

24.1 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 24.1:

TABLE 24.1: USES PERMITTED	
•	a conservation project;
•	a flood control works;
•	a picnic area;
•	a passive use park;
•	a public use in accordance with the provisions of Section 5.20 of this Zoning By-Law;

24.2 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 24.2:

TABLE 24.2: 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 Lot Area
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 a County Road	20.0 m (65.6 ft)
Landscaped Open Space , Minimum	30% of lot area
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

TABLE 24.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Underlying Zones	No part of any Flood Plain shall be used to calculate any of the Zone Provisions as may be required by this Zoning By-Law for <i>uses</i> 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.

24.3 SPECIAL PROVISIONS

24.3.1 Location: Block 42, Plan 41M-97 –Plattsville (Blenheim) OS-1

24.3.1.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any OS-1 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:

a shed *accessory* to a *single detached dwelling* located on the same *lot*;
a public *use* in accordance with Section 5.20 of this by-law.

24.3.1.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any OS-1 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

24.3.1.2.1 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage existing* as of the passage of this by-law or created by consent or part lot control.

24.3.1.2.2 LOT AREA

The minimum *lot area* shall be the *lot area existing* as of the passage of this by-law or created by consent or part lot control.

24.3.1.2.3 No *person* shall erect any *building or structure* without the prior approval of the Grand River Conservation Authority.

24.3.1.2.4 All of the other provisions of the OS Zone in Section 24.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

July 6/09