

9.0 INSTITUTIONAL, OPEN SPACE & PUBLIC UTILITY ZONES

INSTITUTIONAL (I) ZONE

The Institutional (I) Zone applies to, and may be found in, virtually all land use designations in the Township's Official Plan where an institutional use either exists or is proposed. A range of institutional uses is permitted ranging from municipal buildings, places of worship, schools, group homes, nursing and rest homes and facilities owned and operated by a non-profit organization. Uses similar in character to institutional uses (e.g. funeral homes) are also permitted. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage.

OPEN SPACE (OS) ZONE

The Open Space (OS) Zone applies to and may be found in virtually all land use designations in the Township's Official Plan and applies generally to lands used or proposed to be used for, parks and outdoor recreational purposes and cemeteries where buildings and structures are limited. The use of lands zoned OS for residential purposes is restricted to those situations where accommodation is necessary for a caretaker whose presence is required on-site. Certain open space uses (e.g. campgrounds or trailer parks, golf courses, paintball parks) are not permitted as-of-right but rather in 'site-specific' zones only.

PUBLIC UTILITY (U) ZONE

The Public Utility (U) Zone applies to lands throughout the Township occupied by a utility station which, by definition, includes a water or sewage pumping station, a water storage reservoir, an electric power transformer station, a telephone repeater station and a micro-wave tower. These and similar infrastructure facilities is permitted in all land use designations in the Township's Official Plan.

The use of land by the Township, the County of Elgin, the Catfish Creek Conservation Authority, the Kettle Creek Conservation Authority, the Long Point Region Conservation Authority and other public authorities and public utilities are permitted, however, in any zone subject to the general provisions of the By-law regarding public uses. The Township may however, from time to time and subject to the requirements of the Planning Act, zone such lands Public Utility (U) for identification purposes as part of a general or 'housekeeping' amendment to the Zoning By-law.

9.1 PERMITTED USES, BUILDINGS AND STRUCTURES

9.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

		A	B	C
	USES, BUILDINGS & STRUCTURES	I	OS	U
1	agricultural use			
2	banquet hall			
3	campground or trailer park		✓*	
4	cemetery	✓	✓	
5	clinic	✓		
6	club	✓		
7	community centre	✓	✓	
8	conservation area		✓	
9	day care centre	✓		
10	dwelling unit as an accessory use	✓	✓	
11	fairgrounds		✓	
12	forestry use		✓	
13	funeral home	✓		
14	golf course		✓*	
15	group home	✓		
16	half-way house	✓		
17	institutional use	✓		
18	library	✓		
19	marina		✓*	
20	museum	✓		
21	paintball park		✓*	
22	place of worship	✓		
23	private park		✓	
24	private school	✓		
25	public park	✓	✓	
26	public school	✓		
27	recreational facilities		✓*	
28	retirement home	✓		
29	target range		✓	
30	single unit dwelling as an accessory use	✓	✓	
31	utility station			✓
32	wildlife preserve		✓	

* only in site-specific zones

9.2 GENERAL USE REGULATIONS

9.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

(Amended by General Amendment By-law No. 19-08)

		A	B	C
	STANDARDS	I	OS	U
1	Minimum Lot Area (m²)	1850 ^① 550 ^②		
2	Minimum Lot Frontage (m)	30		
3	Minimum Setback (m) from a local road	28	28	28
4	Front Yard Depth (m)	6.0 ^① 15 ^②	6.0	1.0
5	Side Yard Width - Interior (m)	2.0 ^① 5.0 ^②	7.5	1.0
6	Side Yard Width – Exterior (m)	6.0 ^① 9.0 ^②		1.0
7	Rear Yard Depth (m)	7.5	7.5	71.0
8	Maximum Lot Coverage (%)	40	20	
9	Maximum Height (m)	12	10.5	
10	Minimum Landscaped Open Space (%)	30		

	FOOTNOTES
①	within a settlement area
②	outside a settlement area

9.3 SPECIAL USE REGULATIONS

9.3.1 Accessory Buildings and Structures

Accessory buildings and structures shall not:

- be erected closer to the road than the minimum setback required for the main building to that road;
- be erected closer to the front lot line or a side lot line than the minimum distance required for the main building or structure on the lot;

- c) erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- d) *(Amended by General Amendment By-law No. 19-08)* be erected closer than 1.2 metres to any lot line;
- e) exceed ten (10) percent lot coverage;
- f) *(Amended by General Amendment By-law No. 19-08)* exceed six (6.0) metres in height or contain more than two (2) storeys;
- g) be erected within two (2.0) metres of the main building.

9.3.2 Dwelling Units

A dwelling unit as an accessory use shall:

- a) have a minimum floor area of forty (40) square metres;
- b) be located within or be contiguous to the main building;
- c) be used as the residence of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to;
- d) not exceed twenty-five (25) percent of the total floor area of the main building in which it is located.

9.3.4 Gatehouses and Kiosks

A gatehouse, kiosk or similar structure accessory to a main use and not more than ten (10) square metres in floor area shall be permitted in any required setback, front yard or exterior side yard.

9.3.5 Single Unit Dwellings as an Accessory Use

A single unit dwelling as an accessory use shall only be permitted where the size of the lot exceeds one thousand (1,000) square metres over and above the minimum lot area requirement of Section 9.2.1.

9.4 INSTITUTIONAL (I) ZONE – ‘SITE-SPECIFIC’ ZONES

9.4.1 a) Defined Area

I-1 as shown on Schedule “A”, Map No. 62.

b) Permitted Uses

motor vehicle repair garage and vehicle inspection station
contractor’s yard or shop
all other permitted uses of the I zone

9.4.2 a) Defined Area

I-2 as shown on Schedule “I”.

b) Prohibited Uses

retirement home

9.5 OPEN SPACE (OS) ZONE – ‘SITE-SPECIFIC’ ZONES

9.5.1 a) Defined Area

OS-1 as shown on Schedule “A”, Map No. 5.

b) Permitted Uses

agricultural use
all other permitted uses of the OS zone

9.5.2 a) Defined Area

OS-2 as shown on Schedule “A”, Map No. 74.

b) Permitted Uses

conservation area

9.5.3 a) Defined Area

OS-3 as shown on Schedule “H”.

b) Permitted Uses

mobile home park

c) Maximum Number of Mobile Homes 8

9.5.4 a) Defined Area

OS-4 as shown on Schedule “O”, Map No. O1 and Map No. O2.

b) Permitted Uses

marina

all other permitted uses of the OS zone.

9.5.5 a) Defined Area

OS-5 as shown on Schedule “O”, Map No. O4.

b) Permitted Uses

campground or trailer park
all other permitted uses of the OS zone

9.5.6 a) Defined Area

OS-6 as shown on Schedule “O”, Map No. O4.

b) Permitted Uses

campground or trailer park
existing single unit dwelling
office addition to an existing single unit dwelling accessory to a campground or trailer park
pole barn for storage purposes accessory to a campground or trailer park
all other permitted uses of the OS zone.

9.6 PUBLIC UTILITY (U) ZONE – ‘SITE-SPECIFIC’ ZONES