

24.4 Religious and Education (ZIS4) – Aberdeen Village (City Centre)

24.4.1 Purpose

The **zone** provides for **religious assembly** and **education** on Brown Road in the Aberdeen Village area of the **City Centre**.

24.4.2 Permitted Uses

- **child care**
- **education**
- **housing, single detached**
- **religious assembly**

24.4.3 Secondary Uses

- **interment facility**

24.4.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.

24.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

24.4.6 Yards & Setbacks *[Bylaw 8662, Jul 25/11]*

1. The minimum **front** and **rear yard** is 3.0 m. *[Bylaw 8662, Jul 25/11]*
2. The minimum **interior side yard** is 3.0 m. *[Bylaw 8662, Jul 25/11]*

24.4.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 12.0 m.

24.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,047.0 m².

24.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that:
 - a) the **height** of a **fence** shall not exceed 2.0 m;
 - b) outside storage areas shall be screened from view from **adjacent lots** and public roads by a solid **fence** 2.0 m in **height**;

- c) where a **lot** is being developed and such **development** does not require the issuance of a Development Permit, the **owner** shall:
 - i) where the **lot abuts** a zoning district that permits residential **use**, erect and maintain a solid **fence** 2.0 m in **height** within 1.0 m of the boundary line of the said zoning district; and
 - ii) on the portion of the **lot** which is within 6.0 m of a **lot line abutting** a public **road**, plant and maintain any combination of trees, shrubs, ornamental plants or lawn.

24.4.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

24.4.11 Other Regulations

- 1. The **single detached housing** permitted in this **zone** includes but is not limited to a manse or a rectory.
- 2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.