

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
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 'B'	20.0 m (65.6 ft)

TABLE 19.2: 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, flood plain and fill regulated areas and other general provisions	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 m²** (4,252 ft²)

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)

January/13

19.3.3.2.1 LOT FRONTAGE

Minimum None.

19.3.3.2.2 LOT AREA

Minimum **720 m²** (7,750.2 ft²)

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)

19.3.5 LOCATION: 274171 WALLACE LINE, OS-5 (KEY MAP 31)

19.3.5.1 no *buildings* or *structures* shall be *permitted*

19.3.5.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any OS-5 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

19.3.5.3 That all the provisions of the OS Zone in Section 19.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 23-5246)