

## SECTION 13 INSTITUTIONAL DISTRICT (I)

### 13.1 Purpose

The purpose of this district is to permit the establishment of facilities which, under public franchise, ownership, or private enterprise operates for the public convenience and necessity. Such facilities may provide public services, such as utilities, health care, education, recreational facilities, religious activities, cultural activities etc.

### 13.2 Permitted and Discretionary Uses

In alphabetical order.

(1) Permitted Uses:	(2) Discretionary Uses:
-none specified	- child care facility
	- community centre or hall
	- fire hall
	- grain elevator
	- group home
	- hospital
	- place of worship
	- public utility building
	- school
	- senior citizen housing
	- signs

### 13.3 General Requirements

In addition to the general land use regulations and provisions contained in Sections 6 and 7 the following regulations shall apply to every development in this district.

### 13.4 Minimum Requirements

- (1) Area of Site: 464.5 sq. m. (5000 sq. ft.)
- (2) Width of Site: 15.2 m. (50 ft.)
- (3) Front Yard: 6 m. (20 ft.)

- (4) Side Yard: None if a firewall is provided, but if a side yard is provided it must be a minimum of 1.5 m. (5 ft.)
- (5) Rear Yard: 6 m. (20 ft.)

### **13.5 Maximum Limits**

- (1) Height of Building:
  - (a) Grain elevators: 45.7 m. (150 ft.)
  - (b) All other uses: 21.4 m. (70 ft.)
- (2) Signs:
  - (a) The location and appearance of a sign shall be subject to the satisfaction of the Development Authority.
  - (b) No sign shall exceed an area of 9.3 sq. m. (100 sq. ft.).

### **13.6 Additional Requirements**

- (1) A minimum of 15% of the site shall be landscaped to the satisfaction of the Development Authority. The entire site shall be maintained in a neat and orderly fashion to the satisfaction of the Development Authority.
- (2) All sites abutting a residential district shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (3) The Development Authority may decide on other requirements having regard to the nature of a proposed development and the intent of this district.