place of Worship
- 15m for multiple dwelling |
| (4) | Lot Coverage: | (maximum) | 30% for all buildings |
| (5) | Height: | (maximum) | 13.5m |
| (6) | Landscaped Open Space: | (minimum) | 30% |
| (7) | Parking-Multiple Dwelling: | (minimum) | 1.2 spaces per dwelling unit, a minimum of 20% of the spaces shall be identified as visitors parking |

23.3.2 I1-2 (See Zoning Map Part 14)

(21/2010)

23.3.2.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) A diagnostic training and rehabilitation centre for children.
- (3) Day care centres.
- (4) Government offices.
- (5) Medical centres / clinics.
- (6) Minor Institutions.
- (7) Schools.

23.3.2.2 Site Zone Regulations

- (1) The regulations set out in Section 23.2.2 shall apply.
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23.3.3 I1-3 (See Zoning Map Part 19)

23.3.3.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) A group home (a boys' residential home).

23.3.3.2 Site Zone Regulations

- (1) The regulations set out in Section 5.25 shall apply.
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23.3.4 I1-4 (See Zoning Map Part 44)

23.3.4.1 Permitted Uses

- (1) Accessory uses.
- (2) Medical office/clinic.
- (3) Pharmaceutical dispensary.

23.3.4.2 Site Zone Regulations

- (1) Front Yard Depth: (minimum) **10m**
- (2) Side Yard Widths: (minimum) - **7.2m** west side
- **7.4m** east side

- (3) Rear Yard Depth: (minimum) **21m**
- (4) Height: (maximum) **6.7m**
- (5) Landscaped Open Space: (minimum) **40%**
- (6) Floor Area: (maximum) the pharmaceutical dispensary shall be permitted a maximum floor area of **140m²**

23.3.5 I1-5 (See Zoning Map Part 44)

23.3.5.1 Permitted Uses

Those uses set out in Section 23.1.

23.3.5.2 Site Zone Regulations

- (1) Lot Coverage: (maximum) **60%**
- (2) Landscaped Open Space: (minimum) **10%**
- (3) Building Setbacks: (minimum) - **0m**, except that a minimum setback of **6m** shall be provided from those property lines adjacent to London Road, Russell Street and Norman Street, and **3m** from that part of the east property line extending southerly from London Road a distance of **41.9m**
- (4) Parking Location: permitted within the required setbacks from London Road, Norman Street, Maria Street and Russell Street
- (5) Special Parking Regulations: that notwithstanding Section 3.37(4) of this By-law to the contrary, the parking spaces and aisles required may have the following minimum dimensions:

Parking Space Angle	Parking Space Width	Parking Space Length	Aisle Width
90°	2.75m	5.5m	6m
60°	2.75m	5.5m	5.5m
45°	2.75m	6m	4.6m
30°	2.75m	6m	3.7m

Parallel	2.75m	6.7m	3.7m
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23.3.6 I1-6 (See Zoning Map Part 14)

23.3.6.1 Permitted Uses

- (1) Residential care facility for the medically fragile.

23.3.6.2 Site Zone Regulations

- (1) Lot Area: (minimum) **4,800m²**
- (2) Setbacks: (minimum)
 - north yard **21m**
 - east yard **15m**
 - south yard **7.5m**
 - west yard **3m**
- (3) Lot Coverage: (maximum) **50%**
- (4) Landscaped Open Space: (minimum) **35%**
- (5) Height: (maximum) **1 storey for a main building and 5m for an accessory building**
the lands within the north and east yard setbacks shall be maintained as landscaped open space
- (6) Special Regulation: (minimum)

23.3.7 I1-7 (See Zoning Map Part 44)

23.3.7.1 Permitted Uses

- (1) The St. Patrick's Secondary School and Hanna Memorial Public School sites may be used to provide parking for the Lambton Hospitals Group.
- (2) Those uses set out in Section 23.1.

23.3.7.2 Site Zone Regulations

- (1) Hospital Parking: permitted in the required setbacks from Maria and Norman Street

23.3.8 I1-8 (See Zoning Map Part 44)

23.3.7.1 Permitted Uses

- (1) Those uses permitted in Section 23.1

23.3.7.2 Site Zone Regulations

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|------------------------------|---|
| (1) Front Yard Setback: | as existed on the date of passing of this by-law |
| (2) West Side Yard Setback: | as existed on the date of passing of this by-law |
| (3) Exiting Parking Setback: | the setbacks for exiting parking on the 481 London Road site are as existed on the date of passing of this by-law |
| (4) Special Regulation: | the lands within the north yard setbacks shall be maintained as landscaped open space |
| (1) Other Regulations: | all other regulations as set out in subsection 23.2 shall apply |