

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
<b>Lot Area:</b> Minimum	<b>600 m<sup>2</sup></b> (6,458.6 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)	

TABLE 19.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses and accessory dwelling units	Single Detached Dwelling
Lot Coverage, Maximum	30% of lot area	
Front Yard, Minimum Depth	7.5 m (24.6 ft)	
Exterior Side Yard, Minimum Width		
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 garage or carport is attached to or is within the main building or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2 m (3.9 ft)
Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	20 m (65.6 ft)	
Landscaped Open Space, Minimum	35% of lot area	
Height of Building, Maximum	11 m (36.1 ft)	
Number of accessory dwellings or dwelling units per lot, Maximum	1 dwelling or dwelling unit	
Parking, accessory buildings, permitted encroachments and other general provisions.	In accordance with the provisions of Section 5	

### 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.

Mar. 31/21

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.

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)