

Permitted Uses

TABLE 1 – RESIDENTIAL USES

						1405 UPPER OTTAWA STREET	1439 AND 1447 UPPER OTTAWA STREET		
USE NOT PROHIBITED	DISTRICT					USE PERMITTED AS PER UHOP POLICY (DISTRICT COMMERCIAL)	USE PERMITTED AS PER UHOP POLICY (EMPLOYMENT AREA – BUSINESS PARK)	USE PERMITTED AS PER 05-200 (M4)	
	M-11	M-12	M-13	M-14	M-15				
Hotel	X					No	Yes	Yes	
Motor Hotel	X					No	Yes	Yes	
Motel	X					No	Yes	Yes	
Camping Grounds and Travel Trailer Parks			X			No	No	No	
Corrections Residence	X	X	X			No	Yes (USE PERMITTED IN ALL DESIGNATIONS)	Yes (USE PERMITTED IN ALL ZONES)	

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TABLE 2 – PUBLIC USES

						1405 UPPER OTTAWA STREET	1439 AND 1447 UPPER OTTAWA STREET		
USE NOT PROHIBITED	DISTRICT					USE PERMITTED AS PER UHOP POLICY (DISTRICT COMMERCIAL)	USE PERMITTED AS PER UHOP POLICY (EMPLOYMENT AREA – BUSINESS PARK)	USE PERMITTED AS PER 05-200 (M4)	
	M-11	M-12	M-13	M-14	M-15				
Federal Government Services	X	X				Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL ZONES)	
Provincial Government Services	X	X				Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL ZONES)	
Regional and Local Government Services	X	X				Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL ZONES)	
International and Extra Territorial Government Services	X	X				Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL ZONES)	
Library Services			X			Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL ZONES)	
Museums and Archives			X			Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL ZONES)	
Sports and Recreation Clubs and Services			X			Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL DESINGATIONS)	Yes (USE PERMITTED IN ALL ZONES)	
Botanical and			X			Yes (USE PERMITTED IN	Yes (USE PERMITTED IN ALL	Yes (USE	

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Zoological Gardens						ALL DESINGATIONS)	DESINGATIONS)	PERMITTED IN ALL ZONES)
Other Amusement and Recreation Services except Agricultural Fairs, Fortune Tellers, Go Kart Tracks, Horseback Riding Operations, Riding Schools, Trainers – all types			X			No	No	No
Business Associations	X	X	X			Yes (Office use, provided it is located above the first storey)	No	Yes
Professional Membership Organizations	X	X	X			Yes (Office use, provided it is located above the first storey)	No	Yes
Labour Organizations	X	X	X			Yes (Office use, provided it is located above the first storey)	No	Yes
Political Organizations	X	X	X			Yes (Office use, provided it is located above the first storey)	No	Yes
Civic and Fraternal Organizations	X	X	X			Yes (Office use, provided it is located above the first storey)	No	Yes
Animal Shelters			X			No	No	No

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TABLE 3 – INSTITUTIONAL USES

						1405 UPPER OTTAWA STREET	1439 AND 1447 UPPER OTTAWA STREET		
USE NOT PROHIBITED	DISTRICT					USE PERMITTED AS PER UHOP POLICY (DISTRICT COMMERCIAL)	USE PERMITTED AS PER UHOP POLICY (EMPLOYMENT AREA – BUSINESS PARK)	USE PERMITTED AS PER 05-200 (M4)	
	M-11	M-12	M-13	M-14	M-15				
Child Care and Nursery School Services	X	X	X	X	X	No	No	No	
Correctional Facility	X	X	X			Yes (USE PERMITTED IN ALL DESIGNATIONS)	Yes (USE PERMITTED IN ALL DESIGNATIONS)	Yes (USE PERMITTED IN ALL ZONES)	

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TABLE 4 – COMMERCIAL USES

						1405 UPPER OTTAWA STREET	1439 AND 1447 UPPER OTTAWA STREET		
USE NOT PROHIBITED	DISTRICT					USE PERMITTED AS PER UHOP POLICY (DISTRICT COMMERCIAL)	USE PERMITTED AS PER UHOP POLICY (EMPLOYMENT AREA – BUSINESS PARK)	USE PERMITTED AS PER 05-200 (M4)	
	M-11	M-12	M-13	M-14	M-15				
Project Management Construction		X	X	X	X	No	Yes	Yes (Tradesperson Shop)	
Other Services Incidental to Construction		X	X	X	X	No	Yes	Yes	
Truck Transport Industries		X	X	X	X	No	Yes (Transportation Terminal)		
Public Passenger Transit Systems Industries				X	X	Yes (USE PERMITTED IN ALL DESIGNATIONS)	Yes (USE PERMITTED IN ALL DESIGNATIONS)		Yes (USE PERMITTED IN ALL ZONES)
Other Storage and Warehousing Industries with ancillary retail not to exceed 49% of the gross floor area of building		X	X	X	X	No	Yes	Yes	
Telecommunication Broadcasting Industries		X	X	X	X	No	Yes	Yes	
Postal and Courier	X	X				No	No	No	

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Service Industries								
Wholesaling:								
Food, Beverage, Drug and Tobacco		X	X	X	X	No	No	No
Apparel and Dry Goods		X	X	X	X	No	No	No
Household Goods		X	X	X	X	No	No	No
Motor Vehicle Parts and Accessories except Rebuilding, Recapping, Retreading or Vulcanized Tires		X	X	X	X	No	No	No
Hardware and Plumbing and Air Conditioning Equipment and Supplies		X	X	X	X	No	No	No
Lumber and Building Materials		X	X	X	X	No	No	No
Machinery, Equipment and Sales		X	X	X	X	No	No	No
Paper and Paper Products		X	X	X	X	No	No	No
Agricultural Supplies		X	X			No	No	No
Toys, Amusement		X	X			No	No	No

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and Sporting Goods								
Photographic Equipment and Musical Instruments and Supplies		X	X			No	No	No
Jewellery and Watches		X	X			No	No	No
Industrial and Household Chemicals		X	X			No	No	No
General Merchandise		X	X			No	No	No
Books, Periodicals and Newspapers		X	X			No	No	No
Second Hand Good except Automotive and Machinery		X	X			No	No	No
Retail Stores Selling:								
Food	X					Yes	No	No
Liquor, Wine, Beer	X					Yes	No	No
Prescription Drugs and Medicine	X					Yes	No	No
Household Furniture, Appliances and Furnishings except Furniture Finishing and Repair	X	X				Yes	No	No
Furniture	X	X	X			Yes	No	No

Permitted Uses

Refinishing and Repair								
General Merchandise	X					Yes	No	No
Books and Stationery	X					Yes	No	No
Hardware, Paint, Wallpaper and Glass	X	X				Yes	No	No
Sporting Goods and Bicycles	X					Yes	No	No
Musical Instruments and Records	X					Yes	No	No
Camera and Photographic Supplies	X					Yes	No	No
Toy, Hobby, Novelty and Souvenirs	X					Yes	No	No
Other Retail Stores	X					Yes	No	No
Gasoline Service Stations	X					Yes	Yes	Yes
Recreation Vehicle Dealers	X	X			X	No	No	No
Automotive Parts and Accessories Stores	X	X				Yes	No	No
Motor Vehicle Repair Shops except Paint and Autobody Repairs Shops	X					Yes	Yes	Yes
Motor Vehicle					X	Yes	No	No

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Repair Shops including Paint and Autobody Repairs Shops								
Other Motor Vehicle Services	X					Yes	No	No
Car Washes		v	X	X	X	Yes	Yes	Yes
Car Washes which may sell Gasoline						Yes	Yes	No
Lawn and Garden Centres with a maximum of 25% of lot area to be used for outside storage and sales area	X	X				No	No	No
Vending Machine Operators	X	X				No	No	No
Direct Sellers	X	X				No	No	No
Finance and Insurance Industries	X	X				Yes, provided they are located above the first storey	No	No
Real Estate Operators and Insurance Agent Industries	X	X				Yes, provided they are located above the first storey	No	No
Employment Agencies and Personnel Supplies	X	X				Yes, provided they are located above the first storey	No	No
Computer and Related Services	X	X	X			Yes, provided they are located above the first storey	No	No
Accounting and	X	X	X			Yes, provided they are	No	No

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Bookkeeping Services						located above the first storey		
Advertising Services	X	X	X			Yes, provided they are located above the first storey	No	No
Architectural, Engineering and Other Scientific and Technical Services	X	X	X			Yes, provided they are located above the first storey	Yes	Yes
Offices for:							No	No
Lawyers, Notaries	X	X				Yes, provided they are located above the first storey	No	No
Medical, Dental	X	X					No	No
Health Practitioners	X	X					No	No
Social Services Practitioners	X	X					Yes	Yes
Management Consulting Services	X	X				Yes, provided they are located above the first storey	Yes	Yes
Other Business Services	X	X				Yes, provided they are located above the first storey	No	No
Post Secondary Non-University	X	X	X			No	Yes	Yes
Medical and Health Laboratories	X	X	X			Yes, provided they are located above the first storey	No	No
Health and Social Service Associations and Agencies	X	X				Yes, provided they are located above the first storey	No	No
Food Services except Caterers	X					No	No	No

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Outdoor Patio in conjunction with Food Services (Restaurant) only	X					Yes	Yes	Yes (if accessory)
Caterers including Banquet Facilities	X	X				No	Yes	Yes
Motion Picture, Audio and Video Production and Distribution		X	X			No	No	No
Regular Motion Picture Theatres			X			No	No	No
Class H Adult Entertainment Parlour	X					No	No	No
Bowling Alleys and Billiard Parlours			X			No	No	No
Amusement Park and Carnival Circus			X			No	No	No
Dance Halls, Studios and Schools			X			No	No	No
Roller Skating Facilities			X			No	No	No
Barber and Beauty Shops	X					No	Yes	Yes
Laundries and Cleaners except Distributors and/or Agents for Dry Cleaners, Self Serve Laundries and/or Dry				X	X	No	No	No

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Cleaners, and Valet Services, Pressing and/or Repairing								
Distributors and/or Agents for Dry Cleaners	X					No	No	No
Self Serve Laundries and/or Dry Cleaners	X					No	No	No
Valet Services, Pressing and/or Repairing	X					No	No	No
Other Personal Household Services	X	X				No	No	No
Machinery and Equipment Rental and Leasing Services		X	X	X	X	No	No	No
Automotive Truck Rental and Leasing Services					X	No	No	No
Photographers	X	X				No	No	No
Repair Services		X	X	X	X	No	No	No
Services to Buildings and Dwellings		X	X	X	X	No	No	No
Travel Services	X	X				Yes, provided they are located above the first storey	No	No
Veterinary Services			X			Yes	No	No
Kennels			X			Yes	No	No

Permitted Uses

Gun Shops (90-232)	X	X	X	X	X	No	No	No
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Permitted Uses

TABLE 5 –INDUSTRIAL USES

		1405 UPPER OTTAWA STREET					1439 AND 1447 UPPER OTTAWA STREET	
USE NOT PROHIBITED	DISTRICT					USE PERMITTED AS PER UHOP POLICY (DISTRICT COMMERCIAL)	USE PERMITTED AS PER UHOP POLICY (EMPLOYMENT AREA – BUSINESS PARK)	USE PERMITTED AS PER 05-200 (M4)
	M-11	M-12	M-13	M-14	M-15			
Fruit and Vegetable Industry				X	X	No	Yes	Yes (Manufacturing)
Dairy Products Industry				X	X	No	Yes	Yes (Manufacturing)
Bakery Products Industry				X	X	No	Yes	Yes (Manufacturing)
Sugar and Sugar Confectionery Industries except Cane and Sugar Beet Industry				X	X	No	Yes	Yes (Manufacturing)
Other Food Products Industries				X	X	No	Yes	Yes (Manufacturing)
Soft Drink Industry			X	X	X	No	Yes	Yes (Manufacturing)
Brewery, Distillery, Wine Industries				X	X	No	No	No (See Prohibited Uses)
Rubber Products				X	X	No	No	No (See

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except Tire and Tube Industries								Prohibited Uses)
Leather and Allied Products Industries except Leather Tanneries		X	X	X	X	No	No	No (See Prohibited Uses)
Primary Textile Industries				X	X	No	Yes	Yes (Manufacturing)
Textile Products Industries except Carpets, Mats, Rugs Industry		X	X	X	X	No	Yes	Yes (Manufacturing)
Clothing Industries		X	X	X	X	No	Yes	Yes (Manufacturing)
Sash, Door and Other Millwork Industries				X	X	No	Yes	Yes (Manufacturing)
Wooden Box and Pallet Industries				X	X	No	Yes	Yes (Manufacturing)
Coffin and Casket Industries				X	X	No	Yes	Yes (Manufacturing)
Other Wood Industries except Wood Preservation Industry				X	X	No	Yes	Yes (Manufacturing)
Furniture and Fixture Industries				X	X	No	Yes	Yes (Manufacturing)
Paper Box and Paper Bag Industries			X	X	X	No	Yes	Yes (Manufacturing)
Printing, Publishing and		X	X	X	X	No	Yes	Yes (Manufacturing)

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Allied Industries								
Fabricated Metal Products Industries (except Machinery and Transportation Equipment Industries) – except Power Boiler and Heat Exchanger Industry				X	X	No	Yes	Yes (Manufacturing)
Motor Vehicle Part and Accessories Industries except Firewall and Leaf Spring Manufacturing				X	X	No	Yes	Yes
Boat Building and Repair Industry			X	X	X	No	Yes	Yes
Small Electrical Appliance Industry			X	X	X	No	Yes	Yes
Major Appliance Industry			X	X	X	No	Yes	Yes
Electrical Lighting Industries			X	X	X	No	Yes	Yes
Record Player, Radio, Television Receiver Industry			X	X	X	No	Yes	Yes
Communication and Other Electronic			X	X	X	No	Yes	Yes

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Equipment Industries								
Office, Store and Business Machine Industries			X	X	X	No	Yes	Yes
Electrical Industrial Equipment Industries			X	X	X	No	Yes	Yes
Communications and Energy Wire and Cable Industries			X	X	X	No	Yes	Yes
Electrical Products Industries except Battery Industry			X	X	X	No	Yes	Yes
Clay Products Industries				X	X	No	Yes	Yes
Concrete Products Industries				X	X	No	No	No
Glass Products Industries except Glass Containers				X	X	No	Yes	Yes
Other Non-Metallic Products Industries except Asbestos and Gypsum Products				X	X	No	No	No
Pharmaceutical and Medicinal Products Industry			X	X	X	No	No	No
Toilet Preparations Industry			X	X	X	No	Yes	Yes

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Scientific and Professional Equipment Industries			X	X	X	No	Yes	Yes
Jewellery and Precious Metals Industries			X	X	X	No	Yes	Yes
Sporting Goods and Toy Industries			X	X	X	No	Yes	Yes
Sign and Display Industry			X	X	X	No	Yes	Yes
Manufactured Products Industries			X	X	X	No	Yes	Yes
Building, Developing and General Contracting Industries			X	X	X	No	Yes	Yes
Industrial and Heavy (Engineering) Construction Industries			X	X	X	No	Yes	Yes
Trade Contracting Industries			X	X	X	No	Yes	Yes
Waste Transfer Facility		X	X	X	X	No	No	No
Waste Processing Facility		X	X	X	X	No	No	No