

ACTIVE USE OPEN SPACE ZONE (OS2)**24.1 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 for one or more of the following OS2 *uses*:

a conservation project;
a flood control reservoir and associated works;
a golf course;
a golf driving range and/or miniature golf course;
a lawn bowling club;
a parking lot;
a picnic area;
a playground;
a passive use park;
a private park;
a public park;
a retail sales outlet, eating establishment or *a business office accessory to a permitted use.*

24.2 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 following provisions:

| TABLE 24.2 – ZONE PROVISIONS | |
|--|----------------------------|
| Zone Provision | Non-Residential Uses |
| Lot Area | |
| Minimum | 2000 m ² |
| Lot Coverage | |
| Maximum for all <i>main buildings</i> and <i>accessory buildings</i> | 20% of the <i>lot area</i> |
| Lot Frontage | |
| Minimum | 30.0 m |
| Lot Depth | |
| Minimum | 30.0 m |
| Front Yard Depth and Exterior Side Yard Width | |
| Minimum | 7.5 m |

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| TABLE 24.2 – ZONE PROVISIONS | |
|--|--|
| Zone Provision | Non-Residential Uses |
| Rear Yard Depth Minimum | 10.0 m |
| Interior Side Yard Width Minimum | 7.5 m |
| Setback Minimum Distance | 22.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law |
| Height Maximum | 11.0 m |
| Parking, Accessory Buildings, etc. | In accordance with the provisions of Section 5 herein |

24.3 SPECIAL PROVISIONS**24.3.1 OS2-1 PARKINSON ROAD AT FINKLE STREET (KEY MAPS 85, 86)**

24.3.1.1 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:

all uses permitted in Section 22.1 of this By-Law;
all uses permitted in Section 24.1 of this By-Law;
a community complex;

24.3.1.2 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:

24.3.1.2.1 Lot Coverage:

Maximum for all *main buildings* and *accessory buildings* 40% of *lot area*

24.3.1.2.2 Height of Building:

No maximum *height* restriction.

24.3.1.2.3 Parking Requirements:

Minimum 100 spaces

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24.3.1.2.4 Notwithstanding any land severance or ownership, those lands zoned OS2-1 shall be considered a single lot for the purpose of this subsection; internal lot lines within this zone shall not be construed to be lot lines for the purpose of zoning regulations provided that all such zoning regulations, as they apply to the whole of the lands zoned OS2-1, are observed.

24.3.1.2.5 That all provisions of the OS2 Zone in Section 24.2 of this By-Law shall apply and further, that all other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Amended by By-Law 8670-11)

24.3.2 OS2-2 STAFFORD STREET (KEY MAP 64)

24.3.2.1 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 public park;
a private park.

24.3.2.2 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* except in accordance with the following provisions:

24.3.2.2.1 Restriction on *Buildings and Structures*:

No *building* or *structure* shall be *permitted* except where such *building* or *structure* is associated with infrastructure *permitted* by Section 5.1.11 herein and a methane venting house.

24.3.2.2.2 That all other provisions of the OS2 Zone in Section 24.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

24.3.3 OS2-3 SOUTHGATE CENTRE (KEY MAP 72)

24.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-3 Zone *use any lot*, or *erect, alter* or *use any building or structure* for any purpose except the following:

all uses permitted in Section 24.1 of this By-law;
a business or professional office;
a community complex;
a retail sales outlet or business office accessory to a permitted use.

24.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-3 Zone *use any lot* or *erect, alter* or *use any building or structure* except in accordance with the following provisions:

24.3.3.2.1 Parking Requirements:

Minimum

83 spaces

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24.3.3.2.2 That all other provisions of the OS2 Zone in Section 24.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

24.3.4 OS2-4 525 BRANT STREET (KEY MAP 46)

24.3.4.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any OS2-4 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 24.1 of this By-law

24.3.4.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any OS2-4 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

24.3.4.2.1 Lot Frontage

Minimum 6 m

24.3.4.2.2 That all provisions of the OS2 Zone in Section 24.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9120-17)

24.3.5 OS2-5 DEVONSHIRE AVENUE (KEY MAP 32)

24.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 24.1 of this By-Law;
a community centre;
a recreational building (indoor sports)

24.3.5.2 That all the provisions of the OS2 Zone in Section 24.2 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 9346-20)

24.3.6 OS2-6 MASTERS DRIVE (KEY MAP 2)

24.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 24.1 of this By-Law.

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24.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-6 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

24.3.6.2.1 *Lot Area*

| | |
|---------|---------------------|
| Minimum | 1,980 square metres |
|---------|---------------------|

24.3.6.2.2 That all the provisions of the OS2 Zone in Section 24.2 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 9412-20)

24 3 7 **OS2-7 SOUTH OF OXFORD ROAD 17 (KEY MAP 8)**

2.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a conservation project;
a flood control reservoir and associated works;
a parking lot;
a public park;
a passive use park;
a picnic area;
a playground;
a sanitary sewage pumping station

24.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any OS2-7 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions

24.3.7.2.1 *Lot Area*

| | |
|---------|---------------------|
| Minimum | 1000 m ² |
|---------|---------------------|

24.3.7.2.2 *Lot Frontage*

| | |
|---------|-----|
| Minimum | 5 m |
|---------|-----|

24.3.7.2.3 *Rear Yard Depth*

| | |
|---------|-------|
| Minimum | 1.5 m |
|---------|-------|

24.3.7.2.4 *Interior Side Yard Width*

| | |
|---------|-------|
| Minimum | 1.5 m |
|---------|-------|

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24.3.7.2.5 Location of Parking Areas

On lands zoned OS2-7, parking areas may have a nil setback to all lot lines.

24.3.7.2.5 DISTANCE FROM ENVIRONMENTAL PROTECTION ZONES

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned OS2-7, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1)

24.3.7.3 That all the provisions of the OS2 Zone in Section 24.2 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 9588-23)

24.3.8 **OS2-8 WESTERN TERMINUS OF SALTER AVENUE (KEY MAP 87)**

24.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 24.1 of this By-law.

24.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any OS2-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

24.3.8.2.1 *Parking Area Setback*

Notwithstanding any provisions of this By-Law to the contrary, a *parking area* within an OS2-8 Zone may have a 0 m setback to the *streetline, interior lot line or rear lot line*.

24.3.8.3 That all the provisions of the OS2 Zone in Section 24.2 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 9635-23)