

19.1 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 19.1:

TABLE 19.1: USES PERMITTED	
• an <i>accessory dwelling unit</i> in a portion of a non-residential building.	
• a cemetery;	
• a <i>community centre</i> ;	
• a <i>daycare centre</i> ;	
• a fire, police or ambulance station;	
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13 of this By-Law;	
• a nursery school;	
• a <i>nursing home</i> , containing less than 20 beds;	
• a <i>parking lot</i> ;	
• a <i>place of worship</i> ;	
• a <i>public library</i> ;	
• a public use in accordance with the provisions of Section 5.27 of this By-Law;	
• a <i>public or private school</i> ;	
• a <i>single-detached dwelling</i> which is accessory to a permitted non-residential use;	

(Deleted and Replaced by By-Law 2021-023)

19.2 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 19.2:

TABLE 19.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses and accessory dwelling units	Single Detached Dwelling
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)	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>

TABLE 19.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses and accessory dwelling units	Single Detached Dwelling
Lot Depth: Minimum	30 m (98.4 ft)	
Lot Coverage, Maximum	30% of <i>lot area</i>	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	7.5 m (24.6 ft)	
Rear Yard, Minimum Depth	10 m (32.8 ft)	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	6 m (19.6 ft)	3 m (9.8 ft) on one side and 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 <i>interior side yard</i> shall be 1.2 m (3.9 ft)
Setback, Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule 'C'	20 m (65.6 ft)	
Landscaped Open Space, Minimum	35% of <i>lot area</i>	
Height of Building, Maximum	11 m (36.1 ft)	
Number of accessory dwellings or dwelling units per lot, Maximum	1 <i>dwelling</i> or <i>dwelling unit</i>	
Parking, accessory buildings, permitted encroachments and other general provisions.	In accordance with the provisions of Section 5	

(Deleted and Replaced by By-Law 2025-046)

19.2.1 ACCESSORY SINGLE DETACHED DWELLING

Where a *single detached dwelling*, accessory to a permitted non-residential use, is *erected* on the *lot*, then the minimum *lot frontage* and *area* requirements for the two *uses* shall be cumulative and no *yard* shall be required between such *buildings*, provided a minimum separation of **3 m** (9.8 ft) is maintained.

19.3 SPECIAL PROVISIONS**19.3.1 LOCATION: EAST SIDE OF TILLSON AVENUE, (LOT 379, PLAN 500) IN1-1 (KEY MAP 19)**

19.3.1 Notwithstanding any provisions of this By-Law to the contrary, 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:

all *uses permitted* in Table 19.1;
a *medical centre*.

19.3.2 That all of the provisions of the IN1 Zone in Section 19.2 of 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 shall continue to apply *mutatis mutandis*.

(Added by By-Law 3855)

19.3.1 LOCATION: GLENDALE WEST, WEST SIDE OF QUARTER TOWN LINE ROAD, IN1-1 (KEY MAP 11)

(Added by By-Law 3872)
(Deleted by By-Law 3989)

19.3.2 LOCATION: GLENDALE WEST, WEST SIDE OF QUARTER TOWN LINE ROAD, IN1-2 (KEY MAP 11)

19.3.2.1 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 in accordance with the following provisions:

19.3.2.2 PROVISIONS FOR A PLACE OF WORSHIP

Notwithstanding Table 19.1, there shall be no maximum *gross floor area* for a *place of worship* within an IN1-2 Zone.

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- 19.3.2.3 That all of the provisions of the IN1 Zone in Section 19.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 3989)

- 19.3.3 **LOCATION: SOUTH SIDE OF NORTH STREET WEST (PART LOT 8, CONCESSION 11, (DEREHAM) IN1-3 (KEY MAP 10)**

- 19.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN1-3 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

a cemetery.

- 19.3.3.2 That all of the provisions of the IN1 Zone in Section 19.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 2023-061)