

8.2. Institutional School Zone (I2)

8.2.1. Permitted Uses

Amended by
Bylaw No.
25-91

The following uses are permitted in a I2 Zone:

- .1 Elementary schools.
- .2 Private schools.
- .3 Secondary schools within existing elementary school buildings.
- .4 Places of worship.
- .5 Day nurseries.
- .6 Accessory uses, buildings, and structures.
- .7 Uses permitted in Section 6.1.

8.2.2. Regulations

Amended by
Bylaw No.
25-91

Any use, building, or structure in an I2 Zone shall be established in accordance with the following:

- .1 Elementary Schools and Private Schools
 - .1 Lot Area (minimum) 0.5 ha
 - .2 Lot Width (minimum) 20.0 m
 - .3 Lot Coverage (maximum) 40%
 - .4 Building Height (maximum) 15.0 m
 - .5 Front Yard (minimum) 15.0 m
 - .6 Rear Yard (minimum) 12.0 m
 - .7 Side Yard (minimum)
 - .1 Interior 12.0 m
 - .2 Exterior 7.5 m
 - .8 Landscaped Open Space (minimum) 15% of lot area
 - .9 Parking in accordance with Section 6.18
 - .10 Planting Strip in accordance with Section 6.11
 - .11 Open Storage Prohibited
 - .12 Buffering in accordance with Section 6.10
- .2 Places of Worship
 - .1 Lot Area (Minimum) 800.0 m²

- .2 Lot Width (minimum) 20.0 m
- .3 Lot Coverage (maximum) 40%
- .4 Building Height (maximum) 15.0 m
- .5 Front Yard (minimum) 6.0 m
- .6 Rear Yard (minimum) 7.5 m
- .7 Side Yard (minimum)
 - .1 Interior 2.4 m
 - .2 Exterior 6.0 m
- .8 Landscaped Open Space (minimum) 30% of lot area
- .9 Parking in accordance with Section 6.18
- .10 Planting Strip in accordance with Section 6.11
- .11 Open Storage Prohibited
- .12 Buffering in accordance with Section 6.10
- .3 Day Nurseries
 - .1 In accordance with Section 6.8.
- .4 Accessory Uses, Buildings, and Structures
 - .1 In accordance with Section 6.3.
- .5 Uses Permitted in Section 6.1.
 - .1 In accordance with Section 6.1.
- .6 Secondary schools within existing elementary school buildings:
 - .1 Location shall be restricted to elementary school buildings that existed at the time of the passing of this Bylaw;
 - .2 Off-street parking shall be provided in accordance with Section 6.18 for secondary school purposes.

8.2.3. Exceptions

The following Zones apply to specific lands within a I2 Zone.

- .1 St. Peter's School and Brantford Christian School (I2-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-1 Zone may be used for all of the uses permitted in the I2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-1 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 In accordance with Section 8.2.2.
- .2 No building or structure and no placing or dumping of fill shall be permitted except in accordance with the approval of the City of Brantford and the Grand River Conservation Authority with respect to geotechnical or slope and stability matters; and

That all the provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.2 DELETED

Amended by
OMB Order
R910607

.3 Powerline Road and Coulbeck Road (I2-3)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-3 Zone shall be used only for the following use:

- .1 A place of worship;
- .2 Buildings, structure and uses accessory thereto;
- .3 Accessory dwelling unit provided said dwelling unit constitutes part of the main building containing the place of worship use.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map I2-3.

That all the provisions of the I2 Zone in Section 8.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
149-91

.4 7 Burnley Avenue (I2-4)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-4 Zone shall be used only for the following use:

- .1 A place of worship

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-4 Zone use any lot, or erect, alter or use any building or structure for a place of worship, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.
- .2 The maximum permitted capacity shall be 115 persons.

That all the provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
90-98

.5 1042 Colborne Street East (I2-5)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-5 Zone may be used for all of the uses permitted in the I2 Zone, plus the following uses:

- .1 Theatres

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-5 Zone use any lot, or erect, alter or use any building or structure for a theatre, except in accordance with the following provisions:

- .1 In accordance with Section 8.2.2.2
- .2 Landscaped Open Space (minimum) 10.0% of the lot

That all the provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
135-2007,
144-2008

.6 DELETED

Amended by
Bylaw No.
39-2010

.7 643 Park Road North (I2-7)

Notwithstanding any provision of this Bylaw to the contrary, any lot

within any I2-7 Zone may be used for all of the uses permitted in the I2 Zone, plus the following uses:

.1 Children’s Health Centre and accessory offices

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-7 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Parking for a Children’s Health Centre and accessory offices 1 space per 30.0 m² GFA
- .2 Buffering shall be provided in accordance with Schedule “B”, Map I2-7, attached to and forming part of this Bylaw.

That all remaining provisions of the I2 Zone in Section 8.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
107-2013

.8 69 Superior Street (I2-8)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-8 Zone may be used for all of the uses permitted in the I2 Zone, in accordance with the following provisions:

- .1 Lot coverage (maximum) 51%
- .2 Traffic aisle width 3.5 m
- .3 Required Parking for a place of worship (minimum) 27 spaces

That all the provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
14-2015

.9 5 Wade Avenue (F-I2-9)

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-I2-9 Zone may be used for all of the uses permitted in the I2 Zone, in accordance with the following provision:

- .1 Lot Area (minimum) 0.47 ha

That all the provisions of the I2 Zone in Section 8.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis

mutandis.

Amended by
Bylaw No.
2-2015

.10 305 West Street (I2-10)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-10 Zone may be used for all of the uses permitted in the I2 Zone, plus the following use:

.1 Crisis Residence

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-10 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- | | | |
|----|---|-------------------|
| .1 | Maximum number of beds | 50 |
| .2 | Maximum Gross Floor Area for a crisis residence | 110m ² |

That all the provisions of the I2 Zone in Section 8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
177-2017

.11 501 Shellard Lane (H-I2-11)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-I2-11 Zone shall only be used for the following uses prior to the removal of the “Holding Zone (H)” provision:

- .1 Elementary School;
- .2 Accessory uses, buildings, and structures;
- .3 Uses permitted in Section 6.1.

Notwithstanding any provision of this By-law to the contrary, no person shall within any H-I2-11 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|---------------------|--------|
| .2 | Elementary School | |
| .1 | Lot Area (Minimum) | 2.5 ha |
| .2 | Lot Width (minimum) | 80.0 m |

That all remaining provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Removal of the “H” may occur once the following has been satisfied:

1. Both the Grand Erie District School Board and the Brant Haldimand Norfolk Catholic District School Board provide letters advising that they do not require the lands for school purposes; and
2. Approval of a block development plan by the City of Brantford; or
3. A period of seven years has elapsed from the date of the registration of the plan of subdivision in which the lands are registered.

Upon the removal of the “Holding (H)” provision, the following uses may be permitted:

1. Single detached dwellings;
2. Street townhouse dwellings;

Any use, building, or structure in an I2-11 Zone shall be established in accordance with the following:

- .1 Single detached dwellings:

In accordance with the provisions of the R1D-6 Zone in Section 7.5.3.6.1 to this By-law.

- .2 Street townhouse dwellings:

In accordance with the provisions of the R4A-62 Zone in Section 7.9.4.62 to this By-law.

Amended by
Bylaw No.
141-2018

.12 West of Powell Road and South of Shellard Lane (H-I2-12)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-I2-12 Zone shall only be used for the following uses prior to the removal of the “Holding Zone (H)” provision:

- .1 Elementary School;
- .2 Accessory uses, buildings, and structures;
- .3 Uses permitted in Section 6.1.

Notwithstanding any provision of this By-law to the contrary, no person shall within any H-I2-12 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .2 Elementary School

- | | | |
|----|---------------------|---------|
| .1 | Lot Area (Minimum) | 2.10 ha |
| .2 | Lot Width (minimum) | 80.0 m |

That all remaining provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent

with the provisions herein contained, shall continue to apply mutatis mutandis.

Removal of the “H” may occur once the following has been satisfied:

1. Both the Grand Erie District School Board and the Brant Haldimand Norfolk Catholic District School Board provide letters advising that they do not require the lands for school purposes; and
2. Approval of a block development plan by the City of Brantford; or
3. A period of seven years has elapsed from the date of the registration of the plan of subdivision in which the lands are registered.

Upon the removal of the “Holding (H)” provision, the following uses may be permitted:

1. Single detached dwellings;

Any use, building, or structure in an I2-12 Zone shall be established in accordance with the following:

- .1 Single detached dwellings:

In accordance with the provisions of the R1D-11 Zone in Section 7.5.3.11 to this By-law.

Amended by
Bylaw No.
85.2019

.13 Northern and southwestern portions of 36 Fairview Drive and the western portion of 8 Willow Drive (I2-13)

Notwithstanding any provision of this By-law to the contrary, no person shall within the I2-13 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Buffering where the parking area abuts 4 and 8 Willow Drive shall be a 3.0 m planting strip comprised of a combination of landscaping and a board on board wood fence that is a minimum of 1.8 m in height. Buffering shall be in accordance with Section 6.10 for remainder of the Zone.

That all the provisions of the I2 Zone in Section 8.2 of this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.