

SECTION 19 – OPEN SPACE (OS) ZONE

19.1 PERMITTED USES

Within any Open Space (OS) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Agricultural use
- An accessory use in accordance with Section 5.2 of this By-law
- Campground
- Conservation
- Flood control project
- One dwelling unit if occupied by the owner, caretaker, watchman or other similar persons employed on the lot on which such dwelling unit is located
- Park
- Parking lot
- Portable asphalt plant operated by a public road authority or its agent or contractor
- Public library
- Recreational Uses
- Retail outlet or business office accessory to a permitted use
- Rural home industry
- Sites of historical or archaeological significance
- Wayside pit or quarry opened up and used by a public road authority or its agent or contractor

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B.

19.2 REGULATIONS

Within any Open Space (OS) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

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| 19.2.1 | Minimum Lot Area | 0.4 ha (1.0 ac) |
| 19.2.2 | Minimum Lot Frontage | 30.0 m (98.4 ft) |

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| 19.2.3 | Minimum Front Yard | 7.5 m (24.6 ft) subject to Section 5.18 |
| 19.2.4 | Minimum Rear Yard | 7.5 m (24.6 ft) |
| 19.2.5 | Minimum Interior Side Yard | 3.0 m (9.8 ft) |

Where the Interior Side Lot Line abuts a Residential Zone or land in use for residential purposes, the Minimum Interior Side Yard Width is 7.5 m (24.6 ft).

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| 19.2.6 | Minimum Exterior Side Yard | 7.5 m (24.6 ft) subject to Section 5.18 |
| 19.2.7 | Maximum Lot Coverage | 40% |
| 19.2.8 | Maximum Building Height | 11.0 m (36.1 ft) |
| 19.2.9 | Minimum Gross Floor Area for a Detached Dwelling House | 140 m ² (1507 ft ²) |

19.2.10 Special Provisions For Agricultural Uses

Within the Open Space (OS) Zone, agricultural uses shall not be allowed within Village and Hamlet areas.

The provisions of the Agricultural (A) Zone shall apply to agricultural uses.