

**8.3 Institutional Major Zone (I3)**

8.3.1  
Amended by  
Bylaw No.  
25-91

Permitted Uses

The following uses are permitted in a I3 Zone:

- .1 General offices of a Board of Education.
- .2 Hospitals.
- .3 Homes for the aged.
- .4 Nursing homes.
- .5 Monasteries.
- .6 Schools, residences, and medical treatment facilities for the developmentally handicapped.
- .7 Elementary Schools.
- .8 Secondary schools.
- .9 Parking lots or structures.
- .10 Places of worship.
- .11 Post-secondary schools.
- .12 Private schools.
- .13 Retirement homes.
- .14 Day nurseries.
- .15 Group residences.
- .16 Group correctional residences.
- .17 Crisis residences.
- .18 Neighbourhood convenience stores.
- .19 Personal service stores.
- .20 Accessory uses, buildings, and structures.
- .21 Uses permitted in Section 6.1.

8.3.2  
Amended by  
Bylaw No.  
25-91

Regulations

Any use, building, or structure in a I3 Zone shall be established in accordance with the following:

- .1 Hospitals, Homes for the Aged, Nursing Homes, Monasteries, Schools, Residences and Medical Treatment Facilities for the Developmentally Handicapped, and Retirement Homes
  - .1 Lot Area (minimum) 83.5 m<sup>2</sup>/bed
  - .2 Lot Width (minimum) 30.0 m
  - .3 Lot Coverage (maximum) 35%
  - .4 Building Height (maximum)
    - .1 Hospital No maximum
    - .2 All other uses 4 storeys

.5	Front Yard (minimum)	7.5 m
.6	Rear Yard (minimum)	7.5 m
.7	Side Yard (minimum)	
.1	Interior	1.5 m/storey
.2	Exterior	7.5 m
.8	Gross Floor Area (minimum)	30.0 m <sup>2</sup> /bed
.9	Landscaped Open Space (minimum)	15% of lot area
.10	Parking in accordance with	Section 6.18
.11	Planting Strip in accordance with	Section 6.11
.12	Open Storage	Prohibited
.13	Buffering in accordance with	Section 6.10
.2	Parking Lots, Parking Structures	
.1	In accordance with Section 6.18.	
.3	Places of Worship, Private Schools and General Offices of a Board of Education	
.1	Lot Area (Minimum)	1.0 ha
.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	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
.4	Post-Secondary Schools, Secondary Schools and Elementary Schools.	
.1	Lot Area (minimum)	0.5 ha
.2	Lot Width (minimum)	20.0 m
.3	Lot Coverage (maximum)	35%
.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	5.0 m
.2	Exterior	7.5 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

- .5 Day Nurseries
  - .1 In accordance with Section 6.8.
- .6 Group Residences, Group Correctional Residences, and Crisis Residences
  - .1 In accordance with Sections 6.15 and 8.3.2.
- .7 Neighbourhood Convenience Stores and Personal Service Stores
  - .1 The total gross leaseable floor area shall not exceed 280.0 m<sup>2</sup> and shall form an integral part of the hospital in which it is located.
  - .2 There shall not be more than two stores.
  - .3 Parking shall be provided for the floor area of the neighbourhood convenience store or the personal service store in addition to the required parking spaces for the hospital use, in accordance with the provisions of Section 6.18 of this Bylaw.
- .8 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
  - .2 Accessory general offices shall only be permitted within the main building.
- .9 Uses Permitted in Section 6.1
  - .1 In accordance with Section 6.1.

### 8.3.3 Exceptions

The following Zones apply to specific lands within a I3 Zone.

Amended by  
Bylaw No.  
135-2001

#### **.1 389 West Street and 233 Charing Cross Street (I3-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I3-1 Zone may be used only for the following uses:

- .1 A nursing home
- .2 A physiotherapy centre, which is deemed not to be a medical clinic
- .3 A health club

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-1 Zone use any building or structure, except in accordance with the following provisions:

- .1 Lot Width (minimum) 12.0m
- .2 Notwithstanding Section 6.11 of this Bylaw, a planting strip shall not be required adjacent to any off-street parking spaces that existed prior to the enactment of this Bylaw.
- .3 A health club shall incorporate a private enclosed swimming pool, and shall be enclosed in a building not exceeding 450.0m<sup>2</sup> in gross floor area.

That all the provisions of the I3 Zone in Section 8.3.2 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.  
25-91

**.2 Northeast Corner of Terrace Hill Street and McClure Avenue (I3-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I3-2 Zone may be used for all of the uses permitted in the I3 Zone, plus the following uses:

- .1 A medical clinic.
- .2 Accessory commercial uses.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-2 Zone use any lot, or erect, alter or use any building or structure for a medical clinic and accessory commercial uses, except in accordance with the following provisions:

- .1 The total gross floor area devoted to accessory commercial uses shall not exceed 490.0 m<sup>2</sup>.
- .2 The total gross floor area devoted to all uses on the lands delineated as I3-2 shall not exceed 3,200.0 m<sup>2</sup>.
- .3 The lands shall conform to all regulations shown on Schedule B, Map I3-2.
- .4 A seasonal outdoor patio accessory to a permitted commercial use may be established on the lands zoned I3-2, provided that said seasonal outdoor patio is confined to that area as shown for such use on said Schedule "B", Map I3-2, and said seasonal outdoor patio or any portion thereof shall otherwise be used and maintained as landscaped open space.

That all the provisions of the I3 Zone in Section 8.3.2. 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.  
151-91

**.3 Brantford General Hospital Parking Lot (I3-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I3-3 Zone shall be used only for the following use:

- .1 Parking area accessory to a hospital

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-3 Zone use any lot, or erect, alter, or use any building or structure for a parking area, except in accordance with the following provisions:

- .1 In accordance with Section 6.18.

That all the provisions of the I3-3 Zone in Section 8.3.2 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.  
18-2002

**.4 99 Wayne Gretzky Parkway (I3-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I3-4 Zone may be used for all of the uses permitted in the I3 Zone, plus the following:

- .1 Research and training centre for the care of the elderly
- .2 Medical offices
- .3 Medical clinics
- .4 Hospice centre
- .5 General offices operated by a registered non-profit organization that provides for the day-to-day needs or medical assistance of the elderly
- .6 General offices operated by a public agency

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum)
  - .1 For all uses 5 storeys
- .2 Notwithstanding Sections 6.22.1 and 8.3.2.1.7.2, the minimum yard abutting the corridor area shown on Schedule "J" shall be 6.4 metres.
- .3 Notwithstanding Section 6.11.1.2, the minimum planting strip along Grey Street shall be 2.0 metres.

That all the provisions of the I3 Zone in Section 8.3.2 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.  
162-2002

**.5 97 Mount Pleasant Street (I3-5)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any I3-5 Zone may be used for all of the uses permitted in the I3 Zone plus the following:

- .1 Apartment dwellings operated by a public agency

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-5 Zone use any lot, or erect, alter or use any building or structure, for apartment dwellings operated by a public agency, except in accordance with the following provisions:

- |    |                           |                           |
|----|---------------------------|---------------------------|
| .1 | Lot Area (minimum)        | 167.0m <sup>2</sup> /unit |
| .2 | Gross Floor Area (minimum | 40.0m <sup>2</sup> /unit  |
| .3 | Off-Street Parking        | 1.5 spaces/unit           |

That all the provisions of the I3 Zone in Section 8.3.2 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.  
52-2005

**.6 Southwest Corner of George Street and Grey Street (I3-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I3-6 Zone may only be used for the following use:

- .1 A retirement home

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-6 Zone use any lot or erect, alter or use any building or structure for a retirement home except in accordance with the following provisions:

- |    |  |                         |
|----|--|-------------------------|
| .1 | For the purposes of this Bylaw, the front lot line shall be deemed to be along Marlborough Street. |                         |
| .2 | Lot Area (minimum)   | 39.0m <sup>2</sup> /bed |
| .3 | Lot Width (minimum)  | 19.9m                   |
| .4 | Building Height (maximum)  | 4 storeys               |
| .5 | Rear Yard (minimum)  | 3.9m                    |
| .6 | Side Yard (minimum)  |                         |

- .1 Interior 2.3m
- .2 Exterior 3.0m
- .7 Notwithstanding Section 6.11 of this Bylaw, a minimum planting strip of 1.0 metres shall be provided along Grey Street.
- .8 Notwithstanding Section 6.4 of this Bylaw, an unenclosed porch, verandah or deck with or without a roof may project a maximum of 2.4 metres into the minimum exterior side yard.

That all the provisions of the I3 Zone in Section 8.3.2 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.  
98-2012,  
60-2017

**.7 Southwest Corner of Blackburn Drive and English Lane (I3-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-I3-7 Zone shall only be used for the following uses prior to the removal of the “Holding Zone (H)” provision:

- .1 Place of worship
- .2 Accessory uses, buildings, and structures
- .3 Uses permitted in Section 6.1.

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

- .1 A period of two years has elapsed from the date of registration of the plan of subdivision in which the lands are registered; and
- .2 Approval of a block development plan by the City of Brantford.

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

- .1 Street townhouse dwellings.
- .2 Place of worship.
- .3 Mixed use building consisting of upper storey residential dwelling units and one or more of the following uses at ground level:
  - .1 Day nurseries;
  - .2 Neighbourhood convenience stores;
  - .3 Personal service stores;
  - .4 Banks and financial institutions;
  - .5 Professional and business offices;
  - .6 Retail stores; or
  - .7 Restaurants (excluding drive-through service)

Any use, building, or structure in a I3-7 Zone shall be established in accordance with the following:

- .1 Street townhouse dwellings:

.1	Lot Area (minimum)	180.0 m <sup>2</sup> /unit
.2	Lot Coverage	Not applicable
.3	Front Yard (minimum)	6.0 metres from the garage or 3.5 metres from the dwelling unit
.4	Rear Yard (minimum)	7.0 m
.5	Side yard (minimum)	
	.1 Interior	1.2 m
	.2 Exterior	2.4 m
.6	Parking – notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres.	
.2	Place of Worship	
.1	Lot Area (Minimum)	1.0 ha
.2	Lot Width (minimum)	40.0 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	20% 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	Mixed use building	

- .1 Shall have street frontage on English Lane, Powell Road and Blackburn Drive
- .2 Lot Area (Minimum) 0.2 ha
- .3 Lot Width (minimum) 40.0 m
- .4 Lot Coverage (maximum) 40%
- .5 Building Height (maximum) 15.0 m
- .6 Front Yard (minimum) 6.0 m
- .7 Rear Yard (minimum) 7.5 m
- .8 Side Yard (minimum)
  - .1 Interior 2.4 m
  - .2 Exterior 6.0 m
- .9 Landscaped Open Space 20% of lot area
- .10 Gross Floor Area (maximum) 200m<sup>2</sup>/unit
- .11 Parking in accordance with Section 6.18
- .12 Planting Strip in accordance with Section 6.11
- .13 Open Storage Prohibited
- .14 Buffering in accordance with Section 6.10
- .15 Dwelling Units
  - .1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.
  - .2 No dwelling unit shall be established in any portion of the ground floor area.
  - .3 The minimum gross floor area shall be 40.0 m<sup>2</sup> per unit.
  - .4 Parking shall be provided at 1.0 spaces/unit in addition to the required parking spaces for the non-residential uses.
  - .5 Amenity Space (minimum) 9.0m<sup>2</sup>/unit
  - .6 Landscaped Open Space (minimum)20.0%

That all the provisions of the I3 Zone in Section 8.3.2 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.

**.8 346 Shellard Lane (I3-8)**

Amended by  
Bylaw No.  
149-2023

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any I3-8 Zone may be used for the following uses:
  - .1 Elementary School
  - .2 Child Care Centre (Day Nursery)
  - .3 Recreation Centre (Gymnasium)
  - .4 Library
  
- .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any I3-8 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 For the purposes of this By-law, the front lot line shall be deemed to be along Strickland Avenue.
  
  - .2 Side Yard (Minimum)
    - .1 Exterior 4.0 m
  
  - .3 Parking (minimum) Gymnasium: 55 spaces
  
  - .4 Accessible Parking (minimum) Gymnasium: 1 space

That all the provisions of the I3 Zone in Section 8.3.2 of this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.