SECTION 18 ZONE 12

18.1 Permitted Uses in Zone 12

Within a Zone 12, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

18.1.1 School

18.1.2 Place of Worship

18.1.3 Cemetery

18.1.4 Golf Course

18.1.5 Group Home A

18.1.6 Hospice

18.1.7 Day Care Facility

18.1.8 Community centre or arena

18.1.9 Uses accessory to the foregoing permitted uses

18.1.10 One refreshment vehicle or refreshment cart

18.2 Permitted Uses in Zone 12 within Settlement Areas

On lands within Settlement Areas as identified on Parts 3-11, of Schedule "A" to this by-law and zoned Zone 12, in addition to the uses permitted by subsection 18.1, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

18.2.1 Retirement Residential Facility

18.2.2 Children's Residence

18.2.3 Clinic

18.3 Permitted Uses in Zone 12 within Urban Areas

On lands within Urban Areas as identified on Parts 1, 2a, and 2b, of Schedule "A" to this by-law, and zoned Zone 12, in addition to the uses permitted by subsection 18.1 and 18.2, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

18.3.1 Long Term Care Home

18.3.2 Hospital

18.4 Regulations

Within a Zone 12, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

18.4.1	Minimum Lot Area	
	(a) Without Municipal Sewer	2,000 square metres
	(b) With Municipal Sewer	1,390 square metres
18.4.2	Minimum Lot Width and Minimum Lot Frontage	
	(a) Without Municipal Sewer	30 metres
	(b) With Municipal Sewer	30 metres
18.4.3	Front Yard Setback	7.6 metres
18.4.4	Exterior Side Yard Setback	6.0 metres
18.4.5	Minimum Side Yard (each side)	Equal to one-half (1/2) building height but not less than 4.5 metres
18.4.6	Minimum Rear Yard	7.5 metres
18.4.7	Maximum Lot Coverage (all buildings)	50% of total lot area
18.4.8	Off-Street Parking and Off-Street Loading	
	Off-street parking and off-street loading shall be provided in conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law.	
18.4.9	Main and Accessory Buildings	
	Notwithstanding any other provisions in this By-law, more than one main building shall be permitted on any lot in this zone and all buildings in Zone 12 shall be considered to be main buildings.	