AGENDA
Public Hearing
6:00 PM - Monday, June 26, 2023
City Hall Council Chambers

Page

1. PUBLIC HEARING:

Zoning Amendment Bylaw No. 2579, 2023
Description:

Purpose is to amend Zoning Bylaw No. 2470, 2019 to permit the following uses on all properties within the INS-I Institutional Zone: Assisted Living, Independent Living - Senior, Seniors care Facility, Senior Housing, Seniors Lifestyle Building, Supportive Living, and Respite Housing. This proposed zoning amendment will allow, in part, for the City to implement recommendations of the Housing Strategy to assist in meeting the current and future housing needs of Fort St. John residents, specifically for our Seniors, People with Disabilities and our Indigenous Peoples.

2. CALL TO ORDER:

3. STATEMENT BY THE MAYOR:

3 — 3.1 **Mayor's Statement for June 26, 2023 Public Hearing**
230626 - Mayor's Statement Public Hearing

4. PUBLIC HEARING/MEETING ADVERTISEMENT:

4 — 4.1 **Advertisement for June 26, 2023 Public Hearing**
230626 - Public Hearing Bylaw 2579 Ad

5. BACKGROUND ADMINISTRATION REPORT:

5 - 20 — 5.1 **Administration Report No.0026/23**

Zoning Amendment Bylaw No. 2579, 2023 - Institutional Zone Permitted Uses Update

Note: This report was first presented to Council at the June 12, 2023 Regular Meeting

230612 - AR26 - Zoning Amendment Bylaw No. 2579, 2023 Institutional Zone Permitted Uses Update

6. COMMENTS RECEIVED FROM UTILITY COMPANIES:

6.1 **Ministry of Transportation**

None

7. LETTERS OF OPPOSITION RECEIVED:

8. INVITATION FOR THE PROPONENT TO SPEAK:

9. INVITATION FOR MEMBERS OF THE AUDIENCE TO SPEAK:

Please remember to "Sign In" - Print Name and Civic Address on the Sheet Provided

10. SECOND CALL FOR MEMBERS OF THE AUDIENCE TO SPEAK:

11. LAST CALL FOR MEMBERS OF THE AUDIENCE TO SPEAK:

12. INVITATION FOR THE PROPONENT TO ADDRESS THE PUBLIC'S CONCERNS & ANSWER QUESTIONS FROM COUNCIL:

13. RESOLUTION TO CLOSE THE PUBLIC HEARING AND RISE WITH REPORT:

13.1 "THAT, City Council close the Public Hearing with respect to Zoning Amendment Bylaw No. 2579, 2023 and rise with report to City Council."

PUBLIC HEARING
JUNE 26, 2023

Mayor's Statement

Zoning Amendment Bylaw No. 2579, 2023

This public hearing is being convened pursuant to Section 464 of the *Local Government Act.*

At this public hearing, citizens will be allowed to make representations to Council.

All persons present who believe that their interest in property is affected by the proposed amendments will be given a reasonable opportunity to be heard or to present written submissions.

If you wish to address Mayor and Council, please:

1. Come forward to the table, write your name and address on the sign in sheet provided.
2. State your name and address for the record.
3. Limit your comments to the proposed amendments only.

Members of Council may ask you questions following your presentation.

Following the Public Hearing, Council will resume the Regular Council meeting and consider the approval of the bylaw(s). You are welcome to stay and listen to City Council's deliberations.

Please note that after the Regular meeting has adjourned, City Hall will remain open for 10 minutes. Members of the public are asked to leave the facility promptly following the meeting.

PUBLIC HEARING

ZONING AMENDMENT BYLAW NO. 2579, 2023
Monday, June 26, 2023 | 6 pm | City Hall, 10631 100 Street

The proposed bylaw affects all parcels of land zoned INS-I Institutional through Zoning Bylaw No. 2470, 2019 as shown highlighted on the map.

The City's Housing Needs Assessment has identified gaps that exist in the housing market, potential opportunities to fill those needs and the future housing needs of the City. Through multiple past inquiries and discussions with community members, First Nations, Developers and Seniors groups, staff have identified that amending the Institutional Zone could provide an opening for development of these deficient housing needs and provide opportunities for development and co-location of uses that are being sought by community stakeholders, developers and members of the community.

Therefore, the City, as Applicant, is seeking to amend Zoning Bylaw No. 2470, 2019 to permit the following uses on all properties within the INS-I Institutional Zone: ***Assisted Living, Independent Living - Senior, Seniors care Facility, Senior Housing, Seniors Lifestyle Building, Supportive Living, and Respite Housing***. This proposed zoning amendment will allow, in part, for the City to implement recommendations of the Housing Strategy to assist in meeting the current and future housing needs of Fort St. John residents, specifically for our Seniors, People with Disabilities and our Indigenous Peoples.

A copy of the proposed bylaw and related documents may be inspected at City Hall – 10631 100 Street, Fort St. John, BC between the hours of 8:30 am to 4:30 pm from June 22 to June 26, 2023.

Your comments are important and residents who wish to make comments on this proposed application can submit them in one of the following ways, by 4:30 pm on Friday, June 22, 2023:

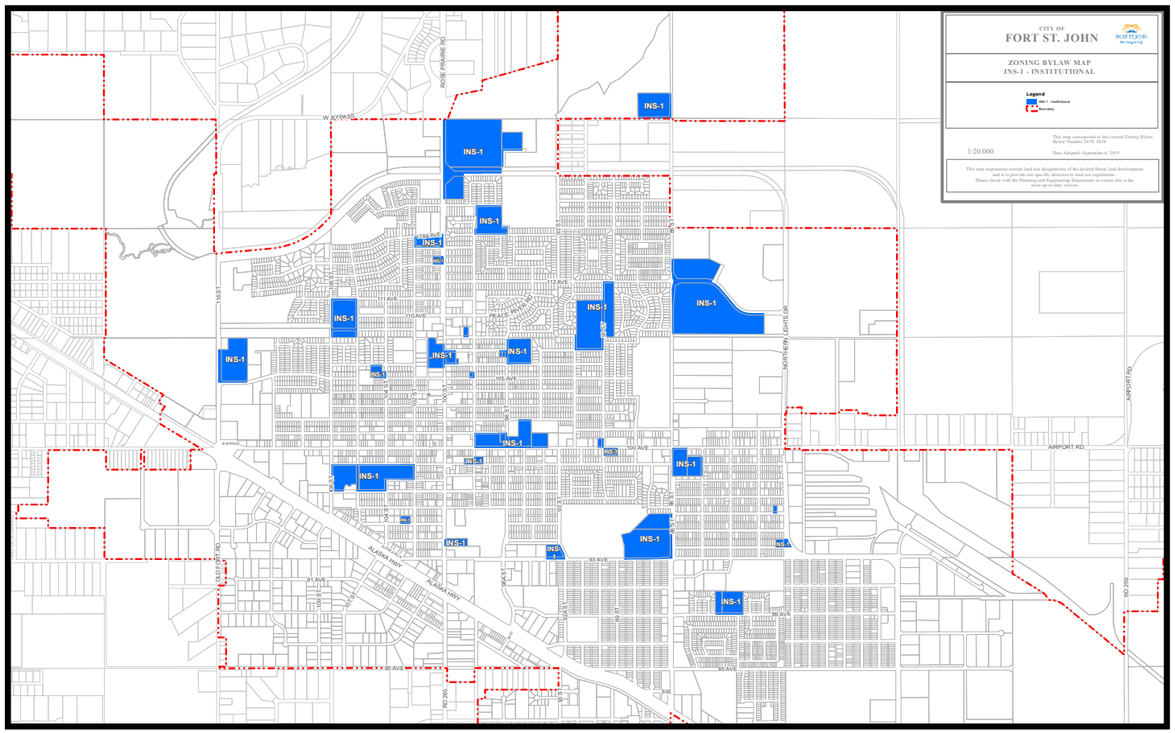
- Mailing or hand delivering a letter to City Hall: 10631 – 100 Street, Fort St. John, BC V1J 3Z5 Attention: Bonnie McCue, Corporate officer
- by email to legislativeservices@fortstjohn.ca

Written comments received will be distributed to Council for their consideration at the meeting.

At the hearing, the public will be also allowed to make presentations to Council or present written submissions respecting matters contained in the proposed bylaws.

Residents can watch the Public Hearing live or as a recording on the City's Youtube channel (www.youtube.com/cityfsj).

For more information about this bylaw amendment, please contact the Planning Manager at cjackson@fortstjohn.ca or by telephone at (250)787-8188.



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FORT ST. JOHN
The Energetic City

FORT ST. JOHN
The Energetic City

REQUEST FOR DECISION

File # 3360-20, 3900-20

Report To:	Mayor and Council
From:	Director of Planning and Engineering
Presenter:	Charlene Jackson
Subject:	Administration Report No. 0026/23 Zoning Amendment Bylaw No. 2579, 2023 Institutional Zone Permitted Uses Update
Meeting:	Regular Council
Meeting Date:	12 Jun 2023

ORGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING

RECOMMENDATION:

"THAT, Zoning Amendment Bylaw No. 2579, 2023 be introduced and read for the first and second time by title only,
AND FURTHER THAT, a Public Hearing be scheduled for June 26, 2023 at 6:00 pm in City Hall Council Chambers."

CAO'S COMMENTS:

Moving forward and closing gaps in our existing bylaw will assist in meeting the needs of City residents. This proposed change will specifically assist Fort St. John Seniors, People with Disabilities and our Indigenous People.

ALTERNATIVE RECOMMENDATION:**"THAT, Administration Report No. 0026/23, Zoning Amendment Bylaw No. 2579, 2023 - Institutional Zone Permitted Uses Update, be received for information."**

KEY ISSUES(S)/ CONCEPTS DEFINED:

The City's Housing Needs Assessment has identified gaps that exist in the housing market, potential opportunities to fill those needs and the future housing needs of the City. The policies and actions identified through the subsequent Housing Strategy were created to help the City, and other partners, to create and maintain a safe and suitable supply of housing over the next 10 years. This can only be achieved if we recognize those existing gaps within

our bylaws and work towards changes that will help meet the needs of all City residents. This proposed zoning amendment will allow, in part, for the City to implement some of the recommendations of the Housing Strategy to assist in meeting the current and future housing needs of Fort St. John residents, specifically for our Seniors, People with Disabilities and our Indigenous Peoples.

The past and current feedback from stakeholders indicate long wait lists for seniors housing, housing for persons with developmental disabilities, and Indigenous housing. The Housing Strategy identified the number of units to meet those needs, noting they are not exclusive uses, but inclusive so a unit may cover multiple needs, such as seniors housing for indigenous persons, or housing for a person with disabilities who also happens to be a senior. The immediate housing needs noted are as follows:

People with Disabilities: 380 units by 2025 - 1678 units by 2040
Seniors Housing: 542 units by 2025 - 1699 units by 2040
Indigenous Peoples: 110 units by 2025 - 410 units by 2040

Through multiple past inquiries and discussions with community members, First Nations, Developers and Seniors groups, staff have identified that amending the Institutional Zone could provide an opening for development of these deficient housing needs and provide opportunities for development and co-location of uses that are being sought by community stakeholders, developers and members of the community. Currently the Institutional zone only supports housing in the form of Community Care and Assisted Living Facilities (24-hour nursing home style living such as Peace Villa).

The Province has introduced new laws that will require municipalities to focus on building the homes people need, making it possible for homes that are vacant to be rented and remove discriminatory age and rental restrictions in strata that hurt young families. The first piece of legislation, The Housing Supply Act, is intended to help speed up housing development and increase supply by giving the Province the power to set housing targets in municipalities with the greatest need and highest projected growth. Targets will be based on information provided by and in consultation with municipalities. The new housing targets will encourage municipalities to address local barriers to construction so that housing can get built faster, including updating zoning bylaws and streamlining local development approval processes.

This bylaw amendment proposes to add the following defined uses within Zoning Bylaw No. 2470, 2019 to the Institutional zone:

ASSISTED LIVING means seniors and/or accessible housing that provides nursing care, housekeeping and prepared meals.

INDEPENDENT LIVING, SENIOR means a building dedicated for seniors aged 55 and older, containing a combination of residences, amenities and provision of access to health services, for residents who are functionally independent and require minimal or no assistance with daily living,

SENIORS CARE FACILITY means a facility that provides rehabilitative, restorative and ongoing skilled nursing care to patients or residents in need of assistance with activities of daily living.

ORIGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING

SENIORS HOUSING means age restricted rental or market housing that provides the option for services to assist the resident.

SENIORS LIFESTYLE BUILDING means age restricted rental or market housing that provides several amenity options in addition to various programs for residents. Such amenities and programs may include food and beverage services, multipurpose rooms, exercise studios, gardens, and other programs and events offered by the facility for the use and enjoyment of the residents.

SUPPORTIVE LIVING means seniors and/or accessible housing that provides 24-hour emergency response services, light housekeeping , meals and social and recreational activities.

RESPITE HOUSING means temporary seniors or accessible housing that provides necessary care for the temporary residents.

This zoning amendment proposes to update the Institutional Zone with the above noted land uses as a preemptive step towards removing an existing barrier to development and providing opportunities for community groups, most notably non-profit groups, that have expressed an interest in the past in developing many of these types of housing on institutional lands within the community. This amendment will add these principal uses within the zone with the intent that it encourage and assist in groups moving forward with development of housing to help work towards the targets laid out within the Housing Strategy.

RELEVANT POLICY:
The following analysis touches on various City Bylaws, Plans and Policies to identify the support within each for the suggested zoning amendment:

Zoning

The intent of the Institutional zone is to provide lands for community, government and emergency-service related uses that are primarily focused on providing services to the community.

- Seniors, Accessible and Indigenous Housing, both market and affordable, can be seen as required in all communities that helps to serve the aging public, persons with disabilities and Elders to keep people close to or within their communities
- The accessory uses permitted in the institutional zone support the construction of apartments, fourplex, townhouse and triplex developments. This would encourage the varieties of construction types the community is seeking and add additional flexibility for development within the zone.

There are currently 40 properties within the City of Fort St. John that are zoned Institutional (INS-1), however some properties within the zone cannot be considered due to existing constraints. Institutional parcels that are undersized, parcels with preexisting land-uses such as cemeteries or parcels at full build out (Fire Hall for example) were not considered in this report due to their inability to support additional construction. There are still approximately 20 Institutional parcels that could support various forms and scale of Housing developments, which includes City owned properties, School District 60 properties (which already currently has housing on it's Dr. Kearney property) and several partially developed and vacant church owned properties, some of which have previously sought interest in developing Seniors Housing on the site with new proposed churches. [See Attachment 1 - Institutional Zoned Properties].

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Any or all of the properties could benefit from co-location with a variety of uses, as studies have shown that connecting seniors with existing active uses such as churches, schools, daycares or even hospitals, creates a community within the community and creates a positive environment where seniors have shown to have increased activity levels, create meaningful social relationships and participate in productive activities.

Official Community Plan

The Official Community Plan (OCP) has goals, objectives, and strategies to support residential development in the City, especially in the downtown core, where it plans to accommodate a larger portion of new residential development, as well as infill. The main goals of the OCP are to support a mix of housing tenures, prices and types to foster diverse development and provide affordable and inclusive housing opportunities for all residents.

Under Section 10.0 of the OCP, Making the Plan Work, the following sections support changes and amendments to help the City achieve it's intent, targets and goals:

10.3.6 Official Community Plan Amendments

- Official Community Plan amendments will be undertaken as set out in the City's Development Approval Procedures Bylaw. Such amendments may be required in order to ensure the alignment of other plans, strategies, bylaws and policies with the Official Community Plan and to ensure the connectivity of the community's vision to the implementation of the Official Community Plan. In addition, amendments may be required to implement various goals, objectives and/or policies of the Official Community Plan. Finally, the Official Community Plan is also considered for new developments and at times, amendments to the Official Community Plan may be required.

10.3.7 Zoning Bylaw Amendments

- Zoning Bylaw amendments will be undertaken as set out in the City's Development Approval Procedures Bylaw. Such amendments may be required in order to implement various goals, objectives and/or policies of the Official Community Plan. In addition, Zoning Bylaw amendments are considered for new developments and at times, may also require amendments to the Official Community Plan.

Housing Strategy

The Housing Strategy has laid out targets, as noted above, based on a medium growth scenario, and provides the City with an Action Plan for implementation. The action plan contains recommended actions for each of the four key goals to enable the City and community partners to achieve the housing vision for the community over the next ten years. Goals 1 and 2 of the plan, as noted below, help lay out a path of support that can be used to expand upon or create new zones to help the City achieve it's seniors housing targets as well.

"1-5 Consider additional zoning tools for new development to support meeting affordable housing targets

- Conduct a review of different zoning tools such as inclusionary zoning and rental only zoning, to understand the potential benefits and obstacles of requiring new developments to provide a certain percentage of affordable rental or ownership housing

1-6 Continue to work with community partners and developers to identify opportunities for affordable housing in Fort St. John

- Work with non-profit organizations through the development process when new developments include units dedicated to subsidized, supportive or affordable housing.
- Facilitate proactive discussions with developers who are seeking approval for multi-residential developments on opportunities to incorporate affordable housing.

2-3 Continue to encourage the development of supportive housing and housing options for seniors

ORGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING

- Support the implementation of Official Community Plan policies by continuing to encourage innovative housing options to meet the needs for supportive housing and housing for seniors.

Downtown Action Plan

Amending existing zones to permit for more inclusion of uses falls within the 10 big moves to energize the City's downtown provide additional indicators of support for this zoning amendment.

2 - Downtown Living

Creating and encouraging a range of opportunities for downtown living will help generate a critical mass of energy or 'body heat' in the Downtown past usual business hours. This will contribute to street vitality throughout the day, safety in the evening, and will support local businesses and services including local arts, culture, and entertainment.

- Create more opportunities for people to live in the Downtown to support local businesses/ services and encourage vitality and more activity on the street past usual business hours.
- Encourage housing infill and redevelopment at higher densities including housing located on top of downtown businesses and services.

4 - Vacant No More

The Downtown has a significant number of vacant sites in prominent locations, such as the former hospital site, the old Fort Hotel site, and the old Frontier site. These, combined with a number vacant buildings, detract from the vitality, character, and confidence of the Downtown. Vacant sites and buildings occur for many, complex reasons, but market conditions and dynamics are a key driver. Perpetual vacancy along a street can lead to an increase in litter, blight, and crime. Surrounding properties are then plagued with lowered property values and the cycle continues. Objectives recommended to the City to break this cycle are as follows:

- To support redevelopment of City owned sites for downtown residential, commercial, and civic/institutional/ community developments that showcase implementation of the vision for the Downtown.
- Encourage development of vacant sites, including City owned, contaminated and other prominent sites.

ORIGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING

IMPLICATIONS OF RECOMMENDATION

COMPLIANCE WITH STRATEGIC PILLARS:

Vibrant Community – Invest in community safety, social, cultural, and recreational programs.

Relationships & Advocacy – Initiate and foster relationships and advocate to decision makers on the issues that impact our community and our neighbours.

Economic Development – Enhance community economic development to provide opportunities and sustainability for Fort St. John.

Managing Assets – Build and manage assets that support the current and future needs of the community.

COMPLIANCE WITH STRATEGIC PRIORITIES:
As this amendment relates to the Economic Development Pillar, in part the goal is to generate growth, employment and investment opportunities through community economic development. The addition of housing directed at seniors and the accessible community provides an opportunity to add density to parcels that would otherwise remain partially vacant or undeveloped, and also through the variety of permitted uses added, the creation of jobs within the housing developments themselves, as well as through complimentary commercial uses to support the housing developments, leads to the potential for significant economic development while addressing the lack of social housing supports within our community.

As this amendment relates to the Relationship and Advocacy Pillar, Council is in a leadership position to facilitate partnerships between the City and other public organizations, in this instance to provide support to such groups as those with accessibility needs, seniors and indigenous groups. There have been past and current presentations from multiple community groups seeking direction on lands to develop housing for these same groups. Council sits at the helm of the decision making process whereby they can make decisions on recommended zoning that will benefit the community as a whole to ensure that we have a well planned and regulated community that provides for managed growth and development.

ORIGINALLY PRESENTED TO COUNCIL AT THE JUNE 13, 2023 REGULAR MEETING

GENERAL:
The City of Fort St. John has started taking important steps towards addressing the housing needs and gaps as described in detail in the Housing Needs Assessment. The Official Community Plan (OCP) has goals, objectives, and strategies to support residential development in the City, especially in the downtown core, where it plans to accommodate a larger portion of new residential development, as well as infill development.

The City's Downtown Action Plan contains policy directions and strategies to guide planning, development and infrastructure decisions in Downtown Fort

St. John to catalyze investment and transform the downtown area into a lively and vibrant place. Among the ten big moves proposed by the plan, there were two that directly related to housing. The first one is Downtown Living, which calls for creating and encouraging a range of living opportunities with innovative design elements in Downtown Fort St. John.

The City has made efforts to support and facilitate the development and diversification of housing supply across the City and to provide a variety of opportunities and choices that are inclusive of all residents. The Housing Strategy supports the City's current initiatives to provide a cohesive framework to integrate existing and new approaches into an actionable plan, providing all levels of government, private and nonprofit sectors and community organizations with a tool to address anticipated housing needs and gaps in Fort St. John. This framework provides the support for the zoning amendment to permit Seniors Housing on Institutional lands.

A range of housing choices are required to accommodate the diversity of seniors, accessible and Indigenous housing and supports needed across Fort St. John. Incorporating these types of housing on institutional lands will ensure a diversity of land uses and housing stock spread across the City.

ORGANIZATIONAL: None

FINANCIAL: None

FOLLOW UP ACTION:
Should Council give the bylaw first and second readings, the required notification will proceed and a Public Hearing will be scheduled.

Should the bylaw be adopted, staff will update Zoning Bylaw No. 2470, 2019 to reflect the zoning amendment for this zone.

COMMUNITY CONSULTATION: Proposed Public hearing to be held at 6pm, on June 26, 2023 at Council Chambers.

COMMUNICATION: Prior to public hearing, as per legislated Public Notification requirements, notice of amendment will be posted on City website and social media accounts.

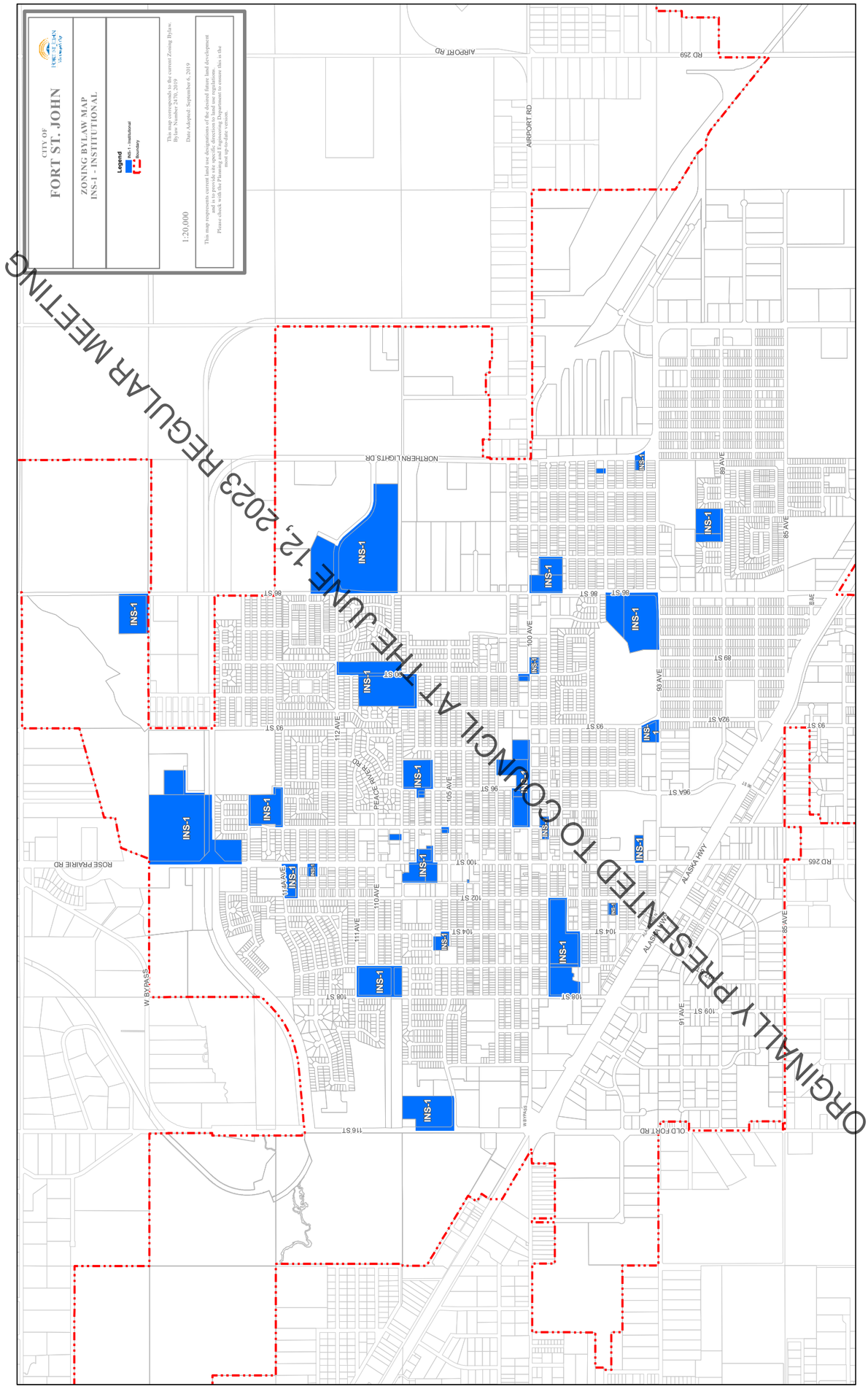
DEPARTMENTS CONSULTED ON THIS REPORT: All internal departments were provided a referral regarding this amendment. No concerns noted.

ORIGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING

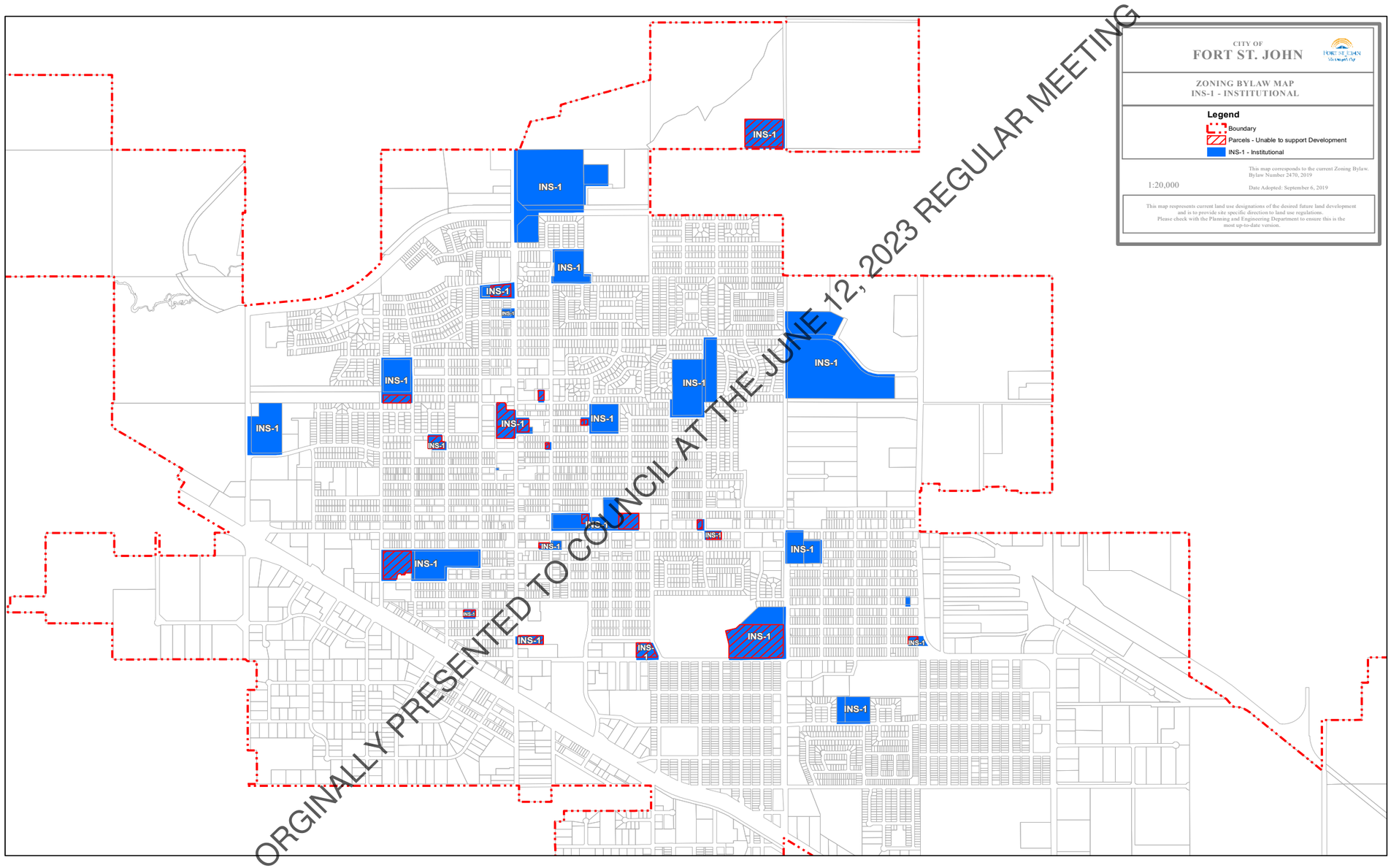
Attachments:
Attachment 1 - Institutional Zoned Properties - all properties
Attachment 2 - Institutional Zoned Properties - with available land for development
Attachment 3 - Zoning Amendment Bylaw No. 2579, 2023
Attachment 4 - Institutional Proposed Amendments Mark Up
Attachment 5 - Institutional Proposed Amendments Clean

RESPECTFULLY SUBMITTED:
Charlene Jackson, Planning Manager
22 Feb 2023

ORGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING



ORIGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING



AGENDA ITEM #5.1

CITY OF FORT ST. JOHN

BYLAW NO. 2579, 2023

A Bylaw to amend City of Fort St. John Zoning Bylaw No. 2470, 2019

Council of the City of Fort St. John in open meeting assembled, enacts as follows:

1. Fort St. John Zoning Bylaw No. 2470, 2019 and Schedule 'A' attached thereto and forming part of this bylaw are hereby amended in the following manner:

   1) Section 24.0 Institutional:

      a) Section 24.2.1 Institutional - Permitted Uses – Principal Uses be amended by adding the following uses in alphabetical order and renumbering the remaining subsections accordingly:

         - Assisted Living
         - Independent Living, Senior
         - Seniors care Facility
         - Seniors Housing
         - Seniors Lifestyle Building
         - Supportive Living
         - Respite Housing

2. If any section, subsection sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

3. This Bylaw may be cited as Zoning Amendment Bylaw No. 2579, 2023.

READ FOR A FIRST AND SECOND TIME THIS DAY OF 2023

Notice of Public Hearing posted to the City's website on 2023

PUBLIC HEARING HELD ON THIS DAY OF 2023

READ FOR A THIRD TIME AND ADOPTED THIS DAY OF 2023

LILIA HANSEN MAYOR	BONNIE MCCUE CORPORATE OFFICER

ORGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING

Schedule A

ORGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING

24.0 Institutional INS-1

This section amended by Bylaw No. 2544, 2021

24.1 Zone Intent

The intent of this zone is to provide lands for community, government and emergency service-related uses that are primarily focused on providing services to the community.

24.2 Permitted Uses

The following uses and no others are permitted in the INS-1 Zone:

.1 Principal Uses

a. Assembly Hall
~~a.~~b. Assisted Living
~~b.~~c. Community Care Facility
~~c.~~d. Community Centre
~~d.~~e. Emergency and Protective Services
~~e.~~f. Government Services
~~f.~~g. Health Services Facilities
h. Hospital
~~g.~~i. Independent Living, Senior
~~h.~~j. Library
~~i.~~k. School
l. Scientific and Research Laboratories
m. Seniors Care Facility
n. Seniors Housing
o. Seniors Lifestyle Building
p. Supportive Living
~~j.~~q. Respite Housing

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.2 Accessory Uses

a. Accessory Building
b. Daycare Centre – Major
c. Dormitory
d. Helipad, in conjunction with hospital or emergency and protective services
e. Open Space
f. Park
g. Personal Service Establishment

ORGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING

h. Retail Store

i. Restaurant – Limited

j. RM-3 Zone Permitted Uses

k. Suite

24. Institutional INS-1

24.3 Regulations

On a parcel located in an area zoned INS-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 23.

Table 23: INS-1 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	1,110.0 m^2
.2 Minimum parcel width	30.0 m
.3 Minimum setback of principal building from:	
a. Front parcel line	7.5 m
b. Interior side parcel line	4.5 m
c. Flanking exterior side parcel line	4.5 m
d. Rear parcel line	7.5 m
.4 Maximum parcel coverage	100%
.5 Maximum principal building and structure height	35 m and a maximum of 10 storeys

24.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Landscaping and screening regulations can be found in the General Landscaping and Screening section of this Bylaw.
4. Amenity space regulations can be found in the General Regulations section of this Bylaw.
5. Parcels zoned as INS-1 may contain one or more principal buildings.

ORGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING

24.0 Institutional INS-1

This section amended by Bylaw No. 2544, 2021

24.1 Zone Intent

The intent of this zone is to provide lands for community, government and emergency service-related uses that are primarily focused on providing services to the community.

24.2 Permitted Uses

The following uses and no others are permitted in the INS-1 Zone:

.1 Principal Uses

a. Assembly Hall
b. Assisted Living
c. Community Care Facility
d. Community Centre
e. Emergency and Protective Services
f. Government Services
g. Health Services Facilities
h. Hospital
i. Independent Living, Senior
j. Library
k. School
l. Scientific and Research Laboratories
m. Seniors Care Facility
n. Seniors Housing
o. Seniors Lifestyle Building
p. Supportive Living
q. Respite Housing

.2 Accessory Uses

a. Accessory Building
b. Daycare Centre – Major
c. Dormitory
d. Helipad, in conjunction with hospital or emergency and protective services
e. Open Space
f. Park
g. Personal Service Establishment

ORGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING

24. Institutional INS-1

h. Retail Store

i. Restaurant – Limited

j. RM-3 Zone Permitted Uses

k. Suite

24.3 Regulations

On a parcel located in an area zoned INS-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 23.

Table 23: INS-1 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	1,110.0 m^2
.2 Minimum parcel width	30.0 m
.3 Minimum setback of principal building from:	
a. Front parcel line	7.5 m
b. Interior side parcel line	4.5 m
c. Flanking exterior side parcel line	4.5 m
d. Rear parcel line	7.5 m
.4 Maximum parcel coverage	100%
.5 Maximum principal building and structure height	35 m and a maximum of 10 storeys

24.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Landscaping and screening regulations can be found in the General Landscaping and Screening section of this Bylaw.
4. Amenity space regulations can be found in the General Regulations section of this Bylaw.
5. Parcels zoned as INS-1 may contain one or more principal buildings.

ORGINALLY PRESENTED TO COUNCIL AT THE JUNE 12, 2023 REGULAR MEETING