

17.1 USES PERMITTED

No person shall within any IN2 Zone use any lot or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the IN2 uses presented in Table 17.1:

TABLE 17.1: USES PERMITTED	
•	an administrative office of the <i>Corporation</i> , the <i>County</i> , the Province of Ontario or the Dominion of Canada;
•	a <i>fraternal lodge</i> or <i>institutional hall</i> ;
•	a funeral home;
•	a <i>long term care facility</i> ;
•	a <i>medical centre</i> ;
•	a <i>place of worship</i> ;
•	a <i>public or private hospital</i> ;
•	any use permitted in the IN1 zone

(Amended by By-Law 10-4592)

17.2 ZONE PROVISIONS

No person shall within any IN2 Zone use any lot or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 17.2:

TABLE 17.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses	Residential Uses
Lot Area: Minimum	900 m² (9,687.8 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)	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>
Lot Depth: Minimum	30 m (98.4 ft)	
Lot Coverage, Maximum for all <i>main</i> and <i>accessory buildings</i>	35% of <i>lot area</i>	

TABLE 17.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses	Residential Uses
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 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 1.5 m (4.9 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 1.5 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	30% 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 ft ²) per use and be wholly contained within the <i>building</i> .	No Provision
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.	

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17.2.1 **ACCESSORY DWELLING**

When an *accessory single family dwelling* is *erected, altered* or used on the same *lot* in a Major Institutional Zone as a *permitted non-residential use* then no *yard* is required between such *buildings*.

17.3 **SPECIAL PROVISIONS**

17.3.1 **LOCATION: OXFORD STREET, IN2-1**

17.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN2-1 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a 46-bed *long term care facility*.

17.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN2-1 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.1.2.1 NUMBER OF LONG TERM CARE FACILITY BEDS

Maximum	46
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17.3.1.2.2 That all the provisions of the IN2 Zone in Section 17.2 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*.

17.3.2 **LOCATION: WONHAM STREET, IN2-2**

17.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN2-2 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a *long term care facility*.

17.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN2-2 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

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17.3.2.2.1 That all the provisions of the IN2 Zone in Section 17.2 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*.

17.3.3 **LOCATION: VICTORIA AND INGERSOLL STREETS, IN2-3**

17.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN2-3 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

an assembly hall;
a business office accessory to a permitted use;
an institutional hall;
a private park;
a public park;
a public *use* in accordance with the provision of Section 5.22.

17.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN2-3 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.3.2.1 That all the provisions of the IN2 Zone in Section 17.2 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*.

17.3.4 **LOCATION: LOT 21, CONCESSION 1 (WEST OXFORD), IN2-4**

17.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN2-4 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

17.3.4.1.1 RESIDENTIAL USES

a single detached dwelling, which is accessory to a permitted non-residential use .

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17.3.4.1.2 NON-RESIDENTIAL USES

a *long term care facility* containing a maximum of 80 residents with a maximum number of units restricted to 72 (which shall include an *accessory* unit for the owner).

For the purposes of this by-law, a rest home shall mean a privately run family home or a corporation operated residence providing home and board and such personal care as needed to two or more unrelated elderly *persons* for gain or reward but excluding those facilities accommodating *persons* requiring nursing care as determined by a duly qualified physician and his representative.

17.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN2-4 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.4.2.1 REAR YARD

Minimum **5 m** (16.4 ft)

17.3.4.2.2 INTERIOR SIDE YARD

Minimum width from south *lot line* **2.5 m** (8.2 ft)
Minimum width from north *lot line* **7 m** (23 ft)

17.3.4.2.3 LOT COVERAGE

Maximum for all *buildings* 35% of the lot area

17.3.4.2.4 BUILDING HEIGHT

Maximum for all *buildings* 2 *storeys* (with a maximum *height* of **10.1 m** (33.1 ft))

17.3.4.2.5 That all the provisions of the IN2 Zone in Section 17.2 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*.

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