

SECTION 21

OFFICE COMMERCIAL 1 - ZONE (OC1)

		Page
21.1	<u>Permitted Uses</u>	21 - 1
21.2	<u>Zone Regulations</u>	21 - 1
21.3	<u>Site and Area Specific Regulations</u>	21 - 2

21.1 Permitted Uses

Accessory uses and buildings.
 Converted dwellings (maximum of 2 dwelling units).
 Existing dwellings.
 Group homes.
 Medical centres / clinics.
 Offices.
 Single detached dwellings.

(92/2008)

21.2 Zone Regulations

21.2.1 Offices and Medical Centres / Clinics

(1)	Lot Area:	(minimum)	370m²
(2)	Lot Frontage:	(minimum)	12m
(3)	Lot Coverage:	(maximum)	35%
(4)	Landscaped Open Space:	(minimum)	20%
(5)	Front Yard Depth:	(maximum)	6m
(6)	Rear Yard Depth:	(minimum)	7.5m
(7)	Side Yard Widths:	(minimum)	3m

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|-----|-------------------|-----------|---|
| (8) | Height: | (maximum) | 10m |
| (9) | Landscaped Strip: | (minimum) | 3m adjacent to a Residential Zone or a residential use |

21.2.2 Single Detached Dwellings Converted Dwellings and Existing Dwellings

(41/2010)

The regulations set out in Section 7.2.1 shall apply.

21.2.3 Group Homes

(41/2010)

- (1) The regulations set out in [Section 3.16](#) shall apply.

21.3 Site and Area Specific Regulations

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

	Page		Page		Page
OC1-1	21 - 3	OC1-7	21 - 6	OC1-13	21 - 9
OC1-2	21 - 3	OC1-8	21 - 6	OC1-14	21 - 9
OC1-3	21 - 4	OC1-9	21 - 7	OC1-15	21 - 10
OC1-4	21 - 4	OC1-10	21 - 7	OC1-16	21 - 10
OC1-5	21 - 5	OC1-11	21 - 8	OC1-17	21 - 10
OC1-6	21 - 5	OC1-12	21 - 8		

21.3.1 OC1-1 (See Zoning Map Part 27)

21.3.1.1 Permitted Uses

The lands may be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Medical centres/clinics.
- (3) Offices.

21.3.1.2 Site Zone Regulations

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|-----|------------------------|-----------|---|
| (1) | Lot Frontage: | (minimum) | 30m |
| (2) | Front Yard Depth: | (minimum) | 6m |
| (3) | Side Yard Widths: | (minimum) | - 5m adjacent to a Residential Zone or residential use, except that should the existing building located at 291 Exmouth Street be retained and utilized for the purpose of offices and/or a medical centre/clinic, then the existing east side yard setback may be maintained |
| | | | - 6m from a flanking street |
| (4) | Rear Yard Depth: | (minimum) | 7.5m |
| (5) | Lot Coverage: | (maximum) | 35% |
| (6) | Height: | (maximum) | 2 storeys |
| (7) | Landscaped Open Space: | (minimum) | 15% |

21.3.2 OC1-2 (See Zoning Map Part 27)

21.3.2.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Offices.

21.3.2.2 Site Zone Regulations

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|-----|--------------------------|-----------|--|
| (1) | Building Setbacks: | (minimum) | as existed on the date of passing of this By-law |
| (2) | Floor Area Restrictions: | (maximum) | 1,858m² of office floor space excluding basements |
| (3) | Height: | (maximum) | 2 storeys for building at south-west corner of Exmouth and Parker Streets |

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|-----|------------------------|-----------|---|
| (4) | Access: | (minimum) | vehicular access to both Parker and Napier Streets by means of a right-of-way across the adjacent lot |
| (5) | Landscaped Open Space: | (minimum) | 30% |
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21.3.3 OC1-3 (See Zoning Map Part 27)

21.3.3.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Offices.

21.3.3.2 Site Zone Regulations

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|-----|-------------------------|-----------|--|
| (1) | Character: | (minimum) | exterior of the office building to be of a residential character |
| (2) | Floor Area Restriction: | (maximum) | 289m² of office space |
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21.3.4 OC1-4 (See Zoning Map Part 22)

21.3.4.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Offices for accountants, barristers and solicitors, chiropractors, Christian science practitioners, dentists, denture therapists, insurance agents, osteopaths, physicians, and psychologists.

21.3.4.2 Site Zone Regulations

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|-----|------------------------|-----------|--|
| (1) | Building Setbacks: | (minimum) | as existed on the date of passing of this By-law |
| (2) | Height: | (maximum) | as existed on the date of passing of this By-law |
| (3) | Number of Suites: | (maximum) | 4 |
| (4) | Parking: | (minimum) | 28 parking spaces |
| (5) | Landscaped Open Space: | (minimum) | as existed on the date of passing of this By-law |
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21.3.5 OC1-5 (Removed) *(104/2017)*

21.3.6 OC1-6 (See Zoning Map Part 43)

21.3.6.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Offices for a doctor, dentist, chiropractor, osteopath or optometrist.

21.3.6.2 Site Zone Regulations

- (1) Existing Building:
 - (a) west side yard width: (minimum) as existed on the date of passing of this By-law
 - (b) driveway width: (maximum) as existed on the date of passing of this By-law
 - (c) landscaped strip: (minimum) **3m** along east property line
 - (2) New Building: (minimum) shall comply with all requirements of [Section 21.2](#)
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21.3.7 OC1-7 (See Zoning Map Part 43)

21.3.7.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Conversion of an existing commercial building.
- (3) Converted dwelling (maximum **2** dwelling units).
- (4) Existing dwelling.
- (5) Minor institution.
- (6) Office for a doctor, dentist, chiropractor, osteopath or optometrist combined with a maximum of **1** dwelling unit.
- (7) Offices.

21.3.7.2 Site Zone Regulations

- (1) Existing Building:
 - (a) north and south (minimum) as existed on the date of
side yard widths: passing of this By-law
restricted to the first floor
 - (b) offices: (minimum) **3m** along the south property line in
the front and rear yards and **2m**
along the remainder of the south
property line
 - (c) landscaped strips: (minimum) shall comply with all requirements
of [Section 21.2](#)
- (2) New Building: (minimum)

21.3.8 OC1-8 (See Zoning Map Part 43)

21.3.8.1 Permitted Uses

- (1) A parking lot in conjunction with the medical centre uses at **306 and 316 George Street**.
- (2) Accessory uses and buildings.

21.3.8.2 Site Zone Regulations

- (1) Landscaped Strips: (minimum) **2.25m** along the east and west
property lines of **153 Essex Street**

21.3.9 OC1-9 (See Zoning Map Part 43)

21.3.9.1 Permitted Uses

- (1) Medical centre with no more than **3** physicians, surgeons, dentists or other medical practitioners together with their nurses, clerical and technical employees in the practice of these professions.

21.3.9.2 Site Zone Regulations

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|----------------------------|-----------|--|
| (1) Restrictions: | | no provision of bed accommodation for patients or any form of retail trade including the sale of pharmaceutical products |
| (2) Side Yard Widths: | (minimum) | 1.2m along the north side and 3m along the south side |
| (3) Parking: | (minimum) | 3 parking spaces permitted in the north side yard setback from Essex Street |
| (4) Landscaped Open Space: | (minimum) | 20% |
| (5) Landscaped Strips: | (minimum) | no landscaped strip required for that portion of the parking area that abuts 215 N. Mitton Street |

21.3.10 OC1-10 (See Zoning Map Part 43)

21.3.10.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Parking associated with the medical centre located at **316 George Street**.

21.3.10.2 Site Zone Regulations

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|-------------------------------|-----------|---|
| (1) Fencing: | (minimum) | a solid, opaque privacy fence, 1.5m in height shall be provided along the property lines adjacent to the west and north limits of the parking area |
| (2) Front & Rear Yard Depths: | (minimum) | as existed on the date of passing of this By-law |
| (3) Side Yard Widths: | (minimum) | as existed on the date of passing of this By-law |
| (4) Landscaped Open Space: | (minimum) | existing areas shall be maintained |

21.3.11 OC1-11 (See Zoning Map Part 54)

21.3.11.1 Permitted Uses

- (1) A doctor's office.
- (2) Accessory uses and buildings.

21.3.11.2 Site Zone Regulations

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|---|--|
| (1) Front & Rear Yard Depths: (minimum) | as existed on the date of passing of this By-law |
| (2) Side Yard Widths: (minimum) | as existed on the date of passing of this By-law |
| (3) Parking: (minimum) | 5 parking spaces |
| (4) Lighting: (minimum) | any exterior lighting of the building or parking area shall be non-glare type and directed away from adjacent residential properties |
| (5) Landscaped Open Space: (minimum) | existing landscaped open space shall be maintained |
| (6) Fencing: (minimum) | an opaque privacy fence 1.5m in height shall be maintained along the south, east and west limits of the property where they abut the parking area |

21.3.12 OC1-12 (See Zoning Map Part 54)

21.3.12.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Existing dwelling.
- (3) Medical centre/clinic use.

21.3.12.2 Site Zone Regulations

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|---------------------------------|--|
| (1) Side Yard Widths: (minimum) | 1.9m on the west side and 3.9m on the south side |
| (2) Landscaped Strip: (minimum) | 1.9m along the west property line |
| (3) Parking: (minimum) | permitted on the north setback from George Street |

21.3.13 OC1-13 (See Zoning Map Part 55)

21.3.13.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Offices.

21.3.13.2 Site Zone Regulations

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|-----|------------------------|-----------|---|
| (1) | Fencing: | (minimum) | an opaque wood, metal, stone or brick privacy fence 1.5m in height along the south property line from the rear of the building to the east property line |
| (2) | Height: | (maximum) | 1½ storeys |
| (3) | Parking: | (minimum) | 13 parking spaces |
| (4) | Landscaped Open Space: | (minimum) | existing landscaped open space to be maintained |

21.3.14 OC1-14 (See Zoning Map Part 60)

21.3.14.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Medical centres/clinics.
- (3) Offices.
- (4) All of those uses set out in Section 8.1.

(175/2007)

21.3.14.2 Site Zone Regulations

- (1) The regulations set out in [Section 21.2](#) shall apply.

21.3.14.3 Site Zone Regulations for Uses Set out in Section 8.1

- (1) The regulations set out in Section 8.2 shall apply.

(175/2007)

21.3.15 OC1-15 (See Zoning Map Part 31)

21.3.15.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Commercial schools.
- (3) Offices.

21.3.15.2 Site Zone Regulations

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|-----|-------------------------|-----------|--|
| (1) | Front Yard Depth: | (minimum) | 12m |
| (2) | Side Yard Widths: | (minimum) | 3m , except that where an existing building has a side yard of less than 3m , the lesser side yard shall apply |
| (3) | Rear Yard Depth: | (minimum) | 12m |
| (4) | Height: | (maximum) | 2 storeys |
| (5) | Floor Area Restriction: | (maximum) | 300m² |

21.3.16 OC1-16 (See Zoning Map Part 32)

(23/2011)

21.3.16.1 Site Zone Regulations

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|-----|------------------------|-----------|---|
| (1) | Planting Strips width: | (minimum) | 1.43m along west property line |
| (2) | All Other Regulations: | | The regulations set out in Section 21.2 shall apply |

21.3.17 OC1-17 (See Zoning Map Part 43)

(27/2021)

21.3.17.1 Permitted Uses

- (1) Converted dwelling containing a maximum of three (3) dwelling units; and
- (2) Those uses set out in Section 21.1.

21.3.17.2 Site Zone Regulations

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|-----|-------------------|-----------|--|
| (1) | Lot Frontage: | (minimum) | As existed on the date of passing of this By-law. |
| (2) | Lot Area: | (minimum) | As existed on the date of passing of this By-law. |
| (3) | Front Yard Depth: | (minimum) | As existed on the date of passing of this By-law. |
| (4) | Side Yard Widths: | (minimum) | As existed on the date of |

- | | | | |
|-----|------------------------|-----------|--|
| (5) | Rear Yard Depth: | (minimum) | passing of this By-law.
As existed on the date of
passing of this By-law. |
| (6) | Height: | (maximum) | As existed on the date of
passing of this By-law. |
| (7) | Lot Coverage: | (maximum) | As existed on the date of
passing of this By-law. |
| (8) | Landscaped Open Space: | (minimum) | As existed on the date of
passing of this By-law. |
| (9) | Parking Spaces: | (minimum) | 3. |