

SECTION 16: OFFICE RESIDENTIAL OR ZONE**16.1 Permitted Uses**

The following uses are permitted in the Office Residential OR Zone:

- (1) artisan shop;
- (2) bed and breakfast establishment in accordance with the provisions of Section 6.27;
- (3) office;
- (4) day nursery;
- (5) dwelling units with permitted commercial uses in the same building;
- (6) duplex dwelling;
- (7) group home, in accordance with the provisions of Section 6.24;
- (8) home occupations, in accordance with the provisions of Section 6.21;
- (9) clinic;
- (10) service shop, personal;
- (11) semi-detached dwelling;
- (12) single detached dwelling;
- (13) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 6.25.

16.2 Zone Provisions

No person shall use any land or erect or use any building or structure in an Office Residential Zone, except in accordance with Section 6 General Provisions and with the following:

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|---|-----|
| (a) Minimum Lot Area (square metres) | 370 |
| (b) Minimum Lot Frontage (metres) | 12 |
| (c) Front Yard Setback (metres) | 3.0 |
| (d) Rear Yard Setback (metres) | 7.5 |
| (e) Interior Side Yard Setback (metres) | 1.5 |
| (f) Exterior Side Yard Setback (metres) | 6 |

- (g) Minimum landscaped open space -10 percent of lot area which is to include a required planting strip having a minimum width of 1.5 metres along any lot line abutting a Residential Zone;
- (h) Maximum Building Height (storeys) 2.5
- (i) Open Storage not permitted;
- (j) Access to Rear Yard - Vehicular access to the Rear Yard from a public street shall have a width of not less than 3 metres and an overhead clearance of not less than 4.5 metres;
- (k) Location of off-street parking - despite Section 6.12, off-street parking in the OR Zone shall not be permitted in the front yard.

16.3 Provisions for Loading Spaces in an OR Zone

Where required in accordance with Section 6.14, loading spaces in an OR Zone shall not be permitted within a front yard or an exterior side yard.

16.4 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provisions number:

OR-1 Ormond Street West Side

In addition to the permitted uses of the Office Residential OR Zone, the lands indicated as OR-1 on Schedule A7 may be used for the following:

- (i) convenience store;
- (ii) nursery school;
- (iii) dry cleaning distribution station;
- (iv) apartment building.

OR-2 36 Ormond Street South

Notwithstanding the provisions of the Office Residential OR Zone, in addition to the permitted uses of the OR Zone, the lands indicated as OR-2 on Schedule A7 may be used for a triplex dwelling.

OR-3 25-27 Ormond Street South

Notwithstanding the provisions of the Office Residential OR & OR-1 Zone, the lands indicated as OR-3 on Schedule A7 may be used for a 3 unit street townhouse dwelling subject to the following provisions:

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| (a) Front Yard Setback (metres) | 6 |
| (b) Interior Side Yard Setback (metres) | 1.2 |
| (c) Maximum Lot Coverage (percent of lot area) | 45 |
| (d) Parking Permitted in Front Yard | |

OR-4 68 Pine Street North (Dobbie House)

Notwithstanding the provisions of the Office Residential OR Zone, the lands indicated as OR-4 on Schedule 7 are designated as a historical structure and may be used as a Bed and Breakfast Establishment.

OR-5 13 St. David's Road West

Notwithstanding the provisions of the Office Residential OR Zone, in addition to the permitted uses of the OR Zone, the lands indicated as OR-5 on Schedule A7, may be used for a retail establishment and a maximum of 3 dwelling units, subject to the following regulations:

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| (a) All residential uses shall be located above commercial uses. | |
| (b) Access to commercial units shall be from 11 St. David's Road West (abutting property to the east). | |
| (c) Maximum number of dwelling units | 3 |
| (d) Minimum number of parking spaces (residential only) | 5 |
| (e) Maneuvering aisle (residential only) (metres) | 14 |
| (f) Minimum number of parking spaces (off-site Commercial) | 6 |
| (g) Minimum Lot Area (hectares) | 0.32 |
| (h) Minimum Lot Frontage (metres) | 42 |
| (i) Minimum Floor Area (square metres) | 298 |
| (j) Interior Side Yard Setback (metres, east side) | 0.3 |

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