

16.1 USES PERMITTED

No person shall within any IN1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the IN1 *uses* presented in Table 16.1:

TABLE 16.1: USES PERMITTED
• a cemetery;
• a <i>community centre</i> ;
• a <i>daycare centre</i> ;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.10;
• a nursery school;
• a <i>long term care facility</i> , containing less than 20 beds;
• a <i>parking lot</i> ;
• a <i>place of worship</i> , not exceeding 650 m² (7,000 ft ²) of gross floor area;
• a <i>public library</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.22;
• a retail outlet or business office accessory to a permitted use;
• a <i>public or private school</i> ;
• a <i>single detached dwelling</i> which is <i>accessory</i> to a <i>permitted non-residential use</i> .

(Amended by By-Law 10-4592)

16.2 ZONE PROVISIONS

No person shall within any IN1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 16.2:

TABLE 16.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses	Residential Uses
Lot Area: Minimum	600 m² (6,458.6 ft ²)	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>
Lot Frontage: Minimum	20 m (65.6 ft ²)	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>

TABLE 16.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses	Residential Uses
Lot Depth: Minimum	30 m (98.4 ft)	
Lot Coverage, Maximum for all main and accessory buildings	35% of the <i>lot area</i>	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	7.5 m (24.6 ft)	6.0 m (19.7 ft)
Rear Yard, Minimum Depth	10.0 m (32.8 ft)	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	5.0 m (16.4 ft)	3.0 m (9.8 ft) on one side 1.2 m (3.9 ft) on the other side provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width of the interior <i>side yard</i> shall be 1.2 m (4.9 ft)
Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'B'	22.5 m (73.8 ft)	18.5 m (60.7 ft)
Setback, All other streets	20.0 m (65.6 ft)	16.0 m (52.5 ft)
Landscaped Open Space, Minimum	35% of <i>lot area</i>	No Provision
Height of Building, Maximum	11.0 m (36.1 ft)	
Number of Dwellings or Dwelling Units Per Lot, Maximum	No Provision	1 <i>dwelling</i>
Accessory Retail Outlet	Accessory retail outlets shall have a total floor area of 25 m² (269.1 ft²) per use and be wholly contained within the <i>building</i> .	No Provision

TABLE 16.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses	Residential Uses
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.	

16.2.1 **ACCESSORY SINGLE DETACHED DWELLING:**

When an *accessory single detached dwelling* is *erected, altered* or used on the same *lot* as a *permitted non-residential use*, then the minimum *lot frontage* and *lot area* requirements for the two uses shall be cumulative and no *yard* shall be required between such *buildings*.

(Amended by By-Law 10-4592)

16.3 **SPECIAL PROVISIONS**

16.3.1 **LOCATION: PART LOT 19, CONCESSION 1 (WEST OXFORD), IN1-1**

16.3.1.1 Notwithstanding Section 16.1, no *person* shall within any IN1-1 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a baseball diamond and soccer field;
all *uses permitted* in Section 16.1 of this By-law

16.3.1.2 That all the provisions of the IN1 Zone in Section 16.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

16.3.2 **LOCATION: PARTS 1, 2 AND 3, REFERENCE PLAN 41R-8474, (156 INNES STREET), IN1-2**

16.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN1-2 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a public elementary school

(Added by By-Law 10-4554, as approved by
OMB File PL100588, August 12, 2010)

December/10

16.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

16.3.2.2.1 REAR YARD

Minimum **7.5 m** (24.6 ft)

16.3.2.2.2 That all the provisions of the IN1 Zone in Section 16.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 10-4554, as approved by OMB File PL100588, August 12, 2010)