

2.8 INSTITUTIONAL POLICIES

Institutional uses are essential to the physical and social development of any community. Uses such as schools, churches and community centres are an important element in the creation of a community identity within an urban centre.

The demand for these uses is constantly evolving as a community grows and develops. The role of the Plan policy should be to attempt to anticipate what the future institutional needs may be and to provide the opportunities for them to develop in the best interests of the community.

The Plan policy will permit a broad range of uses within the Business District designation. These include medical services, churches and denominational uses, libraries, recreational uses and community halls. Special provision will be made to permit institutional uses, compatible with residential uses, to locate within residential neighbourhoods.

POLICIES

1. *It shall be the policy of Council to recognize institutional uses as an integral part of the land use function of New Minas, and to permit future institutional uses to locate within the Business District designation by an amendment to the Land Use Bylaw.*
2. *It shall be the policy of Council to cooperate with the New Minas Village Commission and the Kings County District School Board to support the provision of adequate educational facilities to the Village of New Minas to meet the needs of the Village residents.*
3. *It shall be the policy of Council to permit the location of churches and private schools in residential districts by a development agreement under Section 225 of the Municipal Government Act, subject to the following conditions:*
 - i. *The privacy of adjacent dwellings will be maintained through the provision of natural or artificial buffering.*
 - ii. *The architectural design and landscaping will be compatible with the character of the residential neighbourhood.*
 - iii. *The building does not interfere with the sunlight received by adjacent dwellings.*
 - iv. *The building is located at a sufficient distance from the property line and/or adjacent dwellings, and the design is such so as not to interfere with the privacy of adjacent residents.*
 - v. *Off-street parking will be provided to meet the parking standards of the Institutional Zone and the parking will be located in such a manner as to minimize the adverse impacts to adjacent residents and to the residential neighbourhood as a whole.*

- vi. *The proposal has access to a collector or arterial road as designated on the Future Land Use Map and is located such that associated traffic does not interfere with low density housing on local streets.*
4. *It shall be the policy of Council that the agreement shall be accompanied by a site plan showing the proposed site characteristics including landscaping, buffering and location of buildings and the development of the land will be done in accordance with the site plan. The development agreement shall be binding until the agreement, or part thereof, is discharged by the Municipality. The conditions of the agreement may regulate any of the following and other conditions Council may deem necessary:*
 - i. *Landscaping including natural or artificial buffering to reduce potential conflict.*
 - ii. *Architectural compatibility with existing and neighbouring structures in terms of design, scale and building materials.*
 - iii. *Access, traffic circulation and parking.*
 - iv. *Minimum and maximum size of lots.*
 - v. *Location, height, number of stories, area and bulk of buildings and other structures.*
 - vi. *Percentage of land that may be built upon, and the size of yards, courts and other open spaces.*
 - vii. *The provision of services and utilities.*
 - viii. *Time limits for the initiation and completion of construction.*
 - ix. *Any other similar matters which Council feels necessary to ensure the general compatibility of the use and structure with adjacent residential uses.*
 5. *It shall be the policy of Council to encourage the multi functional use of institutional facilities.*
 6. *It shall be the policy of Council to make an exception to Policy 2.7 (2), to allow churches to locate in the Industrial District by development agreement under the Municipal Government Act, subject to the following conditions:*
 - i. *The building is located at a sufficient distance from the property line so as not to interfere with adjacent industrial activities.*
 - ii. *Off-street parking will be provided to meet the parking standards of the Institutional Zone.*

- iii. *The proposal has access to a collector or arterial road as designated on the Future Land Use Map.*
7. *It shall be the policy of Council that the agreement shall be accompanied by a site plan showing the proposed site characteristics including landscaping, buffering and location of buildings and the development of the land will be done in accordance with the site plan. The development agreement shall be binding until the agreement, or part thereof, is discharged by the Municipality. The conditions of the agreement may regulate any of the following:*
- i. *Landscaping including natural or artificial buffering to reduce potential conflict.*
 - ii. *Access, traffic circulation and parking.*
 - iii. *Minimum size of lots.*
 - iv. *Location, height, number of stories, area and bulk of buildings and other structures.*
 - vi. *Percentage of land that may be built upon, and the size of yards, courts and other open spaces.*
 - vii. *Time limits for the initiation and completion of construction.*
 - viii. *Any other similar matters which Council feels necessary to ensure the general compatibility of the use and structure with adjacent industrial uses.*

PART 2	AMENDED DATE	SECTION
	November 30, 1982	2.8 – 2, 3
	August 26, 1987	2.8 – 6, 7
	May 10, 2005	2.8 – 3, 6

