

19.1 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 19.1:

TABLE 19.1: USES PERMITTED	
•	a <i>conservation project</i> ;
•	a flood control works;
•	a picnic area;
•	a <i>passive use park</i> ;
•	a <i>public use</i> in accordance with the provisions of Section 5.22 .

19.2 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 19.2:

TABLE 19.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)
<b>Lot Area:</b> Minimum	<b>2000 m<sup>2</sup></b> (21,528.5 ft <sup>2</sup> )
<b>Lot Coverage,</b> Maximum	20% of <i>lot area</i>
<b>Lot Depth,</b> Minimum	<b>30 m</b>
<b>Front Yard,</b> Minimum Depth	<b>10 m</b> (32.8 ft)
<b>Exterior Side Yard,</b> Minimum Width	
<b>Rear Yard,</b> Minimum Depth	<b>10.0 m</b> (32.8 ft)
<b>Interior Side Yard,</b> Minimum Width	<b>7.5 m</b> (24.6 ft)
<b>Setback,</b> Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'B'	<b>20.0 m</b> (65.6 ft)

<b>TABLE 19.2: ZONE PROVISIONS</b>	
<b>Zone Provision</b>	<b>Non-Residential Uses</b>
<b>Landscaped Open Space, Minimum</b>	30% of <i>lot area</i>
<b>Height of Building, Maximum</b>	<b>11 m</b> (36.1 ft)
<b>Parking, accessory uses, permitted encroachments, flood plain and fill regulated areas and other general provisions</b>	In accordance with the provisions of Section 5

19.3 **SPECIAL PROVISIONS**

19.3.2 **LOCATION: HIGHWAY NO. 19 AND HIGHWAY NO. 401 (WEST OXFORD); OS-1**

19.3.2.1 Notwithstanding any provisions 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:

an *accessory use* to the main commercial *use* located in the adjoining 'HC-7' Zone provided that no *buildings* or *structures* of any kind other than those necessary for flood and erosion control.

19.3.2.2 Notwithstanding any provisions 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* except in accordance with the following provisions:

19.3.2.2.1 That the provisions of the OS Zone in Section 19.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

19.3.2 **LOCATION: PART OF MILL RACE, BLOCK 39, REGISTERED PLAN 279  
(CHARLES STREET EAST), OS-2**

19.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS-2 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 19.1 to the By-Law.

19.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS-2 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.2.2.1 LOT FRONTAGE

Minimum None

19.3.2.2.2 LOT AREA

Minimum **1,296 m<sup>2</sup>** (4,252 ft<sup>2</sup>)

19.3.2.2.3 LOT DEPTH

Minimum **5.7 m** (18.7 ft)

19.3.2.2.4 That all the provisions of the OS Zone in Section 19.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

19.3.3 **LOCATION: PART LOT 260, PLAN 717, (WHITING STREET) OS-3**

19.3.3.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any OS-3 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except for the following:

all *uses permitted* in Section 19.1 to the By-Law.

19.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS-3 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions.

(Added by By-Law 13-4703)

## 19.3.3.2.1 LOT FRONTAGE

Minimum None.

## 19.3.3.2.2 LOT AREA

Minimum **720 m<sup>2</sup>** (7,750.2 ft<sup>2</sup>)

## 19.3.3.2.3 LOT DEPTH

Minimum None.

19.3.3.2.4 That all the provisions of the OS Zone in Section 19.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis

(Added by By-Law 13-4703)

19.3.4 **LOCATION: LOTS 6, 6A, 7, 7A, 8, 8A, PLAN 279, (HOLCROFT STREET WEST), OS-4**

19.3.4.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any OS-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 19.1 to this By-law;  
*a single detached dwelling*;  
*an accessory structure*.

19.3.4.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any OS-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.4.2.1 Provisions for a *single detached dwelling*:

The development of a *single detached dwelling* shall be in accordance with the provisions of Section 6.2 of this By-law.

19.3.4.2.2 Provisions for an *accessory structure*:

The development of a building or structure accessory to a residential use shall be in accordance with the Residential Zone provisions of Section 5.1 of this By-law.

19.3.4.3 That all the provisions of the OS Zone in Section 19.2 to of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

March/16

(Added by By-Law 16-4871)