

Springwater Official Plan

Section 14 – Institutional Policies

14.1. Objectives

- 14.1.1. To provide for Institutional and public uses which are planned and designed so as to serve the needs of the Township.
- 14.1.2. To encourage the shared use of such uses to promote function, usability and cost efficiencies.

14.2. Policies

- 14.2.1. The Institutional classification of lands shall mean that the use of land in the areas so designated shall be for various forms of public and private schools, places of worship, government and civic facilities, community centres, libraries, museums, cemeteries, health care facilities, cultural facilities and similar community oriented uses providing a public service.
- 14.2.2. It is a policy of this plan to promote the location and development of such uses within or adjacent to urban settlement areas.
- 14.2.3. Some Institutional uses are permitted within other land use designations as indicated in this Plan and implemented through the Township Zoning By-law.
- 14.2.4. Institutional uses should be located to minimize potential conflict with adjacent uses, particularly residential areas. Screening, planting, fencing and other methods will be provided between Institutional uses and adjacent residential uses so as to establish an adequate buffer.
- 14.2.5. Approval of Institutional uses will be subject to the availability of required services including water supply and sewage disposal facilities and the provision of adequate vehicular access and off street parking and loading facilities. Access points to parking areas should be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic. Furthermore, sidewalks in conjunction with Institutional uses, particularly school facilities, are considered important. In regard to new development located adjacent to school sites, sidewalks are considered to be an integral design aspect and part of any development in the general area. In existing situations of this nature, where sidewalks do not exist, Council will give consideration to the need for the installation of sidewalks as may be deemed appropriate.

- 14.2.6. The joint planning for and the joint use of facilities provided by different public agencies is encouraged with particular emphasis on community and educational facilities.
- 14.2.7. Accessory residential uses which are incidental and supportive of the permitted Institutional use may be permitted.
- 14.2.8. Elementary and secondary schools should be located adjacent to public parks and open space areas where possible. Generally the school should be centrally located in regard to the area served and the community role it plays. Location should also be considered in regard to minimizing traffic hazards for children concerning roads and rail lines.
- 14.2.9. All areas designated Institutional on Schedule "A" may be designated by by-law as Site Plan Control areas. Policies concerning Site Plan Control in Section 29, Implementation, shall apply.