

15.21 Z21: Integrated Health & Housing

Z21

15.21.1 Purpose

The purpose of this zone is to facilitate an integrated health and housing centre that provides supportive housing, life skills training, counselling and medical care for residents transitioning back into society. The integrated health & housing centre will be managed by a non-profit organization registered under the *Society Act*.

15.21.2 Principal Uses

- community care facility, specialized
- health service, community outreach
- health service, minor
- housing, supportive

15.21.3 Subdivision Regulations

1. The minimum lot width is 65.0 m
2. The minimum lot area is 0.5 ha.

15.21.4 Development Regulations

1. The maximum site coverage is 55%.
2. The maximum height is 20.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum side yard is 3.0 m.
5. The minimum rear yard is 6.0 m.
6. The minimum setback between principal buildings on the site is 6.0 m.

15.21.5 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

15.21.6 Other Regulations

1. There shall be a landscape screen that is 2.0 m wide along all highway frontages, or a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least three shrubs or trees capable of attaining a height of at least 1.0 m shall be planted on average in every 5.0 m, interrupted only for driveways or walkways.
2. **Note:** In addition to the regulation listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.