

## **SECTION 8 – INSTITUTIONAL (I) ZONES**

### 8.1 **PERMITTED USES**

The following are permitted **Uses** within the Institutional – (I.1, I.2, and I.3) **Zones**:

#### 8.1.1 **Educational, Spiritual, and Other Services – I.1 Zone**

**Art Gallery**

**Day Care Centre** in accordance with Section 4.26

**Group Home** in accordance with Section 4.25

**Library**

**Museum**

**Outdoor Sportsfield Facilities**

**Religious Establishment**

**School**

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**Occasional Uses** in accordance with Section 4.21.

8.1.1.1 Administrative **Office**, **Nursing Home**, activity room, **Recreation Centre**, nursing station, **Research Establishment**, chapel, residence and other **Accessory Uses** are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted use listed in Section 8.1.1 and provided that such **Use** complies with Section 4.23.

#### 8.1.2 **University of Guelph and Guelph Correctional Centre – I.2 Zone**

Guelph Correctional Centre and its directly related operations

University of Guelph and its directly related operations

**Day Care Centre** in accordance with Section 4.26

**Group Home** in accordance with Section 4.25

**Accessory Uses** in accordance with Section 4.23

#### 8.1.3 **Health and Social Services – I.3 Zone**

**Day Care Centre** in accordance with Section 4.26

**Group Home** in accordance with Section 4.25

**Medical Clinic**

**Medical Office**

**Medical Treatment Facility**

Recreation Centre

**Research Establishment**

Residential facilities including:

- Units for short term guests (developed using R.4A regulations)
- Units for staff and for those undergoing training on site

**Social Service Establishment**

- 8.1.3.1 Administrative **Office, Florist**, chapel, book store, **Pharmacy**, gift shop, **Convenience Store, Postal Service, Library**, banking facilities, coffee shops, optical/audio/prosthesis assessment and dispensing facilities, **Laundry**, laboratory, **Restaurant**, nursing station, cafeteria, **Liquor Store**, television and radio rental and other **Accessory Uses** are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted **Use** listed in Section 8.1.3 and provided that such **Use** complies with Section 4.23.

## 8.2 REGULATIONS

Within the Institutional (I) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 – General Provisions, the regulations set out in Table 8.2, and the following:

### 8.2.1 Additional Regulations for the I.2 Zone

#### 8.2.1.1 Location of Off-Street Parking and Off-Street Loading

No off-**Street** parking or off-**Street Loading Space** shall be located within 3 metres of any public **Street** boundary of an Institutional (I.2) **Zone** at the University of Guelph.

**TABLE 8.2 - REGULATIONS GOVERNING INSTITUTIONAL (I) ZONES**

Row 1	Institutional <b>Zones</b>	Educational, Spiritual and Other Services (I.1) <b>Zone</b>	University of Guelph and Guelph Correctional Centre (I.2) <b>Zone</b>	Health and Social Services (I.3) <b>Zone</b>
2	Minimum <b>Lot Area</b>	700 m <sup>2</sup>		
3	Minimum <b>Front</b> and <b>Exterior Side Yard</b>	6 metres and in accordance with Sections 4.16 and 4.24.		
4	Maximum <b>Front</b> and <b>Exterior Side Yard</b>	20 metres	---	---
5	Minimum <b>Side Yard</b>	6 metres or one-half the <b>Building Height</b> , whichever is greater.		
6	Minimum <b>Rear Yard</b>	7.5 metres or one-half the <b>Building Height</b> , whichever is greater.		
7	Minimum <b>Lot Frontage</b>	30 metres	---	---
8	Off- <b>Street</b> Parking	In accordance with Section 4.13.	In accordance with Sections 4.13 and 8.2.1.1.	
9	Off- <b>Street</b> Loading	In accordance with Section 4.14.	In accordance with Sections 4.14 and 8.2.1.1.	
10	Accessory <b>Buildings</b> and <b>Structures</b>	In accordance with Section 4.5.		
11	Fences	In accordance with Section 4.20.		
12	Maximum <b>Building Height</b>	4 <b>Storeys</b> and in accordance with Sections 4.16 and 4.18.	10 <b>Storeys</b> and in accordance with Sections 4.16 and 4.18.	
13	<b>Buffer Strips</b>	Where an Institutional <b>Zone</b> abuts any Residential, Park, Wetland or Urban Reserve <b>Zone</b> , a <b>Buffer Strip</b> shall be developed.		
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		