

PART 9

SPECIALIZED OFFICE-RESIDENTIAL

(OR) ZONES

Specialized Commercial (OR) **Zones**

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the **Office-Residential (OR) Zone**. In these cases, specific OR Restricted Defined Areas (Specialized OR **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g. OR-1, OR-2, etc.).

The OR **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any OR Restricted Defined Area.

The following OR Restricted Defined Areas (Specialized OR **Zones**) are herein set out:

6.5.3.1 **OR-1**
Eastern side of Woolwich St. from Cardigan St. to London Rd.
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.5.3.1.1 **Permitted Uses**
In addition to the **Uses** in Section 6.5.1, the following are also permitted:

- ***Boutique***
- ***Commercial School***
- ***Medical Clinic***
- ***Religious Establishment***

6.5.3.2 **OR-2**
206-212 Norfolk St.
As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

6.5.3.2.1 **Permitted Uses**
In addition to the **Uses** permitted in Section 6.5.1, the following **Use** is also permitted:

- ***Funeral Home***

6.5.3.3 **OR-3**
214 and 228 Woolwich St.
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.5.3.3.1 **Permitted Uses**

Within the OR-3 **Zone**, only the following **Uses** shall be permitted within the **Buildings** existing on the date of the passing of this **By-law** at 214 and 228 Woolwich Street:

- **Vehicle Specialty Repair Shop**

6.5.3.3.2

Regulations

Any new construction in the OR-3 **Zone** carried out after the date of the passing of this **By-law** shall be in accordance with the provisions of Section 6.5.2.

Despite Sections 4 and 6.5.2, as amended, the **Buildings** and **Structures** in the OR-3 **Zone** existing on the date of the passing of this **By-law** shall be deemed to conform with the **By-law**.

6.5.3.4

OR-4

239 Woolwich St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.5.3.4.1

Permitted Uses

- **Optical Dispensary**

6.5.3.4.2

Regulations

6.5.3.4.2.1

Minimum Rear Yard

5.3 metres.

6.5.3.4.2.2

Minimum Front Yard

6.8 metres measured from the Norwich Street **Street Line** and 7.5 metres measured from the Woolwich Street **Street Line**.

6.5.3.4.2.3

Off-Street Parking

7 **Parking Spaces** shall be provided in the OR-4 **Zone**.

6.5.3.4.2.4

Off-Street Loading

1 **Parking Space** may be **Used** for loading purposes and this space need not be screened from any public **Street**.

6.5.3.5

OR-5

24 Norwich St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

- 6.5.3.5.1 Permitted **Uses**
A squash **Club** consisting of two international squash courts, a lounge and viewing area, a snack bar, shower and change room facilities, an **Office**, locker space and storage, a residential unit and an accessory **Building** consisting of a storage shed with the dimensions 4.5 metres by 4.5 metres.
- 6.5.3.5.2 Regulations
- 6.5.3.5.2.1 Minimum Off-**Street** Parking
A minimum of 13 off-**Street Parking Spaces** shall be provided on site and each space shall have the minimum dimensions of 2.74 metres by 5.48 metres.
- 6.5.3.5.2.2 **Buffer Strip**
A **Buffer Strip** shall be developed which consists of a 1.5 metre high decorative wood fence along the north property line and along the east property line from the northeast corner of the squash court **Building**.
- 6.5.3.6 **OR-6**
200 Woolwich St.
As shown on Defined Area Map Number 36 of Schedule "A" of this **By-law**.
- 6.5.3.6.1 Permitted **Uses**
No person shall erect or **Use** any **Building**, or **Use** any land within the OR-6 **Zone** for any purpose other than Apartments within the former church **Building**.
- 6.5.3.6.2 Regulations
All **Buildings** and **Structures** within the OR-6 **Zone** shall be in accordance with Section 4, and in accordance with the following additional regulations:
- 6.5.3.6.2.1 Number of **Dwelling Units**
A maximum of 7 apartment units shall be permitted.
- 6.5.3.6.2.2 Minimum Floor Area per **Dwelling Unit**
The minimum floor area per **Dwelling Unit** shall be:
- a) 37 m² for a bachelor or 1 bedroom unit.
 - b) 60.5 m² for a 2 or more bedroom unit.

6.5.3.6.2.3 Minimum Yards
The minimum **Front, Side** and **Rear Yards** shall be identical to those existing on the date of the passing of this **By-law**.

6.5.3.6.2.4 Common Amenity Area
a) The minimum **Common Amenity Area** shall be 102.5 m².
b) The minimum **Common Amenity Area** shall be permitted within the required **Front, Side** and **Rear Yards**.

6.5.3.6.2.5 Off-Street Parking
Despite Section 4.13, off-**Street** parking in the OR-6 **Zone** shall be in accordance with the following regulations only:

- a) A minimum of 9 **Parking Spaces** shall be provided.
- b) **Parking Spaces** shall be permitted within the required **Front Yard**.
- c) The minimum dimensions of off-**Street Parking Spaces** shall be 2.74 metres by 5.79 metres for a right angle **Parking Space** and 2.59 metres by 5.49 metres for a parallel **Parking Space**.

6.5.3.7 OR-7
97 Westmount Rd.
As shown on Defined Area Map Number 23 of Schedule “A” of this **By-law**.

18116 6.5.3.7.1 Permitted Uses

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Semi-Detached Dwelling**
- **Single Detached Dwelling**
- **Medical Office**

6.5.3.7.2 Regulations

6.5.3.7.2.1 Off-Street Parking
Despite the provisions of Section 4.13.3.2, **Parking Spaces** in the

OR-7 **Zone** shall have a minimum area of 2.8 metres by 6 metres if the **Parking Aisle** width is a minimum of 7 metres.

6.5.3.7.2.2 Maximum Floor Area for **Medical Offices**
145.7 m².

6.5.3.7.2.3 Minimum **Front** and Exterior **Yard**
7.5 metres and as set out in Section 4.24.

6.5.3.7.2.4 Minimum **Rear Yard**
12 metres.

6.5.3.8 **OR-8**
85 Westmount Rd.
As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

18116 6.5.3.8.1 Permitted **Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

- **Medical Clinic**
- **Medical Office**
- **Optical Dispensary**

6.5.3.8.2 Regulations

6.5.3.8.2.1 Off-**Street** Parking
Despite Section 4.13.4, a minimum of 20 **Parking Spaces** shall be required.

6.5.3.8.2.2 **Parking Space** Size
Despite Section 4.13.3, **Parking Spaces** shall have minimum dimensions of 2.75 metres by 5.5 metres.

6.5.3.8.2.3 Minimum **Front Yard**
5.3 metres.

6.5.3.8.2.4 Minimum **Rear Yard**
5.5 metres.

6.5.3.9 **OR-9**
77 Westmount Rd.
As shown on Defined Area Map Number 23 of Schedule “A” of this **By-law**.

18116 6.5.3.9.1 Permitted **Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.25
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

A 4 **Storey** medical centre and related **Offices**, a **Pharmacy** for sale of prescription drugs, patented medicines, medical supplies and equipment and bank and **Offices** for medical doctors in the **Single Detached Dwelling** at 104 Division Street which existed on the day of the passing of this **By-law** and which includes a total of 78.6 m² of floor area.

6.5.3.9.2 Regulations

6.5.3.9.2.1 Off-**Street** Parking
Despite Section 4.13.2, **Parking Spaces** may be located in the **Front Yard** and every off-**Street Parking Space** may have an area of 16.8 m² and dimensions of not less than 2.8 metres by 6 metres, if the **Parking Aisle** width is a minimum of 7 metres.

6.5.3.9.2.2 Accessory **Building** or **Structure**
The accessory **Building** which exists at 104 Division Street on the date of the passing of this **By-law** shall be considered to be in conformity with this **By-law**.

6.5.3.9.2.3 **Buffer Strips**

6.5.3.9.2.3.1 A 1.5 metre high wooden privacy fence will be constructed along the northeasterly limit of the said lands and along the southeasterly limit of the said lands for a distance of 23.5 metres from the easterly corner of the said lands. Said fence along the

northeasterly limit of the said lands shall commence at a distance of 22 metres from the Division Street **Street Line**. The planting of trees or shrubs adjacent to this wooden fence need not be solid or unbroken.

6.5.3.9.2.3.2 Along the easterly property line of **Lot 8**, Registered Plan 36, the **Buffer Strip** shall be located 3 metres from the **Street Line** and also extend a distance of 19 metres south from the **Street** and shall consist of a solid and unbroken planting of shrubs or trees only.

6.5.3.9.2.4 Minimum **Front** and **Exterior Side Yard**
7.5 metres and as set out in Section 4.24.

6.5.3.9.2.5 Minimum **Rear Yard**
12 metres.

6.5.3.9.2.6 Maximum **Building Height**
Equal to the width of the **Street** allowance upon which the **Lot** has frontage and in accordance with Section 4.18.

6.5.3.10 **OR-10**
99-101 Westmount Rd.
As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

18116 6.5.3.10.1 Permitted **Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Semi-detached Dwelling**
- **Single Detached Dwelling**
- **Medical Clinic**

6.5.3.10.2 Regulations

6.5.3.10.2.1 Minimum **Front Yard**
The **Front Yard** shall be that which existed on the date of the passing of this **By-law**.

6.5.3.10.2.2 **Parking Space Size**

Despite Section 4.13.3.2, off-**Street Parking Spaces** in the OR-10 **Zone** shall have minimum dimensions of 2.75 metres by 6 metres.

6.5.3.10.2.3 Minimum **Rear Yard**
12 metres.

6.5.3.10.2.4 **Buffer Strips**
The following **Buffer Strip** regulations only shall apply in the OR-10 **Zone**:

6.5.3.10.2.4.1 Where the OR-10 **Zone** abuts any residential **Zone**, a **Buffer Strip** shall be provided and shall include a 1.5 metre wide landscaped strip along the northwest boundary to a point 28 metres from the Westmount Road right-of-way, as well as a solid hedge as it existed on the day of the passing of this **By-law**, supplemented with additional shrubs where the hedge is incomplete.

6.5.3.10.2.4.2 Every **Buffer Strip** shall be installed and maintained by the owner of the property upon which the **Buffer Strip** is required.

6.5.3.10.2.5 Maximum Floor Area – **Medical Clinic**
460 m² of **Gross Floor Area**.

6.5.3.11 **OR-11**
91-93 Westmount Rd.
As shown on Defined Area Map Number 23 of Schedule “A” of this **By-law**.

18116 6.5.3.11.1 Permitted **Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Semi-detached Dwelling**
- **Single Detached Dwelling**
- **Medical Clinic**

6.5.3.11.2 Regulations

6.5.3.11.2.1 Maximum **Building Height**
1 **Storey**.

6.5.3.11.2.2 Off-**Street** Parking

6.5.3.11.2.2.1 Despite Section 4.13.4, a minimum of 33 **Parking Spaces** shall be provided.

6.5.3.11.2.2.2 Despite Section 4.13.3.2, **Parking Spaces** shall have minimum dimensions of 2.8 metres by 6.0 metres.

6.5.3.11.2.3 Off-**Street** Loading

Despite Section 4.14, a minimum of 1 combined loading and ambulance space shall be provided.

6.5.3.11.2.4 Maximum **Rear Yard**

12 metres.

6.5.3.11.2.5 Maximum Floor Area – **Medical Clinic**

440 m² of **Gross Floor Area**.

6.5.3.12 **OR-12**

64-68 Delhi St.

As shown on Defined Area Map Number 34 of Schedule “A” of this **By-law**.

6.5.3.12.1 Permitted **Uses**

In addition to the **Uses** listed in Section 6.5.1, the following additional **Uses** shall also be permitted in the OR-12 **Zone**:

- **Convenience Store**
- **Florist**
- **Pharmacy**
- **Restaurant**

6.5.3.12.2 Regulations

6.5.3.12.2.1 Minimum **Side Yard**

1.4 metres.

6.5.3.12.2.2 Minimum **Rear Yard**

0.9 metres.

6.5.3.12.2.3 Access to **Rear Yard**

None required.

6.5.3.12.2.4 Minimum **Front Yard**

None required.

6.5.3.12.2.5 Number of off-**Street Parking Spaces**
A minimum of 12 off-**Street Parking Spaces** shall be provided.

6.5.3.12.2.6 Off-**Street Loading Spaces**
None Required.

6.5.3.12.2.7 **Buffer Strip**
A **Buffer Strip** is required which consists of a wooden privacy fence along the easterly property line, adjacent to **Lot** 23 and along the southerly property line from the southeasterly corner of the OR-12 **Zone** northwesterly to the most southwesterly corner of the **Building**, a distance of approximately 28 metres.

6.5.3.12.2.8 Maximum Floor Area
Any **Building** within the OR-12 **Zone** shall not exceed the following maximum floor area:
Ground Floor Area: 345 m²
Second Floor Area: 60 m²

15378 6.5.3.13 **OR-13**
Several properties along Waterloo Ave.
As shown on Defined Area Map Number 25 of Schedule "A" of this **By-law**.

18116 6.5.3.13.1 Permitted **Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Artisan Studio**
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Semi-Detached Dwelling**
- **Single Detached Dwelling**

6.5.3.13.2 Regulations

6.5.3.13.2.1 Minimum **Front** and **Exterior Side Yard**
7.5 metres and as set out in Section 4.24.

6.5.3.13.2.2

Minimum **Rear Yard**
12 metres.

6.5.3.14

OR-14

9 Paisley St.

As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

6.5.3.14.1

Permitted **Uses**

In addition to the **Uses** listed in Section 6.5.1, the following additional **Uses** shall be permitted in the OR-14 **Zone**:

- Retail and wholesale fur sales and **Accessory Uses**

6.5.3.15

OR-15

78 Norfolk St.

As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

6.5.3.15.1

Permitted **Uses**

a) The following are the only permitted **Uses** allowed on the first floor level of the **Building** located in the OR-15 **Zone**:

- **Artisan Studio**
- **Office**
- **Personal Service Establishment** in which a maximum of 2 persons are employed in furnishing or administering permitted personal services

b)

- **Accessory Apartment** in accordance with Section 4.15.1
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Home Occupation** in accordance with Section 4.19
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.15.2

Regulations

6.5.3.15.2.1

Minimum **Front Yard**
1.5 metres.

6.5.3.15.2.2

Minimum **Side Yard**

Left **Side Yard** – 2.46 metres.
Right **Side Yard** – 0.914 metres.

6.5.3.15.2.3 Minimum **Rear Yard**
9.4 metres.

6.5.3.15.2.4 Access to **Rear Yard**
The access to the **Rear Yard** in the OR-15 **Zone** shall be 2.46 metres.

6.5.3.15.2.5 Off-**Street** Parking
Despite Section 4.13.4, 3 **Parking Spaces** shall be provided and located at the rear of the **Building** only.

6.5.3.15.2.6 **Parking Space** Size
Despite Section 4.13.3.2 each **Parking Space** in the OR-15 **Zone** shall have minimum dimensions of 2.8 metres by 5.75 metres.

6.5.3.16 **OR-16**
14 Commercial St., 86 Norfolk St.
As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

18116 6.5.3.16.1 Permitted **Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Artisan Studio**
- **Art Gallery**
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Library**
- **Medical Clinic**
- **Medical Office**
- **Museum**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.16.2 Regulations

6.5.3.16.2.1 Minimum **Rear Yard**
None Required.

6.5.3.16.2.2 Minimum **Front** and **Exterior Side Yard**
7.5 metres, or at least as great as the **Front Yard** for a **Building** located on an abutting **Lot**, but not less than 3 metres.

6.5.3.16.2.3 Minimum **Side Yard**
3 metres.

6.5.3.16.2.4 Access to **Rear Yard**
None Required.

6.5.3.16.2.5 Maximum **Building Height**
10.7 metres and in accordance with Section 4.18.

6.5.3.16.2.6 Off-**Street** Parking
Despite Section 4.13.3.2, a minimum of 11 **Parking Spaces** shall be provided, of which 7 or more shall be a minimum of 2.67 metres by 5.79 metres and a maximum of 3 spaces shall be a minimum of 2.67 metres by 5.18 metres.

6.5.3.17 **OR-17**
166 College Ave. W.
As shown on Defined Area Map Number 17 of Schedule “A” of this **By-law**.

18116 6.5.3.17.1 Permitted **Uses**

- **Accessory Apartments** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Medical Clinic** (maximum of 5 medical practitioners)
- **Office**
- **Personal Service Establishment**
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.17.2 Regulations

6.5.3.17.2.1 Off-**Street** Parking

Despite Section 4.13.4, a minimum of 64 **Parking Spaces** shall be provided.

6.5.3.17.2.2 Off-**Street** Loading
None Required.

6.5.3.17.2.3 Maximum **Gross Floor Area**
1394 m².

6.5.3.17.2.4 Minimum **Front Yard**
7.5 metres or as set out in Section 4.24, whichever is greater.

6.5.3.17.2.5 Minimum **Rear Yard**
12 metres.

6.5.3.18 **OR-18**
130 Paisley St.
As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

6.5.3.18.1 Regulations

6.5.3.18.1.1 Off-**Street** Parking
Despite Section 4.13.2, parking shall be permitted in the **Front Yard**.

6.5.3.18.1.2 Minimum **Rear Yard**
5.42 metres.

6.5.3.18.1.3 **Buffer Strips**
The **Buffer Strip** existing on the property at the date of the passing of this **By-law** shall be deemed to conform to the **By-law**.

6.5.3.18.1.4 Minimum **Landscaped Open Space**
3.4% of the **Lot Area**.

6.5.3.19 **OR-19**
218-222 Speedvale Ave. E.
As shown on Defined Area Map Number 33 of Schedule “A” of this **By-law**.

6.5.3.19.1 Regulations

6.5.3.19.1.1 Minimum **Front Yard**

218 Speedvale Ave. E. – 7.16 metres
222 Speedvale Ave. E. – 5.49 metres

6.5.3.19.1.2 Minimum **Exterior Side Yard**
218 Speedvale Ave. E. – 6.71 metres.

6.5.3.19.1.3 Minimum **Rear Yard**
218 Speedvale Ave. E. – 0.91 metres.
222 Speedvale Ave. E. – 7.32 metres.

6.5.3.19.1.4 Minimum Off-**Street Parking Spaces**
42 off-**Street Parking Spaces** shall be provided.

6.5.3.20 **OR-20**
100 Edinburgh Rd. S.
As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.

18116 6.5.3.20.1 Permitted **Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Semi-detached Dwelling**
- **Single Detached Dwelling**
- **Medical Clinic**

6.5.3.20.2 Regulations

6.5.3.20.2.1 Off-**Street** Loading
None Required.

6.5.3.20.2.2 Minimum Off-**Street** Parking
A minimum of 29 off-**Street Parking Spaces** shall be required. 14 of the 29 **Parking Spaces** shall be permitted to be stacked behind the retaining wall in the **Rear Yard** of the property.

6.5.3.20.2.3 Maximum **Gross Floor Area**
386.6 m².

6.5.3.21 **OR-21**

240 Victoria Rd. N.

As shown on Defined Area Map Number 44 of Schedule “A” of this **By-law**.

- 18116 6.5.3.21.1 Permitted **Uses**
 Despite the **Uses** permitted by Section 6.5.1, only the following **Uses** shall be permitted:
- **Accessory Apartment** in accordance with Section 4.15.1
 - **Day Care Centre** in accordance with Section 4.26
 - **Duplex Dwelling**
 - **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
 - **Group Home** in accordance with Section 4.25
 - **Home Occupation** in accordance with Section 4.19
 - **Semi-detached Dwelling**
 - **Single Detached Dwelling**
- **Artisan Studio**
 - **Office**
 - **Medical Clinic** limited to two practitioners (**Medical Clinic** shall not be established with any other permitted **Use**)
- 6.5.3.21.2 Regulations
- 6.5.3.21.2.1 Minimum **Front, Side and Rear Yards**
 Recognized as the lines of **Building** occupation as they existed on the date of the passing of this **By-law**.
- 6.5.3.21.2.2 Access to **Rear Yard**
 None required.
- 6.5.3.21.2.3 Off-**Street** Parking Ratios
Office/Artisan Studio – 1 **Parking Space** shall be required for each 28 m² of **Gross Floor Area**.
- Medical Clinic** – 6 **Parking Spaces** for each practitioner.
- 6.5.3.21.2.4 Off-**Street** Loading
 One off-**Street Loading Space** shall be provided having dimensions of 9 metres by 3.6 metres.
- The space shall be **Used** for parking when it is not required for loading.
- 6.5.3.21.2.5 Buffering

No additional buffering is required along the **Lot Line** abutting any residential or open space.

6.5.3.22

OR-22

1027 Gordon St., 1 Delhi St.

As shown on Defined Area Map Numbers 32 and 34 of Schedule “A” of this **By-law**.

18116

6.5.3.22.1

Permitted Uses

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Funeral Home**
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.23

OR-23

673 Eramosa Rd.

As shown on Defined Area Map Number 50 of Schedule “A” of this **By-law**.

18116

6.5.3.23.1

Permitted Uses

- **Accessory Apartment** in accordance with Section 4.15.1
- **Artisan Studio**
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.23.2

Regulations

6.5.3.23.2.1

Minimum Side Yard

Despite Row 6 of Table 6.5.2, where the OR-23 **Zone** abuts a Park, Institutional, or Residential **Zone**, the minimum **Side Yard** shall be 3 metres on the abutting side.

6.5.3.23.2.2 Minimum **Rear Yard**
6 metres.

6.5.3.23.2.3 Off-**Street** Parking
A **Medical Office** shall have a minimum of 11 **Parking Spaces**.

6.5.3.23.2.4 Off-**Street** Parking in the **Front Yard**
Despite the provisions of Section 4.13.2.3, required off-**Street Parking Spaces** may be located in the **Front Yard**, but in no case within 1.5 metres of any **Street**.

6.5.3.23.2.5 **Buffer Strips**
A 1.6 metre high solid wood privacy fence shall be provided along the southerly **Lot Line**.

6.5.3.24 **OR-24**
248-252 Dublin St. N.
As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

18116 6.5.3.24.1 Permitted **Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Funeral Home**
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.24.2 Regulations

6.5.3.24.2.1 Minimum **Front Yard**
6.1 metres.

6.5.3.24.2.2 Maximum **Gross Floor Area** of the **Funeral Home**
The maximum **Gross Floor Area** of any **Funeral Home** shall be 845.4 m².

6.5.3.24.2.3 Minimum Number of **Parking Spaces**
30 **Parking Spaces** on the **Lot**.

6.5.3.24.2.4 **Parking Space Size**
Despite the provisions of Section 4.13.2, required off-**Street Parking Spaces** shall have dimensions of not less than 2.74 metres in width by 5.5 metres in length.

6.5.3.24.2.5 Parking Within the **Front Yard**
Despite Section 4.13.2, required off-**Street Parking Spaces** may be located within the **Front Yard**, provided the **Parking Area** is surfaced with a capped hard top surface such as asphalt.

6.5.3.24.2.6 Screening of **Parking Area**
A landscaped screen (not to exceed 1.2 metres in height above grade) as well as trees and/or shrubbery shall be located between the **Parking Area** and any points where the **Parking Area** would be visible from a public **Street**.

Section 4.6 shall not apply to this required screening.

6.5.3.25 **OR-25**
5 Ontario St.
As shown on Defined Area Map Number 38 of Schedule "A" of this **By-law**.

18116 6.5.3.25.1 Permitted **Uses**
Despite the **Uses** permitted by Section 6.5.1, the permitted **Uses** in the OR-25 **Zone** shall be limited to the following:

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.25
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Office**
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.25.2 Regulations

6.5.3.25.2.1 General
i) Any new construction shall be in accordance with Section 6.5.2.

- ii) **Use** of the **Building** located on this property on the date of the passing of this **By-law** shall be exempt from the regulations of the OR **Zone** as set out in Section 6.5.2.

6.5.3.25.2.2 Off-Street Parking

- i) 1 **Parking Space** shall be permitted on the property during the life of the existing **Building**.
- ii) The **Parking Space** shall have dimensions of 5.5 metres by 2.75 metres.
- iii) 3 off-site **Parking Spaces** shall be provided.

6.5.3.25.2.3 Landscaped Open Space

The triangular portion of the property adjacent to the **Driveway** shall be improved with sodding and/or low shrubs.

6.5.3.26 OR-26

547 Woolwich St.

As shown on Defined Area Map Number 34 of Schedule "A" of this **By-law**.

6.5.3.26.1 Permitted Uses

In addition to the **Uses** listed in Section 6.5.1, the following shall also be permitted:

- appliance repair shop
- maximum of 2 Apartment units

6.5.3.26.2 Regulations

6.5.3.26.2.1 Minimum Front Yard

16.1 metres from the centre of Woolwich St.

6.5.3.26.2.2 Sign Restrictions

6.5.3.26.2.2.1 Maximum Size

0.8 metres in height by 4.5 metres in length.

6.5.3.26.2.2.2 Location

To be mounted on the front wall of the **Building** at 547 Woolwich Street and is to be 3 metres from the surrounding ground elevation.

6.5.3.27 **OR-27**
421 Woolwich St.
As shown on Defined Area Map Number 34 of Schedule “A” of this **By-law**.

6.5.3.27.1 **Regulations**

6.5.3.27.1.1 **Off-Street Parking**
Parking shall be permitted in the **Front Yard** adjacent to Powell Street East, but not within 1 metre of the **Street Line**.

6.5.3.27.1.2 **Buffer Strip**
A **Buffer Strip** shall be required along the entire northeasterly property line, abutting the adjacent residential property and shall consist of a 1.5 metre high wooden privacy fence and shall be protected by **Vehicle** curb stops or barriers.

6.5.3.27.1.3 **Screen Fence**
A 1.2 metre high wooden privacy fence shall be required along the **Street Line** abutting Powell Street from the rear property line for a minimum distance of 3 metres.

6.5.3.28 **OR-28**
630 Woolwich St.
As shown on Defined Area Map Number 23 of Schedule “A” of this **By-law**.

18116 6.5.3.28.1 **Permitted Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.25
- Dental Laboratory within the existing **Building** at 630 Woolwich St.
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.29 **OR-29**
531 Woolwich St.
As shown on Defined Area Map Number 34 of Schedule “A” of this **By-law**.

- 6.5.3.29.1 **Permitted Uses**
In addition to the Permitted **Uses** listed in Section 6.5.1, the following **Uses** shall also be permitted in the OR-29 **Zone**:
- **Office Supply**
 - Retail and service repair glass operation including the making of stained glass windows
 - Water conditioning and related retailing business
- 6.5.3.29.2 **Regulations**
- 6.5.3.29.2.1 **Off-Street Parking**
1 **Parking Space** for every 28 m² of **Gross Floor Area**.
- 6.5.3.29.2.2 **Maximum Gross Floor Area**
The permitted **Uses** shall be limited to 144 m² in the existing **Building** at 531 Woolwich Street.
- 6.5.3.30 **OR-30**
548 Woolwich St.
As shown on Defined Area Map Number 23 of Schedule “A” of this **By-law**.
- 6.5.3.30.1 **Permitted Uses**
In addition to the permitted **Uses** listed in Section 6.5.1, the following **Uses** shall also be permitted:
- Retail sales of clothing
- 6.5.3.30.2 **Regulations**
- 6.5.3.30.2.1 **Minimum Lot Frontage**
10.97 metres.
- 6.5.3.30.2.2 **Minimum Side Yard**
1.23 metres.
- 6.5.3.30.2.3 **Off-Street Parking**
Despite Section 4.13.4, a minimum of 5 **Parking Spaces** shall be provided.
- 6.5.3.30.2.4 **Off-Street Parking**
None Required.

- 6.5.3.30.2.5 **Buffer Strips**
The **Buffer Strip** existing on the property at the date of the passing of this **By-law** shall be deemed to conform to the **By-law**.
- 6.5.3.30.2.6 **Maximum Floor Area**
107.6 m².
- 6.5.3.31 **OR-31**
589 Woolwich St.
As shown on Defined Area Map Number 34 of Schedule “A” of this **By-law**.
- 6.5.3.31.1 **Permitted Uses**
In addition to those **Uses** specified in Section 6.5.1, the following **Uses** are also permitted:
- **Religious Establishment**
- 6.5.3.31.2 **Regulations**
- 6.5.3.31.2.1 **Minimum Front Yard**
1 metre.
- 6.5.3.31.2.2 **Off-Street Parking**
The minimum number of **Parking Spaces** for an **Office** shall be 6 spaces and the minimum dimensions of each **Parking Space** shall be 2.7 metres by 6 metres.
- 6.5.3.31.2.3 **Off-Street Loading**
None Required.
- 6.5.3.31.2.4 **Buffer Strips**
A **Buffer Strip** shall be provided along the rear property line which consists of a fence that provides a visual screen.
- A **Buffer Strip** shall also be provided along both side property lines of the **Rear Yard**, consisting of only a fence which will visually screen the **Parking Area** in the **Rear Yard** from adjacent properties.
- 6.5.3.32 **OR-32**
824-854 Gordon St.
As shown on Defined Area Map Number 40 of Schedule “A” of this **By-law**.

- 6.5.3.32.1 Permitted **Uses**
Despite the **Uses** permitted by Section 6.5.1, only the following **Uses** shall be permitted:
- **Medical Clinic**
 - **Medical Office**
 - **Office**
- 6.5.3.32.2 Regulations
- 6.5.3.32.2.1 Maximum Number of **Buildings**
A maximum of 5 **Buildings** shall be provided.
- 6.5.3.32.2.2 Minimum **Front Yard**
7.5 metres.
- 6.5.3.32.2.3 Maximum **Building Height**
2.5 **Storeys**.
- 6.5.3.32.2.4 Minimum Off-**Street** Parking
- 1 **Parking Space** for each 28 m² of **Gross Floor Area** for **Office Uses**.
 - 6 **Parking Spaces** per medical practitioner.
 - No outdoor parking shall be permitted within 3 metres of any **Lot Line**.
- 6.5.3.32.2.5 Off-**Street** Loading
None Required.
- 6.5.3.32.2.6 Maximum **Gross Floor Area** (per **Building**)
Individual **Buildings** shall not exceed a **Gross Floor Area** of 910 m².
- 6.5.3.32.2.7 Outdoor Storage
No outdoor storage or display of goods or materials shall be permitted.
- 6.5.3.32.2.8 Permitted **Building** Roof Types
Only the following **Building** roof types shall be permitted: gable, hip, mansard and gambrel.
- 6.5.3.33 **OR-33**
1030 Gordon St.
As shown on Defined Area Map Number 41 of Schedule “A” of this **By-**

law.

- 18116 6.5.3.33.1 Permitted **Uses**
- **Accessory Apartment** in accordance with Section 4.15.1
 - **Day Care Centre** in accordance with Section 4.26
 - **Duplex Dwelling**
 - **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
 - **Group Home** in accordance with Section 4.25
 - **Home Occupation** in accordance with Section 4.19
 - **Medical Clinic** limited to a maximum of 9 medical practitioners
 - **Office**
 - **Semi-detached Dwelling**
 - **Single Detached Dwelling**
- 6.5.3.33.2 Regulations
- 6.5.3.33.2.1 Off-**Street** Parking Location
Despite Section 4.13.2.3, off-**Street** parking may be located within the required **Front Yard**, but shall not be located within 3 metres of the **Street Line**.
- 6.5.3.33.2.2 Required **Parking Spaces**
Despite Section 4.13.4, the following regulations shall apply:
- i) **Office** – 1 **Parking Space** for each 28 m² of **Gross Floor Area** applied to 75% of the **Office Gross Floor Area**.
 - i) **Medical Clinic** – 6 spaces per medical practitioner.
- 6.5.3.33.2.3 **Parking Space** Dimensions
Despite Section 4.13.3.2, the following regulations shall apply:
- i) **Parking Spaces** to have dimensions of not less than 2.75 metres by 5.5 metres.
 - ii) **Parking Spaces** for physically disabled persons to have dimensions of not less than 4.0 metres by 5.5 metres.
 - iii) Single parking modules to have a minimum width of 12.3 metres with no truck access or 12.8 metres with truck access.
 - iv) Double-loaded parking modules to have a minimum width of 18.3 metres with no truck access and 18.9 metres with truck

access.

6.5.3.33.2.4 Off-**Street** Loading
None required.

6.5.3.33.2.5 Screen or Boundary Fence
No fence in any **Side** or **Rear Yard** shall exceed 2.4 metres in height.

6.5.3.34 **OR-34**
34 Harvard Rd.
As shown on Defined Area Map Number 31 of Schedule "A" of this **By-law**.

18116 6.5.3.34.1 Permitted **Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.34.2 Regulations

6.5.3.34.2.1 Minimum **Lot Frontage**
30.3 metres.

6.5.3.34.2.2 Minimum **Front Yard**
9 metres.

6.5.3.34.2.3 Minimum **Side Yard**
One half the **Building Height** but not less than 6 metres.

6.5.3.34.2.4 Minimum **Rear Yard**
6 metres.

6.5.3.34.2.5 Maximum **Gross Floor Area**
1256 m².

6.5.3.34.2.6 Off-**Street** Parking
A minimum of 62 off-**Street Parking Spaces** shall be provided.

6.5.3.34.2.7 **Parking Space** Dimensions
Despite Section 4.13.3.2, the following regulations shall apply:

- **Parking Spaces** to have dimensions of not less than 2.75 metres by 5.5 metres

6.5.3.34.2.8 Maximum **Building Height**
2 Storeys.

6.5.3.34.2.9 Off-**Street** Loading
A minimum of 2 off-**Street Loading Spaces** shall be provided in accordance with Section 4.14.

6.5.3.35 **OR-35**
16-32 Fountain St. W.
As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.

18116 6.5.3.35.1 Permitted **Uses**
Despite the **Uses** permitted by Section 6.5.1, only the following **Uses** shall be permitted:

- **Accessory Apartment** in accordance with Section 4.15.1
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.19
- **Home Occupation** in accordance with Section 4.19
- **Office**
- **Medical Clinic** limited to 12 medical practitioners located on the first and third floors of the **Building** only
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.35.2 Regulations

6.5.3.35.2.1 Minimum **Front, Side** and **Rear Yards**
Recognized as the lines of **Building** occupation existing on the date of passing of this **By-law**.

Despite the above, any new construction in the OR-35 **Zone** shall be in accordance with Sections 4 and 6.5.2.

6.5.3.35.2.2 Off-**Street** Parking Location

Despite Section 4.13.2.3, off-**Street** parking may be permitted in the required **Front Yard**.

6.5.3.35.2.3 Off-**Street** Parking Ratios

Despite Section 4.13.4, the following regulation shall apply:

- 74 off-**Street Parking Spaces** are required to be provided to facilitate the permitted **Office** and **Medical Clinic Uses**.

6.5.3.35.2.4 **Parking Space** Dimensions

Despite Section 4.13.3.2, the following regulations shall apply:

- **Parking Spaces** to have dimensions of not less than 2.75 metres by 5.5 metres
- **Parking Spaces** for physically disabled persons to have dimensions of not less than 4.0 metres by 5.5 metres

6.5.3.35.2.5 **Buffer Strips**

No **Buffer Strip** is required along the **Lot Line** abutting any Residential **Zone**.

Despite the above, a boundary fence of solid construction shall be provided along the **Lot Line** abutting any Residential **Zone**.

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6.5.3.36 **OR-36**

291, 343 and 371 Waterloo Ave., 222, 320 Eramosa Rd., 309, 317 and 319 Speedvale Ave. E., 409, 423, 459, 497, 535 and 595 Woolwich St. As shown on Defined Area Map Numbers 15, 34 and 44 of Schedule "A" of this **By-law**.

18116

6.5.3.36.1

Permitted **Uses**

- **Accessory Apartment** in accordance with Section 4.15.1
- **Artisan Studio**
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Medical Office**
- **Office**

- **Personal Service Establishment**
- **Semi-detached Dwelling**
- **Single Detached Dwelling**

6.5.3.37 **OR-37**

512 Woolwich St.

As shown on Defined Area Map Number 23 of Schedule “A” of this **By-law**.

6.5.3.37.1 **Permitted Uses**

- **Art Gallery**
- **Artisan Studio**
- **Library**
- **Medical Clinic** (not to exceed 464.5 m² of **Gross Floor Area**)
- **Medical Office**
- **Museum**
- **Office**
- **Office Supply**

6.5.3.37.2 **Regulations**

6.5.3.37.2.1 **Maximum Gross Floor Area**

1765.1 m² of gross leasable floor area.

For the purpose of this **By-law** “gross leasable floor area” shall mean the total floor area of a **Building** for which tenants pay rent and have exclusive occupancy, and including all such floor area on the main floor, mezzanine and upper **Storey** and in a basement, but excluding any floor area **Used** in common by the tenants, of the **Building**, such as an elevator shaft or lobby, stairwell, loading or unloading area, permanent storage area, boiler room, maintenance room, mechanical or electrical or utility room provided within the **Building**.

6.5.3.37.2.2 **Maximum Building Height**

- i) **Building** existing on the date of the passing of this **By-law** – 1 **Storey** above existing grade.
- ii) Future **Buildings** – 2 **Storeys** above **Finished Grade**.

6.5.3.37.2.3 **Minimum Side Yard**

The minimum **Side Yard** along the southeasterly side of the OR-37 **Zone** shall be 0 metres and along the northwesterly side of the OR-37 **Zone** shall be 7.62 metres.

- 6.5.3.37.2.4 Minimum **Front Yard**
13.5 metres.
- 6.5.3.37.2.5 **Buffer Strips**
A **Buffer Strip** shall only be required where the OR-37 **Zone** abuts a Specialized R.3A **Zone**.
- 6.5.3.37.2.6 **Parking Space Size**
i) **Parking Spaces** shall have dimensions of not less than 2.75 metres by 5.5 metres.

iii) Single-loaded parking modules shall have a minimum width of 12 metres with no truck access, or 12.8 metres with truck access.

iv) Double-loaded parking modules shall have a minimum width of 18 metres with no truck access, or 18.9 metres with truck access.
- 6.5.3.37.2.7 Off-**Street** Parking
i) The **Building** existing on the date of the passing of this **By-law** – 64 **Parking Spaces** shall be provided.

ii) Future **Buildings** – on the basis of 3 **Parking Spaces** for each 100 m² of **Gross Floor Area**.
- 6.5.3.37.2.8 Parking in the **Front Yard**
Despite Section 4.13.2.3, required off-**Street Parking Spaces** may be located in the **Front Yard**, but in no case within 1.5 metres of any **Street Line**.
- 6.5.3.37.2.9 Off-**Street** Loading
Despite Section 4.14, a minimum of 1 off-**Street Loading Space** shall be provided and maintained in the OR-37 **Zone**.
- 6.5.3.38 **OR-38**
45 Speedvale Ave. E.
As shown on Defined Area Map Number 34 of Schedule “A” of this **By-law**.
- 6.5.3.38.1 Permitted **Uses**
• Clothing store (to a maximum of 111.5 m²)
• **Medical Clinic**
• **Medical Office**
• **Office**

- **Office Supply**

6.5.3.38.2 Regulations

6.5.3.38.2.1 Minimum **Side Yard**
Shall be the retaining wall.

6.5.3.38.2.2 **Buffer Strip**
None required.

6.5.3.38.2.3 Off-**Street** Parking
Despite Section 4.13.4, a minimum of 60 **Parking Spaces** shall be provided in the OR-38 **Zone** and each **Parking Space** shall have a minimum width of 2.8 metres.

6.5.3.38.2.4 Maximum **Gross Floor Area**
930 m².

Despite the above, only 558 m² shall be occupied by a **Medical Clinic**.

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6.5.3.39 **OR-39**
1460-1474 Gordon Street
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

6.5.3.39.1 Permitted **Uses**
The following **Uses** shall be permitted in the OR-39 **Zone**:

- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2;
- **Financial Establishment**;
- **Medical Clinic**;
- **Medical Office**;
- **Office**;
- **Religious Establishment**;
- **School**;
- **Veterinary Service**;
- **Accessory Uses** in accordance with Section 4.23;
- **Occasional Uses** in accordance with Section 4.21.

Within a **Mall**:

All of the **Uses** listed above in addition to the following **Uses**:

- **Artisan Studio**;
- **Commercial School**;
- **Convenience Store** (may include a **Pharmacy**);

- **Day Care Centre** in accordance with Section 4.26;
- **Personal Service Establishment**,
- **Restaurant**, not providing drive-through facilities. A take-out **Restaurant** is not a permitted **Use**.

6.5.3.39.2 Regulations

In accordance with regulations of Section 4 (General Provisions) and Section 6.5.2.

17378 6.5.3.39.3 Deleted by By-law (2004)-17378

6.5.3.40 **OR-40**

414-416 Eramosa Rd.

As shown on Defined Area Map Number 44 of Schedule "A" of this **By-law**.

6.5.3.40.1 Permitted **Uses**

- **Art Gallery**
- **Artisan Studio**
- **Commercial School**
- **Day Care Centre** in accordance with Section 4.26
- **Funeral Home**
- **Library**
- **Medical Clinic**
- **Medical Office**
- **Museum**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- Second hand goods shop
- **School**
- 3 Apartment units

6.5.3.40.2 Regulations

6.5.3.40.2.1 Minimum **Side Yard**

3 metres.

6.5.3.40.2.2 Maximum **Building Height**

Equal to the width of the **Street** allowance upon which the **Lot** has frontage and in accordance with Section 4.18.

6.5.3.40.2.3 Off-**Street** Parking within the **Front Yard**

Despite Section 4.13.2.3, off-**Street** parking shall be allowed within

the **Front Yard**, but not within 3 metres of the **Street Line**.

6.5.3.41 **OR-41**
Paisley Rd./Imperial Rd.
As shown on Defined Area Map Number 5 of Schedule “A” of this **By-law**.

6.5.3.41.1 **Permitted Uses**
In addition to the **Uses** listed in Section 6.5.1, the following shall also be permitted:

- **Cluster Townhouse** developed in accordance with Section 5.3.2
- **Stacked Townhouse** developed in accordance with Section 5.3.2

6.5.3.42 **OR-42**
22 Surrey St. W.
As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.

6.5.3.42.1 **Permitted Uses**

- A parking **Lot** providing **Parking Spaces** only for the permitted **Uses** within the **Building** known municipally as 21 Surrey St. W.

6.5.3.42.2 **Regulations**

6.5.3.42.2.1 **Off-Street Parking Location**
Despite Section 4.13.2 of this **By-law**, off-**Street** parking may be permitted ahead of the required **Setback** line.

6.5.3.42.2.2 **Off-Street Parking Ratios**
Despite Section 4.13.4 of this **By-law**, off-**Street** parking ratios shall be in accordance with the regulations of the OR-35 **Zone**.

6.5.3.42.2.3 **Parking Space Dimensions**
Parking Spaces shall have dimensions of not less than 2.75 metres by 5.5 metres.

6.5.3.42.2.4 **Buffer Strips**
No **Buffer Strip** is required along the **Lot Line** abutting any Residential **Zone**.

Despite the above, a boundary fence providing a solid visual screen shall be provided along the westerly **Lot Line** abutting any Residential **Zone**.

6.5.3.43 **OR-43**
17 Cork St.
As shown on Defined Area Map Number 24 of Schedule "A" of this **By-law**.

6.5.3.43.1 **Permitted Uses**
In addition to the **Uses** listed in Section 6.5.1, the following **Use** shall also be permitted:

- **Office Supply**

6.5.3.44 **OR-44**
51 Waterloo Ave.
As shown on Defined Area Map Number 24 of Schedule "A" of this **By-law**.

6.5.3.44.1 **Permitted Uses**
In addition to the **Uses** listed in Section 6.5.1, the following **Use** shall also be permitted:

- Shoe repair service

6.5.3.45 **OR-45**
497 Woolwich St.
As shown on Defined Area Map Number 24 of Schedule "A" of this **By-law**.

6.5.3.45.1 **Permitted Uses**

- **Artisan Studio**
- **Medical Office**
- **Office**
- **Personal Service Establishment** (limited to a maximum of 147 m²)
- 6 residential **Uses** along with one or more permitted commercial **Uses**

6.5.3.45.2 **Regulations**

6.5.3.45.2.1 **Off-Street Parking**
Despite Section 4.14.4, the following parking ratios shall apply:

- **Personal Service Establishment:** 1 **Parking Space** per every 9.5 m² of **Building** floor area
- **Medical Office:** 7 **Parking Spaces** per practitioner
- **Office** or **Artisan Studio:** 1 **Parking Space** per every 28 m² of **Building** floor area
- Residential units: 1 **Parking Space** per unit

6.5.3.45.2.2 Parking Stall Size
2.75 metres by 5.5 metres.

6.5.3.45.2.3 Off-Street Loading Space
None required.

6.5.3.46 OR-46
40 Norwich St. E.
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.5.3.46.1 Permitted Uses

- **Medical Office**
- **Office**
- 3 **Dwelling Units**

15033 6.5.3.47 OR-47
As shown on Defined Area Map Number 44 of Schedule “A” of this **By-law**.

6.5.3.47.1 Permitted Uses
No commercial **Uses** other than a **Parking Area** in association with the **Uses** permitted in the Specialized OR-21 **Zone** shall be permitted.

6.5.3.47.2 Regulations
Notwithstanding the regulations contained in Section 6.5.2 and Table 6.5.2, only the following regulations shall apply:

6.5.3.47.2.1 Landscaping Strip
A landscaping strip shall have a width of 7.5 metres.

Buffer Strip

- i) A 1.5 metre wide buffer consisting of landscaping and a 1.83 metre high wooden privacy fence shall be provided along the northerly side **Lot Line**.

- ii) An 8.0 metre wide landscaped buffer and chain link fence shall be provided along the **Rear Lot Line**.

15050

6.5.3.48

OR-48

87 Silvercreek Pkwy. N.

As shown on Defined Area Map Number 14 of Schedule “A” of this **By-law**.

6.5.3.48.1

Permitted Uses

The following **Uses** shall be permitted in the Specialized OR-48 (**Office Residential**) **Zone**.

- An **Office** or an agency
- A life skills training centre
- A residential care facility (**Group Home**)

6.5.3.48.2

Regulations

The Specialized OR-48 **Zone** shall be subject to the regulations of Section 4 (General Provisions), Section 6.5.2 (**Office Residential Zoning Regulations**) with the following additions and exceptions:

6.5.3.48.2.1

Off-Street Parking

- Life skills training centre – 1 space per 10 trainees plus 1 space for each staff member.
- Residential care facility – 1 space for every 3 beds plus 1 space per staff person.

6.5.3.48.2.2

Dimensions of Angle Parking Spaces

Parking Spaces that are angled at 60 degrees shall have minimum dimensions of 3.1 metres by 5.4 metres.

6.5.3.48.2.3

Buffer Strip

- i) A 1.5 metre wide **Buffer Strip** shall be provided along the **Rear Lot Line** abutting the R.1B **Zone** which shall consist of shrubs or trees, the ultimate height of which is not less than 2 metres. Such plant material shall not be less than 1 metre in height when planted.

- ii) The **Rear** and **Side Yard** areas situated adjacent to the Specialized R.4A (Apartment) **Zone** for which additional parking is required.

16893

6.5.3.49

OR-49

300 Elizabeth Street

As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

6.5.3.49.1

Permitted **Uses**

The following **Uses** shall be permitted in the Specialized OR-49 (Office Residential **Zone**).

- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Single Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.5.3.49.2

Regulations

The Specialized OR-49 **Zone** shall be subject to the regulations of Section 4 (General Provisions), Section 6.5.2 (Office Residential Zoning Regulations) with the following exception:

6.5.3.49.2.1

In accordance with Row 7, Table 6.5.2, except for any portion of a **Single Detached Dwelling** or an **Accessory Apartment** which shall require a 15 metre **Rear Yard**.

16971
18116

6.5.3.50

OR-50

As shown on Defined Area Map Number 32.

6.5.3.50.1

Permitted **Uses**

Accessory Apartment in accordance with Section 4.15.1
Day Care Centre in accordance with Section 4.26
Duplex Dwelling
Dwelling Units with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
Funeral Home
Group Home in accordance with Section 4.25
Home Occupation in accordance with Section 4.19
Semi-Detached Dwelling
Single Detached Dwelling

6.5.3.50.2

Regulations

In accordance with the provisions of Section 6.5.2 of the Zoning **By-law**, with the following exceptions:

6.5.3.50.2.1.1.1

Maximum Front and **Exterior Side Yard**

In spite of Table 6.5.2, Row 5, the maximum **Front Yard** shall be 25 metres and the maximum **Exterior Side Yard** shall be 20 metres.

- 16999 6.5.3.51 **OR-51**
18113 1482 Gordon Street
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.
- 17187 6.5.3.51.1 **Permitted Uses**
18116 ***Apartment Building*** developed in accordance with Section 5.4.2
Artisan Studio
Bed and Breakfast
Cluster Townhouse developed in accordance with Section 5.3.2
Day Care Centre
Duplex Dwelling
Dwelling Units (with permitted commercial **Uses** in the same **Building**)
Group Home
Home for the Aged or rest home developed in accordance with Section 5.4.2
Medical Office
Office
Personal Service Establishment
Religious Establishment
School
Tourist Home
Veterinary Service
Accessory Uses in accordance with Section 4.23
Occasional Uses in accordance with Section 4.21
- 18113 6.5.3.51.2 Deleted by **By-law** (2006)-18113
- 17141 6.5.3.52 **OR-52(H)**
290 Woolwich Street
As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.
- 6.5.3.52.1 **Permitted Uses**
Notwithstanding the **Uses** listed in Section 6.5.1 of this **By-law**, only the following **Uses** shall be permitted:

A maximum of 10 ***Townhouse Dwellings***, specifically excluding a ***Home Occupation*** or ***Accessory Use***, and allowing a stand-alone residential **Use** without a commercial component.
- 6.5.3.52.2 **Regulations**
In accordance with Section 6.5.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

6.5.3.52.2.1 Minimum **Front** and **Exterior Side Yard**
In spite of table 6.5.2 , Row 4, the minimum **Front Yard** on **Edwin Street** shall be 1.15 metres and the minimum **Exterior Side Yard** on Woolwich Street shall be 1.5 metres.

6.5.3.52.2.2 Minimum **Rear Yard**
In spite of Table 6.5.2, Row 7, the minimum **Rear Yard** on London Road shall be 1.15 metres.

6.5.3.52.2.3 Location of **Parking Spaces**
In spite of Section 4.13.2.3, a maximum of 2 **Parking Spaces** shall be allowed to locate a minimum of 0.3 metres from the **Street Line**.

6.5.3.52.3 Holding (H) Provision

Purpose:

To ensure that development of the lands at 290 Woolwich Street does not proceed until the owner has completed certain conditions and paid associated costs to the satisfaction of the City of Guelph.

Conditions:

- a. Prior to the removal of the holding symbol “H”, the owner shall demonstrate to the City that the subject lands known municipally as 290 Woolwich Street have been decommissioned for residential use, in accordance with the current edition of the Ministry of the Environment document entitled “Guideline For Use At Contaminated Sites In Ontario” and that the owner has filed a Record of Site Conditions (RSC).
- b. Prior to the removal of the holding symbol “H”, the owner and any mortgagees shall enter into a site plan control agreement with the City, registered on the title of the subject lands known municipally as 290 Woolwich Street, and satisfactory to the City Solicitor, including all conditions of approval endorsed by Guelph City Council.

18112 6.5.3.53 **OR-53**
1453 Gordon Street
As shown on Defined Area Map Number 32 of Schedule “A” of the **By-law**.

6.5.3.53.1 Permitted **Uses**
Accessory Apartment in accordance with Section 4.15.1

Artisan Studio

Bed and Breakfast establishment in accordance with Section 4.27

Day Care Centre in accordance with Section 4.26

Dwelling Units with permitted commercial **Uses** in the same

Building in accordance with Section 4.15.2

Duplex Dwelling

Group Home in accordance with Section 4.25

Home for the Aged or rest home developed in accordance with R.4D Zone regulations

Home Occupations in accordance with Section 4.19

Lodging House in accordance with Section 4.25

Medical Office

Office

Personal Service Establishment

School

Semi-Detached Dwelling

Single Detached Dwelling

Tourist Home

Accessory Uses in accordance with Section 4.23

Occasional Uses in accordance with Section 4.21

- 6.5.53.2 Regulations
In accordance with Section 6.5.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions:
- 6.5.53.2.1 Maximum **Gross Floor Area**
455 square metres.
- 6.5.53.2.2 Minimum **Rear Yard**
1.8 metres
- 6.5.53.2.3 Minimum **Side Yard**
1.8 metres
- 6.5.53.2.4 Maximum **Front** or **Exterior Side Yard**
Despite Row 5 in Table 6.5.2, the maximum **Front** and **Exterior Side Yards** shall be defined by the lines of **Building** occupation existing on the date of passing of this **By-law**.
- 6.5.53.2.5 Off-**Street** Parking Ratios
Office – 1 **Parking Space** for each 41.4 square metres of **Gross Floor Area**.
- 6.5.53.2.6 Off-**Street** Parking Location
Despite Section 4.13.2.3, off-**Street** parking may be provided in the **Front Yard** and a minimum of 1 metre from the **Street Line** of

Heritage Drive.

6.5.53.2.7

Buffer Strips

A 1.8 metre high solid wood privacy **Fence** shall be provided along the northerly and westerly **Lot Lines**.

18135

6.5.3.54

OR-54

1077 Gordon Street (easterly 4344 square metre portion of property)
As shown on Defined Area Map Number 32 of Schedule "A" of the **By-law**.

6.5.3.54.1

Permitted Uses

- **Accessory Apartment** in accordance with Section 4.15.1
- **Artisan Studio**
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Accessory Uses** in accordance with Section 4.23
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Duplex Dwelling**
- **Group Home** in accordance with Section 4.25
- **Home for the Aged** or rest home developed in accordance with R.4D **Zone** Regulations
- **Home Occupations** in accordance with Section 4.19
- **Occasional Uses** in accordance with Section 4.21
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **School**
- **Semi-Detached Dwelling**
- **Single Detached Dwelling**
- **Tourist Home**

6.5.54.2

Regulations

In accordance with Section 6.5.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exception:

6.5.54.2.1

Maximum Gross Floor Area for Office Use

1900 square metres.

18172 6.5.3.55

OR-55

As shown on Defined Area Map 40.

6.5.3.55.1 **Permitted Uses**

In addition to the **Uses** listed in Section 6.5.1 of Zoning **By-law** (1995) – 14864, as amended, the following **Uses** shall also be permitted:

Cluster Townhouse developed in accordance with Section 5.3.2
Stacked Townhouse developed in accordance with Section 5.3.2
Medical Clinic

6.5.3.55.2 **Regulations**

In accordance with Section 5.3.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions:

6.5.3.55.2.1 **Minimum Density for Cluster Townhouses or Stacked Townhouses**

26 units per hectare

6.5.3.55.2.2 **Maximum Gross Floor Area for Non-residential Uses**

2500 square metres

6.5.3.55.2.3 **Minimum Side Yard**

Despite Section 6.5.2 and Section 6.5.2.1, the minimum **Side Yard** for the west side of the property shall be 10 metres for non-residential **Uses**.

19062 6.5.4.56

OR-56

Norwich Street East

As shown on Defined Map Number 36 of Schedule “A” of this **By-law**.

6.5.4.56.1 **Permitted Uses**

In accordance with the provisions of Section 6.5.1.1 of Zoning **By-law** (1995)-14864, as amended, with the following additions:

- **Boutique**
- **Commercial School**
- **Medical Clinic**
- **Religious Establishment**
- **Emergency Shelter**, in accordance with Section 4.29

6.5.4.56.2 Regulations

In accordance with the provisions of Section 6.5.1 of Zoning ***By-law*** (1995)-14864, as amended, with the following exceptions and additions:

6.5.4.56.2.1 Off-Street Parking

Notwithstanding the provisions of Table 6.5.2 Row 12, no off-street parking shall be required.

