

22.1 USES PERMITTED

No *person* shall within any OS2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the OS2 *uses* presented in Table 22.1:

TABLE 22.1: USES PERMITTED	
• a <i>conservation project</i> ;	
• a flood control reservoir;	
• a <i>golf course</i> ;	
• a lawn bowling club;	
• a miniature golf course or driving range;	
• a <i>parking lot</i> ;	
• a picnic area;□	
• a playground;	
• a <i>private park</i> ;□	
• a <i>public park</i> ;	
• a public <i>use</i> in accordance with the provisions of Section 5.27 of this By-Law;	

22.2 ZONE PROVISIONS

No *person* shall within any OS2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 22.2:

TABLE 22.2: 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>2,000 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> (98.4 ft)

TABLE 22.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Front Yard</b> , Minimum Depth <b>Exterior Side Yard</b> , Minimum Width	<b>10 m</b> (32.8 ft)
<b>Rear Yard</b> , Minimum Depth	<b>10 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 Allowance as shown on Schedule "C"	<b>20 m</b> (65.6 ft)
<b>Landscaped Open Space</b> , Minimum	30% of <i>lot area</i>
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5
<b>Underlying Zones:</b>	No part of any Flood Plain overlay shall be used to calculate any of the Zone Provisions as may be required by this By-law for uses in the underlying zone.
<b>Structures within the flood plain:</b>	No <i>structure</i> shall be permitted within the flood plain as established by the Long Point Region Conservation Authority without the written consent of the Long Point Region Conservation Authority.

(Deleted and Replaced by By-Law 2025-046)

## 22.3 SPECIAL PROVISIONS

### 22.3.1 LOCATION: **HICKORY HILLS, OS2-1**

22.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a private park;*  
*a public park;*

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a recreation centre;

*buildings and structures accessory* to the foregoing Including a refreshment booth or pavilion, a conic, a barber shop/beauty parlour and a tuck shop, with such *accessory uses* not exceeding **93 m<sup>2</sup>** (1001 ft<sup>2</sup>) of *gross floor area*.

22.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-1 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

22.3.1.2.1 PARKING SPACES

Minimum	1 space per <b>12.5 m<sup>2</sup></b> (134.6 ft <sup>2</sup> ) of <i>gross floor area</i>
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22.3.1.2.4 HEIGHT OF BUILDING

Maximum	<b>9.1 m</b> (30 ft)
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22.3.1.3 That all the provisions of the OS2 Zone in Section 22.2 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.

**22.3.2 LOCATION: BALDWIN PLACE, OS2-2**

22.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-2 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

*a private park;*

*a public park;*

a recreation centre;

*buildings or structures accessory* to the foregoing including a refreshment booth or pavilion, a clinic, a barber shop/beauty parlour and a tuck shop, with such *accessory uses* not exceeding **93 m<sup>2</sup>** (1,001 ft<sup>2</sup>) of *gross floor area*.

22.3.2.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any OS2-2 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

22.3.2.2.1 HEIGHT OF BUILDING

Maximum	<b>9.1 m</b> (30 ft)
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## 22.3.2.2.2 PARKING

Minimum

1 space per **12.5 m<sup>2</sup>** (134.6 ft<sup>2</sup>) of  
*gross floor area*

22.3.2.3 That all other provisions of the OS2 Zone in Section 22.2 to this By-Law, as amended, shall apply, and further that all other provisions of By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.