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**SECTION 9**  
**INSTITUTIONAL ZONE**

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**9.1 GENERAL PROHIBITION**

No *person* shall, within any **Institutional Zone**, use any land, or erect, *alter*, enlarge, use or maintain any *building* or *structure* for any *use* other than as permitted in **Table 9.1** of Subsection 9.2 and in accordance with the standards contained in **Table 9.2** of Subsection 9.3, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

**9.2 PERMITTED USES**

*Uses* permitted in an **Institutional Zone** are noted by the symbol ‘✓’ in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in **Table 9.1**. A number(s) following the symbol ‘✓’, *zone* heading or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted Use Table, **Table 9.1**.

The **Institutional Zone** established by this By-law is as follows:

**I Institutional**

**TABLE 9.1**

USE	ZONE
	<b>I</b>
<i>Adult Day Centre</i>	✓
<i>Cemetery</i>	✓
<i>Community Centre</i>	✓
<i>Crisis Care Facility</i>	✓
<i>Day Nursery</i>	✓
<i>Dwelling, Accessory</i>	✓
<i>Dwelling Unit, Accessory</i>	✓
<i>Emergency Service Facility</i>	✓
<i>Hospital</i>	✓
<i>Library</i>	✓
<i>Long Term Care Facility</i>	✓
<i>Museum</i>	✓
<i>Park</i>	✓
<i>Place of Worship</i>	✓
<i>School</i>	✓
<i>Sports Arena</i>	✓
<i>Wellness Centre</i>	✓

### 9.3 ZONE STANDARDS

No person shall, within any **Institutional Zone**, use any *lot* or erect, *alter*, use any *building* or *structure* except in accordance with the following zone provisions. A number(s) following the *zone* standard, *zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of **Table 9.2**.

**TABLE 9.2**

STANDARD	ZONE
	I
<b>Lot Areas (Minima)</b>	
<i>Fully serviced lot</i>	460 m <sup>2</sup>
<i>Partially serviced lot</i>	1,390 m <sup>2</sup>
<i>Unserviced lot</i>	2,040 m <sup>2</sup>
<b>Lot Frontages (Minima)</b>	
<i>Fully serviced lot</i>	9 m
<i>Other lots</i>	30 m
<b>Building Area (Maximum)</b>	25%
<b>Front Yards (Minima)</b>	
<i>Fully serviced lot</i>	3 m
<i>Other lots</i>	9 m
<b>Exterior Side Yards (Minima)</b>	
<i>Fully serviced lot</i>	3 m
<i>Other lots</i>	9 m
<b>Rear Yards (Minima)</b>	
From a <i>rear lot line</i> abutting a Residential <i>zone</i>	10.5 m
From any other <i>rear lot line</i>	7.5 m
<b>Interior Side Yard (Minima)</b>	
<i>Fully serviced lot</i>	Nil (1)
<i>Other lots</i>	7.5 m (2)
<b>Building Height (Maximum)</b>	10.5 m (3)
<b>Landscaping Area (Minimum)</b>	20%
<b>Planting Strip Location</b>	(4)
<b>Planting Strip Width (Minimum)</b>	3 m
<b>Driveway Setbacks (Minima)</b>	
<i>Fully serviced lot</i>	Nil
<i>Fully serviced lot</i> where a <i>side lot line</i> abuts a Residential <i>zone</i>	3m
<i>Other lots</i> where a <i>side lot line</i> abuts a Residential <i>zone</i>	4.5m
<i>Other lots</i>	1.5m
<b>Parking Space Setbacks (Minima)</b>	
From any <i>street line</i>	1.5m
From any <i>lot line</i> abutting a Residential <i>zone</i>	4.5m

## Footnotes For Table 9.2

- (1) I Zone – Minimum *interior side yard* for a *fully serviced lot* shall be Nil, except that, where an *interior side lot line* abuts a Residential zone, the minimum interior side *building setback* shall be 3m
- (2) I Zone – Minimum *interior side yard* for other *lots* shall be 7.5m except that, where an *interior side lot line* abuts a Residential zone, the minimum side *yard* shall be 10.5m
- (3) I Zone – Maximum *building height* for *Schools* and Town of Caledon *Public Uses* shall be 12.2m.
- (4) I Zone – A *planting strip* shall be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abuts a Residential zone.