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:

- **OR-1**
  - Deleted by By-law (2017)-20187

- **OR-2**
  - Deleted by By-law (2017)-20187

- **OR-3**
  - Deleted by By-law (2017)-20187

- **OR-4**
  - Deleted by By-law (2017)-20187

- **OR-5**
  - Deleted by By-law (2017)-20187

- **OR-6**
  - Deleted by By-law (2017)-20187

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

**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**
I.1-2

- **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.

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**.

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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.

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.

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 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**
- **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**
I.1-7

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

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.

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 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.

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.
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*.

**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*.

**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**.

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.

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 Regulations

6.5.3.27.1 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.

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:
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.

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**.

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.

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

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.

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**
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.

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 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.

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.

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

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 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.

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
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.

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**.

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.

6.5.3.51 **OR-51**
1482 Gordon Street
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

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

Deleted by By-law (2006)-18113

Deleted by By-law (2017)-20187

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

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

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

6.5.3.2.1 Maximum **Gross Floor Area**
455 square metres.

6.5.3.2.2 Minimum **Rear Yard**
1.8 metres

6.5.3.2.3 Minimum **Side Yard**
1.8 metres

6.5.3.2.4 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.

6.5.3.2.5 Off-Street Parking Ratios
**Office** – 1 **Parking Space** for each 41.4 square metres of Gross Floor Area.

6.5.3.2.6 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.

6.5.3.2.7 **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.

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.

**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 20187 6.5.4.56 OR-56
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