



PART 9

Community Use Zones

PART 9: COMMUNITY USE ZONES

9.1. Community Use Zones Permitted Uses

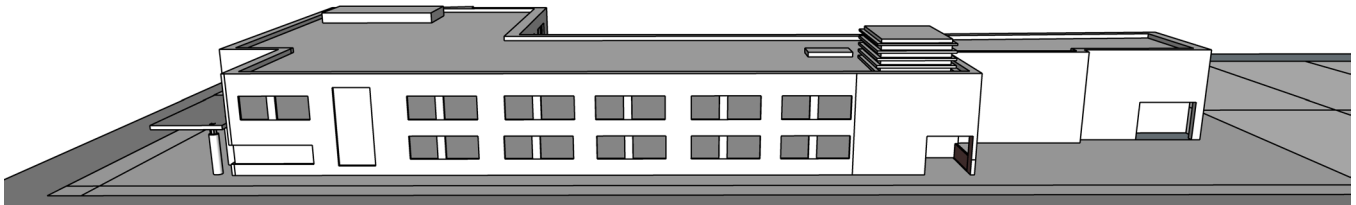
The table below summarizes the uses permitted in all Community Use Zones. For conditions associated with the uses, see the specific section referencing that zone.

- IU - Institutional Use Zone
- OS - Open Space Zone

Community Use Zones	IU	OS
Cemetery	P	P
Commercial Club	P	-
Community Centre	P	-
Cultural Facilities	P	-
Daycare, General	P	-
Educational Services	P	-
Emergency Services	P	-
Funeral Services	P	-
Government Offices & Facilities	P	-
Hospitals	P	-
Utilities and Municipal Infrastructure	P	P
Health Care Services	P	-
Marine Related Uses	P	-
Memorials	P	P
Park, Private	SP	P
Park, Public	P	P
Place of Worship (including Clergy House)	P	-
Recreation Facility, Indoors	P	-
Recreation Facility, Outdoors	P	P
Restaurant, Full & Limited Service (Accessory Use Only)	P	-
Special Care (Nursing Home)	P	-
Special Care (Residential Care Facility, Home for Special Care or Group Home)	SP	-
Lawfully Existing Uses	P	-

P - Permitted as-of-right through a development permit.
 SP - Permitted by site plan approval.
 DA - Permitted to apply to Council for a development agreement: note that other restrictions may apply.
 C - Conditionally permitted: discretionary approval may apply, view zone requirements.

9.2. Institutional Use (IU) Zone



The diagram and photographs above are for illustrative purposes only.

Intent

To accommodate general civic and institutional uses such as parks, child care centres, government offices, and schools.



Special Care



Government Offices

9.2.1. Permitted Uses

Table 9.1 lists uses that are permitted in the Institutional (IU) Zone subject to all applicable requirements of this Bylaw.

IU Conditional Uses by Site Plan Approval

- Private Park
- Special Care (Residential Care Facility, Home for Special Care or Group Home)

9.2.2. Zone Requirements

No development permit shall be issued for the IU Zone except in conformity with the following requirements:

- a) Where an Institutional Use abuts a Residential Zone there shall be no parking, structures, or outdoor storage within any yard abutting a Residential Zone for a distance of 6 m from the abutting property line.
- b) The requirements below are satisfied:

	Type of Servicing		
	Sewer and Water	Sewer Only	On-Site ⁱ
Minimum Lot Area	1,800 m ²	920 m ²	3,720 m ²
Minimum Lot Frontage	22 m	22 m	30 m
Minimum Front Yard	3 m	7.5 m	7.5 m
Minimum Rear Yard	6 m	6 m	10 m
Minimum Side Yard	3 m	3 m	3 m
Minimum Flankage Yard	6 m	6 m	6 m
Maximum Building Height	21 m	21 m	21 m
Maximum Lot Coverage	50%	50%	50%

Conditions

ⁱ Approval from the Nova Scotia Department of the Environment is required for an on-site sewage disposal system.

9.2.3. Clergy House Requirements

A clergy house may be constructed upon the same lot as a place of worship, in conformity with the following requirements:

	Type of Servicing		
	Sewer and Water	Sewer Only	On-Site ⁱ
Minimum Lot Area	500 m ²	920 m ²	3,720 m ²
Minimum Lot Frontage	30 m	50 m	90 m
Minimum Front Yard	4.5 m	7.5 m	7.5 m
Minimum Rear Yard	6 m	7 m	10 m
Minimum Side Yard	3 m	3 m	3 m
Minimum Flankage Yard	6 m	6 m	6 m
Maximum Building Height	11 m	11 m	11 m

Conditions

ⁱ Approval from the Nova Scotia Department of the Environment is required for an on-site sewage disposal system.

9.2.4. Site Plan Criteria

The Development Officer shall approve a site plan application where the following matters have been addressed by the applicant:

- a) The location of structures on the lot:
 - i) All proposed and existing structures are identified on the site plan.
- b) The location of off-street loading and automotive parking facilities:
 - i) All proposed and existing automotive parking is identified on the site plan;

- ii) All proposed automotive parking is located in a manner which allows for the effective circulation of vehicles within the site and for the safety of pedestrians within the parking area.
- iii) Requirements of the Land Use Bylaw dealing with off-street loading and parking facilities may be varied by a site-plan approval.
- c) The location of bicycle parking facilities:
 - i) All proposed and existing bicycle parking is identified on the site plan;
 - ii) All proposed bicycle parking is located in a manner which allows for the effective circulation of vehicles within the site and for the safety of pedestrians within the parking area.
 - iii) Requirements of the Land Use Bylaw dealing with bicycle parking facilities may be varied by a site-plan approval.
- d) The location, number and width of driveway accesses to streets
 - i) All proposed and existing driveway accesses are identified on the site plan;
 - ii) All proposed driveway accesses are of a sufficient width to allow for the safe and efficient movement of vehicles to and from the site.
- e) The type, location, and height of walls, fences, hedges, trees, shrubs, ground cover, or other landscaping necessary to protect and minimize the land use impact on adjoining lands:
 - i) All requirements under the Land Use Bylaw for landscaping and hedges or fencing used for buffering are identified on the site plan including proposed landscaping for yard setbacks, parking areas, and property lines;
 - ii) All open storage including refuse containers are buffered with an opaque fence or hedge sufficient to screen the storage area from adjacent properties and the street;
 - iii) Sufficient landscaping including trees, shrubs, grass, and other ground cover shall be provided around any structures on the site and any parking areas to minimize the visual and environmental impact of the use on the surrounding area.
- f) The retention of existing vegetation:
 - i) All existing vegetation including trees, shrubs, and ground cover is identified on the site plan.
- g) The location of walkways, the type of surfacing material, and all other means of pedestrian access:
 - i) All proposed walkways are identified on the site plan and are located to provide safe and accessible pedestrian access to the entrance from the parking area and from the street;
 - ii) All walkways are surfaced with a paving material such as brick, cobblestone, concrete, or any other suitable material to clearly delineate pedestrian walkways from vehicle circulation areas.
- h) The type and location of outdoor lighting:
 - i) Exterior lighting used to illuminate any area within the site is located in a manner which would not reflect onto adjacent properties or the street;
 - ii) Lighting is sufficient to provide safety and convenience for both pedestrians and vehicles accessing all public areas of the site.
- i) The location of facilities for the storage of solid waste:
 - i) All facilities for the storage of solid waste are identified on the site plan;
 - ii) All solid waste storage including refuse are located so that such waste is not openly visible from the immediate area surrounding the commercial use, any surrounding properties, or the street.
- j) The grading or alteration in elevation or contour of land and provision for the management of storm and surface water:
 - i) All development within the site is undertaken to not alter the elevation or contour of the land including the excessive removal of topsoil beyond that required for basic lot grading necessary to locate any structures, roads, parking, or driveways;

- ii) Any alteration of land including the removal of topsoil shall be undertaken in a manner which does not impact negatively on the natural function of any watercourse abutting the property or located on the property including runoff and erosion;
 - iii) The site plan identifies measures for the effective drainage of stormwater within the site as well as any downstream or upstream areas which may be affected by the development.
- k) All matters considered by site plan approval shall be adequately maintained.

9.3. Open Space (OS) Zone

9.3.1. Zone Requirements

No development permit shall be issued in an Open Space (OS) Zone except in conformity with the following requirements:

Minimum Lot Area ⁱ	475 m ²
Minimum Lot Frontage	15 m
Minimum Front Yard	7 m
Minimum Rear Yard	10 m
Minimum Side Yard	5 m
Minimum Flankage Yard	6 m
Maximum Height	10 m

Conditions

ⁱ Subject to approval by the Department of the Environment for on-site sewage disposal system, if required.

9.3.2. Playgrounds and Neighbourhood Parks

Development permits for neighbourhood parks, playgrounds, and trails and walkways may be issued where the lot does not have the required minimum lot area and/or minimum lot frontage.

Regulation	Amendment Date	Description