

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
- 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

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27.2, in that area designated 'OS-6' in Schedule 'A' hereto, snowmobile, hay ride, horseback ride and ski trails, toboggan runs, golf ball driving range, petting zoo and outdoor ice skating facilities shall be permitted.

**27.5.7 PART OF LOTS 23, 24, 25, 26 AND 27, 'OS-7'
CONCESSION 3 (NG); (Map 1)**

Notwithstanding Sections 27.1 and 27.2, only the following uses shall be permitted:

- administrative centre
- agricultural/aquacultural or forestry uses, excluding livestock, mushroom farms and an adventure game
- golf course
- home sales centre
- instamatic bank outlet
- laundromat
- recreation centres
- restaurant
- retail store, convenience not exceeding 250 sq metres
- riding trails
- service shop, personal
- tuck shop
- accessory buildings, structures and uses to any permitted use

Further, notwithstanding Sections 27.1 and 27.2, the following uses shall be prohibited:

- facilities, uses and structures specifically designed and oriented for children

ZONE REQUIREMENTS

For the purposes of this by-law, the following elements of a site will have a similar relation to the site as the elements of a lot have to a lot.

SETBACKS

Home Sales Centre and Maintenance Yard:

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- 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

**27.5.9 PART LOTS 12 AND 13, CONCESSION 9 (NG); 'OS-9'
(Map 1)**

Notwithstanding Section 27.2, in the area shown in heavy outline and designated 'OS-9' in Schedule 'A' hereto, a golf ball driving range and a maximum of four (4) recreational baseball batting cages shall

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buildings and those uses associated with forestry and conservation of the land. Buildings, structures and uses accessory to any permitted use shall also be permitted.

27.5.40 **PART OF LOT 8, CONCESSION 7 (G)** **'OS-40'**
(500-2002-0009) **S/S BLACK RIVER ROAD** **(Map 1)**

Notwithstanding Section 27.2, on land shown in heavy outline and designated 'OS-40' in Schedule 'A', and further indicated in Schedule 'B-38' attached hereto, conservation and forestry uses, in addition to a driveway to provide access to land designated 'RU-194', shall be the only permitted uses. Furthermore, no buildings or structures shall be permitted.

27.5.41 **PART OF LOT 21, CONCESSION 3 (NG)** **'OS-41'**
(500-2002-0010) **(Map 1)**

Notwithstanding Sections 27.1 and 27.2, on those lands zoned 'OS-41' shown in heavy outline in Schedule 'A' hereto, conservation and forestry uses shall be the only permitted uses. Furthermore on the said lands no buildings or structures shall be permitted.

27.5.42 **PART OF LOT 6, CONCESSION 8 (G)** **'OS-42'**
(500-2003-0001) **LOTS 45 TO 74, PLAN 427** **(Map 8)**

Notwithstanding Section 27.2, on land shown in heavy outline and designated 'OS-42' in Schedule 'A', and further indicated in Schedule 'B-39' attached hereto, forestry and conservation uses, in addition to driveways providing access to lands designated 'R', shall be the only permitted uses. Furthermore, no buildings or structures shall be permitted.

27.5.43 **PART OF LOT 5, CONCESSION 3 (NG)** **'OS-43'**
(500-2003-0002) **(Map 1)**

Notwithstanding Sections 27.1 and 27.2, on those lands zoned 'OS-43' shown in heavy outline in Schedule 'A' hereto, only those uses associated with forestry and conservation of the land shall be

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

27.5.52
(500-2004-0008)

PART OF LOT 111, PLAN 345

'OS-52'
(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.

Finally, those parcels of land zoned 'OS-52' shall be only used in conjunction with and accessory to those residential lots zoned 'R1-102', located immediately to the north and within the same plan of subdivision.

27.5.53
(500-2004-0011)

PART OF LOTS 20 AND 21, CONCESSION 6 (G)

'OS-53'
(Map 10)

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

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 individual campsite;
- No new recreational cabins shall be permitted and existing recreational cabins may only be replaced with recreational vehicles;
- Recreational cabins may be expanded to a maximum floor area of 45 square metres; and,
- Save and except in the case of an accessory dwelling, overnight sleeping accommodations within a private camp shall only be permitted

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27.5.72 **LOTS 1, 4 AND 5, PLAN 566** **'OS-72'**
(500-2008-0016) **2, 8 AND 10 SHORE CRESCENT** **(Map 5)**

Notwithstanding Section 27.2, on land shown in heavy outline and designated 'OS-72' in Schedule 'A' and further indicated in Schedule 'B-63' attached hereto, conservation and forestry uses shall be the only permitted uses. Furthermore on the said land, no buildings or structures shall be permitted.

27.5.73 **PART OF LOT 18, CONCESSION 9(NG)** **'OS-73'**
(500-2008-0014) **2007 METRO ROAD NORTH** **(Map 6A)**

Notwithstanding Section 27.2, on land shown in heavy outline and designated 'OS-73' in Schedule 'A' and further indicated in Schedule 'B-64' attached hereto, conservation shall be the only permitted use. Furthermore on the said land, no buildings or structures shall be permitted.

27.5.74 **PART OF LOT 3, CONCESSION 7(G)** **'OS-74'**
(500-2008-0015) **N/S HIGHWAY 48** **(Map 7)**

Notwithstanding Section 27.2, on lands shown in heavy outline and designated 'OS-74' in Schedule 'A' attached hereto, only the following non-residential uses shall be permitted:

- conservation and forestry uses
- passive recreational uses
- public utilities and services
- sanitary sewage pumping station
- accessory buildings, structures and uses to any permitted use

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.

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hereto, conservation or forestry uses, in addition to a driveway providing access to the land designated 'RU-224', shall be the only permitted uses, Furthermore, on the said land, no accessory buildings or structures shall be permitted.