

SECTION 27 - OPEN SPACE (OS) ZONE

27.1 PERMITTED RESIDENTIAL USES

- prohibited

27.2 PERMITTED NON-RESIDENTIAL USES

- boathouse
- cemetery
- dock
- conservation or forestry use
- golf course
- (2015-0057) - kennel, pursuant to the provisions of Section 2.105 and 5.21(A) of this By-law
- park
- (500-98-003) - police station
- refreshment booth
- accessory buildings, structures and uses to any permitted use

27.3 ZONE REQUIREMENTS - RESIDENTIAL USES

Not applicable.

27.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

- (a) **LOT FRONTAGE (MINIMUM)** nil
- except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.
- (b) **YARDS (MINIMUM)** 9 metres
- except that in the case of a lot fronting on or flanking Highway 48, the minimum front yard and exterior side yard shall be 14 metres.
- (c) **LOT COVERAGE (MAXIMUM)** 20%
- (d) **HEIGHT OF BUILDING (MAXIMUM)** 11 metres

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof.

SECTION 27 - OPEN SPACE (OS) ZONE (cont.)

27.5 **SPECIAL PROVISIONS**

27.5.1 **PART OF LOT 15, CONCESSION 9 (NG);** **'OS-1'**
(Map 5)

In the area designated 'OS-1' in Schedule 'A' hereto, a private summer camp and an accessory dwelling shall be permitted in addition to those uses shown in Sections 27.1 and 27.2.

The requirements of Section 13.2 shall apply to a private camp except that:

- (a) two beds in a dormitory shall be equated to one guest room in respect to Section 13.2 (b)
- (b) Section 13.2 (j) shall not apply and in its place it shall be required that walls containing windows, where the window leads to a living, dining, sleeping or recreation room, shall be at least 6 metres apart

27.5.2 **WEST HALF OF LOT 16, CONCESSION 9 (NG);** **'OS-2'**
(Map 6)

In the area designated 'OS-2' in Schedule 'A' hereto, a conference centre limited to overnight accommodation for 160 persons, a private camp, and an accessory dwelling shall be permitted uses in addition to those shown in Sections 27.1 and 27.2.

The requirements of Section 13.2 shall apply to a private camp and a conference centre except that:

- (a) two beds in a dormitory shall be equated to one guest room in respect to Section 13.2 (b)
- (b) Section 13.2 (j) shall not apply and in its place it shall be required that walls containing windows, where the window leads to a living, dining, sleeping or recreation room, shall be at least 6 metres apart.

27.5.3 **LOT 1, CONCESSION 4 (NG);** **'OS-3'**
(Map 1)

In the area shown in heavy outline and designated

SECTION 27 - OPEN SPACE (OS) ZONE (cont.)

SETBACKS

Home Sales Centre and Maintenance Yard:

- from public street 11 metres
- from access street 3 metres
- from residential sites 6 metres
- from adjacent residential lots 50 metres

Administrative Centre, Convenience Retail Store, Instamatic Bank Outlet, Laundromat, Personal Service Shop, Recreation Centres, Restaurant, Tuck Shop:

- from public street 200 metres
- from access street 3 metres
- from residential sites 8 metres

Entry Gatehouse:

- from public street 8 metres
- from site boundaries 1 metre

HEIGHT (MAXIMUM) 11 metres

PARKING

Notwithstanding Section 5.28 (h), parking may be provided anywhere on a site.

**27.5.8 PART OF LOT 26, CONCESSION 3 (NG); 'OS-8'
(Map 4)**

Notwithstanding Section 27.1 and 27.2, on those lands shown in heavy outline and designated 'OS-8' in Schedule 'A' hereto, only the following uses shall be permitted:

- a private park having a maximum area of 1.2 hectares
- accessory buildings, structures and uses to any permitted use

SECTION 27 - OPEN SPACE (OS) ZONE (cont.)

27.5.51 **PART OF LOT 5, CONCESSION 8 (G)** **'OS-51'**
(500-2004-0002) **Jackson's Landing, Adult Lifestyle Community** **(Map 6)**

Notwithstanding Section 2.141 and Section 27 of this By-law, on those lands designated 'OS-51' and shown in heavy outline in Schedule 'A' to this By-law permitted uses include Forest and conservation uses, and passive recreational uses, shall be the only permitted uses.

27.5.52 **PART OF LOT 111, PLAN 345** **'OS-52'**
(500-2004-0008) **(Map 2)**

Notwithstanding Section 27.2, the only permitted non-residential uses and structures within the 'OS-52' zone shall be:

- docks
- walkways to docks
- fences
- structures for purposes of storing items for boating. Such storage structures shall be limited to one per parcel of land and shall be no larger in area than 1 square metre and shall not exceed 1 metre in height.
- an access street/road and accessory elements including utilities and streetscape elements.

Notwithstanding Section 5.12, the maximum height of a fence shall be 0.9 metres with the exception of entrance features accessory to the private road, which remain subject to Section 5.12.

Notwithstanding Sections 5.22 and 27.4 (b) and (d), the minimum yards for docks, walkways to docks and storage structures shall be 1 metre except that where a lot line abuts a canal the minimum yard from that lot line shall be nil.

Further, the paved and curbed portion of the access street/road, excluding an entrance feature, shall be a minimum of 15 metres from the water's edge of the canal, situated south of the access street/road.

SECTION 27 - OPEN SPACE (OS) ZONE (cont.)

and designated 'OS-56' in Schedule 'A' hereto, conservation, forestry, offroad pathways and storm water management facilities shall be the only permitted uses. Furthermore, only buildings and structures associated with these uses shall be permitted.

27.5.57 **PART OF LOT 5, CONCESSION 7(G)** **'OS-57'**
(500-2005-0024) **S/S BLACK RIVER ROAD** **(Map 1)**

Notwithstanding Section 27.2, conservation uses shall be the only permitted uses on land shown in heavy outline and designated 'OS-57' in Schedule 'A', and delineated as Area 'A' in Schedule 'B-51' attached hereto. Furthermore on the said land, no buildings or structures shall be permitted.

Further, notwithstanding Section 27.2, conservation and forestry uses shall be the only permitted uses on land shown in heavy outline and designated 'OS-57' in Schedule 'A' and delineated as Area 'B' in Schedule 'B-51' attached hereto. Furthermore on the said land, no buildings or structures shall be permitted, save and except buildings or structures accessory to and necessary for the operation of a communal sewage disposal system.

27.5.58 **PART OF LOTS 20 AND 21, CONCESSION 2(G)** **'OS-58'**
(500-2006-0002) **N/S OLD SHILOH ROAD** **(Map 1)**

Notwithstanding Sections 27.1 and 27.2, on land shown in heavy outline and designated 'OS-58' in Schedule 'A', and further indicated in Schedule 'B-53', the only permitted uses shall be as follows:

- accessory dwelling, one
- camp, private
- clubhouse
- conservation or forestry use
- dormitory
- park
- recreational cabin
- recreational trails and activities
- recreational vehicle

SECTION 27 - OPEN SPACE (OS) ZONE (cont.)

- accessory buildings, structures and uses to any permitted use

Further, notwithstanding Section 2, the following additional definitions shall apply for the purposes of this by-law:

- A '*clubhouse*' shall be defined as "one existing building or structure not exceeding 340 square metres in floor area, used exclusively by members and guests of a private camp for social, cultural, recreational and/or athletic activities. A clubhouse may contain culinary and sanitary facilities but shall not include overnight sleeping accommodations".
- A '*dormitory*' shall be defined as "one existing building or structure not exceeding 65 square metres in floor area, providing temporary overnight sleeping accommodations for guests of a private camp. A dormitory shall not contain culinary or sanitary facilities".
- A '*recreational cabin*' shall be defined as "an existing building or structure not exceeding 45 square metres in floor area, providing temporary overnight sleeping accommodations for members and guests of a private camp. A recreational cabin may contain culinary facilities but shall not include sanitary facilities, save and except where sanitary facilities are existing.
- '*Existing*' shall be defined as a "building, structure or use existing as of March 27, 2006 and which has continued to exist to present".

Further, notwithstanding any provisions to the contrary, the following additional requirements shall apply to a private camp:

- A maximum of 127 campsites shall be permitted;
- Recreational vehicles and recreational cabins shall only be located on individual campsites;
- A maximum of 1 recreational vehicle or recreational cabin shall be permitted per

SECTION 27 - OPEN SPACE (OS) ZONE (cont.)

27.5.75 **PART OF LOT 22, CONCESSION 7(G)** **'OS-75'**
(500-2010-0006) **N/S HIGHWAY 48** **(Map 9)**

Notwithstanding Section 27.2, on lands zoned 'OS-75' in Schedule 'A' attached hereto, conservation uses shall be the only permitted use.

27.5.76 **PART OF LOT 18, CONCESSION 9(NG)** **'OS-76'**
(500-2010-0010) **N/S BASELINE ROAD** **(Maps 6 & 7)**

Notwithstanding Section 27.1 and 27.2 on those lands shown in heavy outline and designated 'OS-76' in Schedule 'A' attached hereto, the following non-residential uses shall also be permitted:

- storm water management facility
- public utilities
- accessory buildings, structures and uses to any permitted use

27.5.77 **PART LOT 1, CONCESSION 4(NG)** **'OS-77'**
(500-2010-0009) **N/E CORNER OF WOODBINE AVENUE** **(Map 1)**
AND RAVENSHOE ROAD

Notwithstanding Section 27.2, on land shown in heavy outline and designated as 'OS-77' in Schedule 'A', attached hereto, conservation uses shall be the only permitted use. Furthermore, on the said land, no buildings or structures shall be permitted.

27.5.78 **PART OF LOTS 3, 4 & 5, CONCESSION 9 (NG)** **'OS-78'**
(500-2010-0012) **S/S LAKE DRIVE EAST** **(Map 5)**

Notwithstanding Sections 27.2, on lands shown in heavy outline and designated 'OS-78' on Schedule 'A' attached hereto, the only permitted non-residential uses shall be the following:

- Conservation and Forestry uses

27.5.79 **PART OF LOT 18 & 19, CONCESSION 9 (NG)** **'OS-79'**
(500-2010-0013) **N/S BASELINE ROAD** **(Maps 6 & 7)**

Notwithstanding Section 27.2, on lands in heavy outline and designated 'OS-79' in Schedule 'A'

SECTION 27 - OPEN SPACE (OS) ZONE (cont.)

27.5.87 **PART OF LOT 9, CONCESSION 3 (NG)** **'OS-88'**
(2013-0066) **PART 1, PLAN 65R-33362** **(Map 2)**

Notwithstanding Section 27.2, a dock, conservation and forestry uses shall be the only permitted uses. Save and except for the dock, no other buildings or structures shall be permitted on land shown in heavy outline and designated 'OS-88' on Schedule 'A' hereto.

27.5.88 **PART LOT 1, CONCESSION 5 (G)** **'OS-87'**
(2013-0109) **PART 3, PLAN 65R-1719** **(Map 1)**
(2013-0140) **2 ELLISVIEW ROAD**

On lands shown in heavy outline and designated 'OS-87' on Schedule 'A' attached hereto, the following provisions shall apply:

- a) Notwithstanding Section 27.2, on lands shown in heavy outline and designated 'OS-87' on Schedule 'A', conservation and forestry uses shall be the only permitted use. Furthermore on the said lands, no buildings or structures shall be permitted.

27.5.89 **PART OF LOT 18, CONCESSION 9 (NG)** **'OS-89'**
(2013-0117) **(Map 6)**

Notwithstanding Sections 27.1 and 27.2, on those lands shown in heavy outline and designated 'OS-89' in Schedule 'A' attached hereto, landscaped areas including the retention of existing trees, and entry features located within an entry feature block shown on a common elements condominium plan, shall be the only permitted uses.

27.5.90 **PART LOT 18, CONCESSION 9 (NG)** **'OS-90'**
(2013-0117) **(Map 6)**

Notwithstanding Sections 27.1 and 27.2, on those lands shown in heavy outline and designated 'OS-90' in Schedule 'A' attached hereto, conservation and forestry uses, including pedestrian trails/paths shall be the only permitted uses.

SECTION 27 - OPEN SPACE (OS) ZONE (cont.)

forestry uses shall be the only permitted uses. Furthermore, on the said lands, no buildings or structures shall be permitted.

27.5.96 **Part of Lot 11, Concession 3 (G)** **'OS-96'**
(500-2017-0001) **7729 SMITH BOULEVARD** **(Map 1)**

Notwithstanding Section 27.2, on land shown in heavy outline and designated 'OS-96' in Schedule 'A', and further indicated in Schedule 'B-80', attached hereto, the only permitted uses shall be conservation and forestry uses. Furthermore, on the said land, no buildings, structures, driveways, septic systems, wells, or site alteration work shall be permitted.

27.5.97 **PART OF LOT 11, CONCESSION 3 (G)** **'OS-97'**
(500-2017-0007) **7721 SMITH BOULEVARD** **(Map 1)**

Notwithstanding Section 27.2, on land shown in heavy outline and designated 'OS-97' in Schedule 'A' attached hereto, and further indicated in Schedule 'B-81', the only permitted uses shall be conservation and forestry uses. Furthermore, no buildings, structures, driveways, septic systems, wells, or site alteration work shall be permitted.

27.5.99 **PART OF LOT 15, CONCESSION 3 (NG)** **'OS-99'**
(500-2018-0006) **S/S OLD HOMESTEAD ROAD** **(MAP 3)**

Notwithstanding Section 28.2, on lands shown in heavy outline and designated 'OS-99' in Schedule 'A' attached hereto, only the following non-residential uses shall be permitted:

- Conservation or forestry use
- Park
- Storm water management facility
- Accessory buildings, structures and uses to any permitted use

Notwithstanding the above, no structures may be permitted within an area zoned 'OS-99' and within the regulated area of the Lake Simcoe Region Conservation Authority unless approval has been

