

Municipality of West Perth – Zoning By-law

SECTION 21 INSTITUTIONAL ZONE (I)

No person shall within any I Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

21.1 Permitted Uses, Buildings, and Structures

- (a) an ambulance dispatch depot;
- (b) an arena;
- (c) a cemetery;
- (d) a church;
- (e) a club, private
- (f) a community centre;
- (g) a day nursery;
- (g.1) a dog park;
- (h) a fire hall;
- (i) a government administration office;

Amended by By-law No. Z149-2012

- (i.1) a hiking trail;
- (j) a hospital;
- (k) an institutional use;
- (l) a landfill site;

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- (l.1) a library;
- (m) a museum;
- (n) a nursery school;

Amended by By-law No. Z149-2012

- (n.1) a place of entertainment;
- (o) a police station;
- (p) a public library;
- (q) a public works garage, warehouse, and yard;
- (r) a pumping station/water tower;

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- (r.1) a recreation or community centre;
- (s) a school;
- (t) a sports field, baseball diamond, curling rink;
- (u) a sewage treatment facility;
- (v) a swimming pool;
- (w) a tennis court;

Amended by By-law No. Z149-2012

- (w.1) a yard waste composting facility;
- (x) accessory uses, buildings, and structures, including accessory parking lots.

21.2 Requirements for Permitted Uses, Buildings, and Accessory Buildings and Structures

- 21.2.1 Lot Area, Minimum 540 sq. metres (5,812.70 sq. feet)
- 21.2.2 Lot Frontage, Minimum 30 metres (98.42 feet)
- 21.2.3 Front Yard, Minimum 6.0 metres (19.69 feet)
- 21.2.4 Interior Side Yard, Minimum 4.5 metres (14.76 feet)
- 21.2.5 Exterior Side Yard, Minimum 6 metres (19.69 feet)
- 21.2.6 Rear Yard, Minimum 7.5 metres (24.61 feet)
- 21.2.7 Lot Coverage, Maximum 35 per cent
- 21.2.8 Building Height, Maximum 12 metres (39.37 feet)
- 21.2.9 Landscaped Open Space, Minimum 30 per cent
- 21.2.10 Parking Requirements
As contained in Section 5.17 of this By-law.

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Amended by By-law No. Z98-2007

21.3 Supplementary Requirements

The enlargement of existing institutional uses located outside of a designated Settlement Area as identified on Schedule “A” to the County of Perth Official Plan shall satisfy the minimum distance separation requirement from adjacent livestock facilities as determined through the application of the MDS I.

Notwithstanding any provisions of this By-law to the contrary, existing closed cemeteries are a “Type “A” Land Use” for the purposes of MDS I.

21.4 Special Provisions

Amended by By-law No. Z84-2006

21.4.1 I-1

- (a) Location: Lot 15, 32, and Part of Lot 14 and 31, Registered Plan No. 339 (Mitchell Ward) (Key Map 36)
- (b) Notwithstanding the provisions of Section 21.2.3 of Bylaw No. 100-1998 to the contrary, the minimum front yard (Ontario Street) for an existing church building on the land in the “I-1” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z84-2006) shall be 0.0 metres.
- (c) Notwithstanding the provisions of Section 21.2.4 of Bylaw No. 100-1998 to the contrary, the minimum westerly side yard for an existing church building on the land in the “I-1” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z84-2006) shall be 4.0 metres.
- (d) Notwithstanding the provisions of Section 21.2.7 of Bylaw No. 100-1998 to the contrary, the maximum

lot coverage for an existing church building on the land in the “I-1” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z84-2006) shall be 40.0 per cent.

- (e) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z93-2007

21.4.2 I-2

- (a) Location: Part of Lot 81, Registered Plan No. 339 (Mitchell Ward) (Key Map 36)
- (b) Notwithstanding the provisions of Section 21.2.3 of Bylaw No. 100-1998 to the contrary, the minimum front yard (St Andrew Street) on the land in the “I-2” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z93-2007) shall be 5.0 metres.
- (c) Notwithstanding the provisions of Section 21.2.4 of Bylaw No. 100-1998 to the contrary, the minimum southerly interior side yard on the land in the “I-2” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z93-2007) shall be 1.5 metres.
- (d) Notwithstanding the provisions of Section 21.2.9 of Bylaw No. 100-1998 to the contrary, the minimum landscaped open space for the land in the “I-2” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z93-2007) shall be 25.0 per cent.
- (e) Notwithstanding the provisions of Section 21.2.10 of Bylaw No. 100-1998 to the contrary, the minimum number of parking spaces for a

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Public Library use on the land in the “I-2” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z93-2007) shall be 11 spaces.

100-1998 shall apply.

- (f) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z138-2011

21.4.3 I-3

- (a) Location: Part of Lot 19, Concession 1, formerly in the Township of Logan now in the Mitchell Ward (Key Map 30)
- (b) Notwithstanding the provisions of Section 21.1 of By-law No. 100-1998 to the contrary, only the following uses shall be permitted in the “I-3” zone as shown on Key Map 30 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z138-2011):
 - (i) a landfill site;
 - (ii) a storm water management facility; and
 - (iii) accessory uses.
- (c) All other provisions of By-law No. 100-1998 shall apply.

Amended by By-law No. Z143-2012

21.4.4 I-4

- (a) Location: Part of Park Lot 48, Mitchell Ward (Key Map 39)
- (b) Notwithstanding any provision of By-law No. 100-1998 to the contrary, the only permitted use in the “I-4” zone as shown on Key Map 39 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z143-2012) shall be a planting strip.
- (c) All other provisions of By-law No.

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