

26.1 USES PERMITTED

No *person* shall within any OS Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the OS *uses* presented in Table 26.1:

| TABLE 26.1: USES PERMITTED | |
|----------------------------|--|
| • | a <i>conservation project</i> ; |
| • | a flood control works; |
| • | a picnic area; |
| • | a <i>passive use park</i> ; |
| • | a public <i>use</i> in accordance with the provisions of Section 5.21 of this Zoning By-Law; |

26.2 ZONE PROVISIONS

No *person* shall within any OS Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 26.2:

| TABLE 26.2: ZONE PROVISIONS | |
|--|---|
| Zone Provision | Non-Residential Uses |
| Lot Frontage , Minimum | 20 m (65.6 ft) |
| Lot Area , Minimum | 2000 m² (21,528.5 ft ²) |
| Lot Coverage , Maximum | 20% of <i>lot area</i> |
| Lot Depth , Minimum | 30 m |
| Front Yard , Minimum Depth | 10 m (32.8 ft) |
| Exterior Side Yard , Minimum Width | |
| Rear Yard , Minimum Depth | 10.0 m (32.8 ft) |
| Interior Side Yard , Minimum Width | 7.5 m (24.6 ft) |
| Setback , Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C' | 20.0 m (65.6 ft) |

| TABLE 26.2: ZONE PROVISIONS | |
|--|---|
| Zone Provision | Non-Residential Uses |
| Landscaped Open Space, Minimum | 30% of <i>lot area</i> |
| Height of Building, Maximum | 11 m (36.1 ft) |
| Parking, accessory uses, permitted encroachments and other general provisions | In accordance with the provisions of Section 5 |
| Underlying Zones | No part of any Flood Plain overlay shall be used to calculate any of the Zone Provisions as may be required by this Zoning By-Law for uses in the underlying zone. |
| Structures within the flood plain | No <i>structure</i> shall be permitted within the flood plain as established by the Conservation Authority with jurisdiction without the written consent of the Conservation Authority. |

26.3 SPECIAL PROVISIONS

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