

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
Lot Area: Minimum	900 m ² (9,687.8 ft ²)	450 m ² (4,844 ft ²) or 600 m ² (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.	

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:

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

(Deleted by By-Law 24-5329)

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:

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)