

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 <i>use permitted</i> 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
<b>Lot Area:</b> Minimum	<b>900 m<sup>2</sup></b> (9,687.8 ft <sup>2</sup> )	<b>450 m<sup>2</sup></b> (4,844 ft <sup>2</sup> ) or <b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> ) in the case of a <i>corner lot</i>
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)	<b>15 m</b> (49.2 ft) or <b>20 m</b> (65.6 ft) in the case of a <i>corner lot</i>
<b>Lot Depth:</b> Minimum	<b>30 m</b> (98.4 ft)	
<b>Lot Coverage,</b> 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
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>10 m</b> (32.8 ft)	<b>6.0 m</b> (19.7 ft)
<b>Rear Yard, Minimum Depth</b>	<b>10.0 m</b> (32.8 ft)	<b>7.5 m</b> (24.6 ft)
<b>Interior Side Yard, Minimum Width</b>	<b>5.0 m</b> (16.4 ft)	<b>3.0 m</b> (9.8 ft) on one side <b>1.5 m</b> (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 <b>1.5 m</b> (4.9 ft)
<b>Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule ‘B’</b>	<b>22.5 m</b> (73.8 ft)	<b>18.5 m</b> (60.7 ft)
<b>Setback, All other streets</b>	<b>20.0 m</b> (65.6 ft)	<b>16.0 m</b> (52.5 ft)
<b>Landscaped Open Space, Minimum</b>	30% of <i>lot area</i>	No Provision
<b>Height of Building, Maximum</b>	<b>11.0 m</b> (36.1 ft)	
<b>Number of Dwellings or Dwelling Units Per Lot, Maximum</b>	no provision	1 <i>dwelling</i>
<b>Accessory Retail Outlet</b>	Accessory retail outlets shall have a total floor area of <b>25 m<sup>2</sup></b> (269.1 ft <sup>2</sup> ) per use and be wholly contained within the <i>building</i> .	No Provision
<b>Parking and Accessory Buildings, Etc.</b>	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* .

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).

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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*.

17.3.5 **LOCATION: 423 THAMES STREET SOUTH, IN2-5** **(KEY MAP 8)**

17.3.5.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any IN2-5 Zone *use* any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except for the following:

*all uses permitted* in Section 17.1 of this By-law

17.3.5.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any IN2-5 Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

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(Added by By-Law 19-5062)

17.3.5.2.1 HEIGHT

Maximum **16 m (52.5 ft)**

17.3.5.2.2 NUMBER OF UNITS

Maximum **120 Units**

17.3.5.2.3 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.

(Added by By-Law 19-5062)

August/19