



<b>T-1 – INSTITUTIONAL / COMMUNITY FACILITY 1</b>	<b>SECTION</b>	<b>4.20</b>
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**4.20.1 Permitted Principal Uses**

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|------------------|------------------------|
| a) Care Services | f) Public Assembly     |
| b) Cemetery      | g) Public Hospital     |
| c) Dwelling Unit | h) Recreation Facility |
| d) Fairground    | i) School              |
| e) Funeral Home  |                        |

**4.20.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.20.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	40 %
e) Maximum Building Height	15 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.20.4. Regulations**

- a) All buildings for housing animals, other than household animals, and for the storage of manure shall be a minimum of 30 metres from all watercourses, streams or any property line adjacent to an R-2, R-3 or MHP zone.
- b) Occupancy for a Care Services use shall not exceed ten persons per lot, of whom not more than six shall be persons in care.

**4.20.5 Additional T-1 Zones**

Principal and accessory uses as set out in Section 4.23 (T-1.1 to T-1.3 inclusive) are permitted in addition to those uses permitted in the T-1 zone. <sup>1</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004