

23.1 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 23.1:

TABLE 23.1: USES PERMITTED	
•	a <i>conservation project</i> ;
•	a flood control works;
•	a picnic area;
•	a <i>passive use park</i> ;
•	a public <i>use</i> in accordance with the provisions of Section 5.23 of this Zoning By-Law;

23.2 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 23.2:

TABLE 23.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Frontage: Minimum	20 m (65.6 ft)
Lot Area: Minimum	2000 m ² (21,528.5 ft ²)
Lot Coverage, Maximum	20% of <i>lot area</i>
Lot Depth, Minimum	30 m (98.4 ft)
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)

TABLE 23.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Setback , Minimum Distance from the Centreline of a County Road	20.0 m (65.6 ft)
Landscaped Open Space , Minimum	30% of <i>lot area</i>
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
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.

23.3 SPECIAL PROVISIONS

23.3.1 **LOCATION: Part Lots 163 and 164, Plan 388; Parts 1 and 5, Plan 41R-4662 and Part Lot 11, Concession 9 (South Norwich), Dover Street, Village of Otterville, OS-1 (Key Map 61)**

23.3.1.1 Notwithstanding any provisions of this Zoning 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:

all *uses* permitted in Section 23.1 of this Zoning By-Law.

23.3.1.2 Notwithstanding any provisions of this Zoning 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:

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23.3.1.2.1 LOT FRONTAGE

Minimum, where *sanitary sewers* are not available

5.0 m (16.4 ft)

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

(Added by By-Law 15-2004-Z)

23.3.2 **LOCATION: Part Lot 21, Concession 9 (South Norwich), Sons Street,
Village of Springford. OS-2 (Key Map 71)**

23.3.2.1 Notwithstanding any provisions of this Zoning 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 for the following:

all *uses* permitted in Section 23.1.

23.3.2.1.2 Notwithstanding any provisions of this Zoning 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:

23.3.2.1.2.1 LOT FRONTAGE

Minimum

16.0 m (52.4 ft)

23.3.2.1.2.2 LOT AREA

Minimum

1,510 m² (16,254 ft²)

23.3.2.1.2.3 That all the provisions of the OS Zone in Section 23.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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23.3.3 LOCATION: Part Lot 10, Concession 4 (North Norwich), East of Spring Street, North of Main Street West (Norwich Village), OS-3 (Key Map 41)

23.3.3.1 Notwithstanding any provisions of this Zoning 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:

- a flood control structure or facility;
- a *park* with no *buildings* or *structures*;
- a public *use*, in accordance with the provisions of Section 5.23.

23.3.3.2 Notwithstanding any provisions of this Zoning 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:

23.3.3.2.1 LOT FRONTAGE

Minimum	As <i>existing</i> on the date of passage of this Zoning By-Law or, as approved by consent.
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23.3.3.2.2 LOT AREA

Minimum	As <i>existing</i> on the date of passage of this Zoning By-Law or, as approved by consent.
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23.3.3.2.3 That all the provisions of the OS Zone in Section 23.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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23.3.4 **LOCATION: Part of Lot 7, Concession 4 (North Norwich),
Village of Norwich, OS-4 (Key Map 46)**

23.3.4.1 Notwithstanding any provisions of this Zoning 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 in accordance with the following:

a flood control structure or facility.

23.3.4.2 Notwithstanding any provision of this Zoning 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 in accordance with the following provisions:

23.3.4.2.1 LOT FRONTAGE

Minimum **6 m** (19.7 ft)

23.3.4.2.2 LOT AREA

Minimum **1,132 m²** (12,185.1 ft²)

23.3.4.2.3 That all the provisions of the OS Zone in Section 23.2 of this Zoning By-Law, as amended, shall apply; and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 03-2010-Z)

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