

PASSIVE USE OPEN SPACE ZONE (OS1)**23.1 USES PERMITTED**

No person shall within any OS1 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following OS1 uses:

a conservation project;  
 a flood control works;  
 a picnic area;  
 a passive use park;

**23.2 ZONE PROVISIONS**

No person shall within any OS1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

TABLE 23.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Lot Area</b> Minimum	2000 m <sup>2</sup>
<b>Lot Coverage</b> Maximum for all main buildings and accessory buildings	20% of the lot area
<b>Lot Frontage</b> Minimum	30.0 m
<b>Lot Depth</b> Minimum	30.0 m
<b>Front Yard Depth and Exterior Side Yard Width</b> Minimum	7.5 m
<b>Rear Yard Depth</b> Minimum	10.0 m
<b>Interior Side Yard Width</b> Minimum	7.5 m

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TABLE 23.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Setback</b> Minimum distance	22.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law
<b>Height</b> Maximum	11.0 m
<b>Parking, Accessory Buildings, etc.</b>	In accordance with the provisions of Section 5 herein

**23.3 SPECIAL PROVISIONS****23.3.1 OS1-1 OXFORD ROAD 17 (KEY MAP 6)**

23.3.1.1 Notwithstanding any provisions of By-law Number 8626-10 to the contrary, no person shall within any OS1-1 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 of this By-law.

23.3.1.2 Notwithstanding any provisions of By-law Number 8626-10 to the contrary, no person shall within any OS1-1 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

23.3.1.2.1 *Lot Area*

Minimum 1,450 m<sup>2</sup>

23.3.1.2.2 *Setback from the Centreline of an Arterial Road*

Minimum 18 m

23.3.1.2.3 That all provisions of the OS1 Zone in Section 23.2 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 9192-18)

February/18