

**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:

- |       |           |   |
|-------|-----------|---|
| 20187 | 6.5.3.1   | <p><b><u>OR-1</u></b><br/>Deleted by By-law (2017)-20187</p>  |
| 20187 | 6.5.3.2   | <p><b><u>OR-2</u></b><br/>Deleted by By-law (2017)-20187</p>  |
| 20187 | 6.5.3.3   | <p><b><u>OR-3</u></b><br/>Deleted by By-law (2017)-20187</p>  |
| 20187 | 6.5.3.4   | <p><b><u>OR-4</u></b><br/>Deleted by By-law (2017)-20187</p>  |
| 20187 | 6.5.3.5   | <p><b><u>OR-5</u></b><br/>Deleted by By-law (2017)-20187</p>  |
| 20187 | 6.5.3.6   | <p><b><u>OR-6</u></b><br/>Deleted by By-law (2017)-20187</p>  |
|       | 6.5.3.7   | <p><b><u>OR-7</u></b><br/>97 Westmount Rd.<br/>As shown on Defined Area Map Number 23 of Schedule "A" of this <b>By-law</b>.</p>  |
| 18116 | 6.5.3.7.1 | <p><b><u>Permitted Uses</u></b></p> <ul style="list-style-type: none"> <li>• <b>Accessory Apartment</b> in accordance with Section 4.15.1</li> <li>• <b>Day Care Centre</b> in accordance with Section 4.26</li> <li>• <b>Duplex Dwelling</b></li> <li>• <b>Dwelling Units</b> with permitted commercial <b>Uses</b> in the same <b>Building</b> in accordance with Section 4.15.2</li> <li>• <b>Group Home</b> in accordance with Section 4.25</li> <li>• <b>Home Occupation</b> in accordance with Section 4.19</li> <li>• <b>Semi-Detached Dwelling</b></li> </ul> |

- **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 m<sup>2</sup>.

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 m<sup>2</sup> 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 m<sup>2</sup> 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 Regulations6.5.3.10.2.1 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 m<sup>2</sup> 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 **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 m<sup>2</sup> 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**
- **Food Vehicle** in accordance with Section 4.30
- **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 m<sup>2</sup>  
**Second Floor Area:** 60 m<sup>2</sup>

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.
- 20187    6.5.3.14      **OR-14**  
Deleted by By-law (2017)-20187
- 20187    6.5.3.15      **OR-15**  
Deleted by By-law (2017)-20187
- 20187    6.5.3.16      **OR-16**  
Deleted by By-law (2017)-20187
- 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 m<sup>2</sup>.
- 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 m<sup>2</sup>.

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 m<sup>2</sup> 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 m<sup>2</sup>.

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 Regulations6.5.3.27.1.1 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 m<sup>2</sup> of **Gross Floor Area**.

6.5.3.29.2.2 Maximum **Gross Floor Area**  
The permitted **Uses** shall be limited to 144 m<sup>2</sup> 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 m<sup>2</sup>.

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 m<sup>2</sup> 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 m<sup>2</sup>.

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 m<sup>2</sup> of **Gross Floor Area** applied to 75% of the **Office Gross Floor Area**.
- ii) **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 m<sup>2</sup>.

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.

20187 6.5.3.35 **OR-35**  
Deleted by By-law (2017)-20187

15378 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 m<sup>2</sup> 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 m<sup>2</sup> 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. ii) Single-loaded parking modules shall have a minimum width of

12 metres with no truck access, or 12.8 metres with truck access.

- iii) 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 m<sup>2</sup> 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 m<sup>2</sup>)
- **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 m<sup>2</sup>.

Despite the above, only 558 m<sup>2</sup> shall be occupied by a **Medical Clinic**.

17074  
17378

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;
- **Food Vehicle** in accordance with Section 4.30
- **Personal Service Establishment**;
- **Restaurant**, not providing drive-through facilities. A take-out **Restaurant** is not a permitted **Use**.

20093

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

- 20187 6.5.3.42 **OR-42**  
Deleted by By-law (2017)-20187
- 20187 6.5.3.43 **OR-43**  
Deleted by By-law (2017)-20187
- 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 m<sup>2</sup>)
  - 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 m<sup>2</sup> of **Building** floor area
  - **Medical Office: 7 Parking Spaces** per practitioner

- **Office** or **Artisan Studio**: 1 **Parking Space** per every 28 m<sup>2</sup> 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.

20187 6.5.3.46 **OR-46**  
Deleted by By-law (2017)-20187

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

- 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.
- 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  
18113

6.5.3.51 OR-51

1482 Gordon Street

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

17187  
18116

6.5.3.51.1 Permitted Uses

- **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  
20187 6.5.3.52 **OR-52(H)**  
Deleted by By-law (2017)-20187

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***.

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***.

18135 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**.

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- 6.5.4.56 **OR-56**  
Deleted by By-law (2017)-20187