

SECTION 11 – Institutional (INS) Zones

The Institutional zones apply to lands designated Institutional in the Official Plan.

11.1 APPLICABLE ZONES

INS-1: Neighbourhood Institutional – the purpose of this zone is to accommodate institutional uses intended to serve surrounding residential communities.

INS-2: Major Institutional – the purpose of this zone is to accommodate all types and intensities of institutional uses primarily intended to serve at city or regional scale.

11.2 PERMITTED USES

No person shall, within any INS zone, use or permit the use of any lot; or erect, alter or use any building or structure for any purpose other than those permitted uses within Table 11-1 below.

Table 11-1: Permitted Uses within the Institutional Zones

Use	INS-1 (1)	INS-2 (1)
<i>Adult Education School</i>	✓	✓
<i>Artisan's Establishment</i>	✓	✓
<i>Cemetery</i>	✓	✓
<i>Community Facility</i>	✓	✓
<i>Continuing Care Community</i>	✓	✓
<i>Cultural Facility</i>	✓ (2)	✓
<i>Day Care Facility</i>	✓	✓
<i>Elementary School</i>	✓	✓
<i>Funeral Home</i>	✓	✓
<i>Health Clinic</i>	✓	✓
<i>Hospice</i>	✓	✓
<i>Hospital</i>		✓
<i>Large Residential Care Facility</i>	✓	✓
<i>Place of Worship</i>	✓	✓
<i>Post-Secondary School</i>		✓
<i>Secondary School</i>	✓ (2)	✓
<i>Small Residential Care Facility</i>	✓	✓
<i>Social Service Establishment</i>	✓	✓

Additional Regulations for Permitted Uses Table 11-1

(1) Despite Section 4.2, accessory convenience retail, office, financial establishment, restaurant, and personal services shall be located in the same building as the principal use.

(2) The maximum gross floor area shall be 6,000 square metres.

11.3 REGULATIONS

The regulations for *lots* in an *INS zone* are set out in Table 11-2 below.

Table 11-2: Regulations for Institutional Zones

Regulation	INS-1 (1)	INS-2 (1)
Minimum <i>lot width</i>	15 m	15 m
Minimum <i>front yard setback</i> and minimum <i>exterior side yard setback</i>	6 m	4.5 m
Minimum <i>interior side yard setback</i>	3 m	3 m
Minimum <i>rear yard setback</i>	7.5 m	7.5 m
Minimum <i>yard setback</i> abutting a <i>lot</i> with a <i>low rise residential zone</i>	7.5 m	7.5 m
Maximum <i>building height</i>	14 m	(2)
Maximum <i>floor space ratio</i>	1 (3)	
Minimum <i>landscaped area</i>	20%	30%

Additional Regulations for Zone Regulations Table 11-2

- (1) The regulations within Table 11-2 shall not apply to *existing buildings* or *structures*.
- (2) A *base* shall be required for *buildings* greater than 14 metres in height. The maximum *base height* shall be 14 metres. Portions of a *building* located above the *base* of the *building* shall have a minimum *street line setback* of 3 metres.
- (3) The maximum *floor space ratio* for a *large residential care facility* or a *continuing care community* shall be 2.

11.4 VISUAL BARRIER

Where a *lot zoned INS* abuts a *residential zone* and *new gross floor area* is added to the *lot*, a visual barrier shall be provided along the abutting *lot line* in accordance with Section 4.18 of this By-law.

11.5 OUTDOOR STORAGE

No *outdoor storage* shall be permitted in an *INS zone*.