SECTION 18 ZONE 12

18.1 Permitted Uses

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 ~~under the jurisdiction of a County Board of Education or School Board or a private school or a private school under Provincial Charter~~

18.1.2 ~~Church~~ Place of Worship

18.1.3 Cemetery

18.1.4 Golf Course

18.1.5 Senior Citizen Residence

~~18.1.6 Monastery~~

~~18.1.7 Convent~~

~~18.1.8 Home for the mentally retarded~~

18.1.6 Group Home A

18.1.7 Hospital or clinic

18.1.8 Orphanage or similar institutional residence

18.1.9 Day Care Facility ~~nursery~~

18.1.10 Nursing or convalescent home

18.1.11 Community centre or arena

18.1.12 Uses accessory to the foregoing permitted uses

18.1.13 One refreshment vehicle or refreshment cart

18.2 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:

18.2.1	Minimum Lot Area	
	(a) Without Municipal Sewer	2,000 square metres ~~or the area of a Recognized Lot~~
	(b) With Municipal Sewer	1,390 square metres
18.2.2	Minimum Lot Width and Minimum Lot Frontage	

	(a) Without Municipal Sewer	30 metres
	(b) With Municipal Sewer	30 metres
18.2.3	Front Yard Setback	7.6 metres
18.2.4	Exterior Side Yard Setback	6.0 metres
18.2.5	Minimum Side Yard (each side)	Equal to one-half (1/2) building height but not less than 4.5 metres
18.2.6	Minimum Rear Yard	7.5 metres
18.2.7	Maximum Lot Coverage (all buildings)	50% of total lot area
18.2.8	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.	
18.2.9	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.	