

## SECTION 36

### INTERIM USE 1 ZONE (IU1)

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#### **36.1 Permitted Uses**

Accessory uses and buildings.  
Lawfully existing uses and buildings.

#### **36.2 Zone Regulations**

- (1) The minimum lot area and frontage, the minimum front, side, and rear yard depths, the maximum lot coverage and building height, shall remain as they lawfully existed on the effective date of this By-law.
- (2) The foregoing shall not apply to prevent the enlargement of dwellings and buildings or the erection of buildings accessory thereto subject to compliance with the other regulations contained in this By-law.

#### **36.3 Site and Area Specific Regulations**

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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### 36.3.1 IU1-1 (See Zoning Map Part 6)

#### 36.3.1.1 Permitted Uses

- (1) An existing landfill operation.
- (2) Buildings and uses accessory to the permitted uses.
- (3) Lawfully existing buildings and uses.

#### 36.3.1.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	<b>8.9 ha</b>
(2)	Lot Frontage:	(minimum)	<b>153.7m</b>
(3)	Front Yard Depth:	(minimum)	<b>10m</b>
(4)	Side Yard Width:	(minimum)	<b>7.5m</b>
(5)	Rear Yard Depth:	(minimum)	<b>10m</b>
(6)	Height:	(maximum)	<b>2 storeys</b>

### 36.3.2 IU1-2 (See Zoning Map Parts 43 and 54)

#### 36.3.2.1 Permitted Uses

- (1) An existing hospital.
- (2) Buildings and uses accessory to the permitted uses.
- (3) Existing offices and medical centres/clinics.
- (4) Legally existing uses.

#### 36.3.2.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	as existed on the date of passing of this By-law
(2)	Lot Frontage:	(minimum)	as existed on the date of passing of this By-law
(3)	Front Yard Depth:	(minimum)	<b>6m</b>
(4)	Side Yard Width:	(minimum)	<b>6m</b>
(5)	Rear Yard Depth:	(minimum)	<b>6m</b>
(6)	Height:	(maximum)	<b>25m</b>
(7)	Landscaped Open Space:	(minimum)	<b>30%</b>
(8)	Lot Coverage:	(maximum)	<b>35%</b>
(9)	Special Setback Provision	(minimum)	parking shall be setback a minimum of <b>7.5m</b> from Bright Street and Mackenzie Street south of George Street
	- Parking on the South Side of George Street:		