

SECTION 24 - OPEN SPACE (OS) ZONE

24.1 Within an Open Space (OS) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

24.2 PERMITTED USES

24.2.1 Residential Uses:

- a) prohibited

24.2.2 Non-Residential Uses:

- a) agricultural use
- b) public park including a pedestrian walkway and bicycle path
- c) recreational use and passive outdoor recreation
- d) private park.
- e) golf course
- f) accessory food service use for uses permitted in parts b), c), d) and e)
- g) refreshment vehicle accessory to the uses permitted in part b), c), d), and e) subject to section 24.3.10.
- h) conservation and wildlife sanctuary uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife.
- i) public use in accordance with the provisions of Section 3.29

24.3 ZONE PROVISIONS

24.3.1. Refer to Section 3 (General Provisions)

24.3.2 Lot Area (minimum) N/A

24.3.3 Lot Frontage (minimum)

- a) lot served by a public water and sanitary sewer system N/A
- b) other lots 30.0 m (98.43 ft.)

24.3.4 Front Yard Depth (minimum)

- a) lot served by a public water and sanitary sewer system 10.0 m (32.81 ft.)
- b) other lots 30.0 m (98.43 ft.)

24.3.5 Rear Yard Depth (minimum)
i) abuts a Residential Zone or use 7.5 m (24.61 ft.)
15.0 m (49.21 ft.)

24.3.6 Interior Side Yard Width (minimum)
i) abuts a Residential Zone or use 7.5 m (24.61 ft.)
15.0 m (49.21 ft.)

24.3.7 Exterior Side Yard Width (minimum)
a) lot served by a public water and sanitary sewer system 10.0 m (32.81 ft.)

- b) other lots 15.0 m (49.21 ft.)
- 24.3.8 Lot Coverage (maximum)
- a) lot served by a public water and sanitary sewer system 20%
- b) other lots 5%
- 24.3.9 Building Height (maximum) 11.0 m (36.09 ft.)
- 24.3.10 No refreshment vehicle shall be located within 300 m (984.25 ft.) of a restaurant for a period of time exceeding seventy two (72) hours except if the refreshment vehicle is an accessory use associated with the existing restaurant.
- 24.3.11 Off street parking and loading requirements in accordance with Sections 3.40 and 3.41
- 24.3.12 Accessory buildings Refer to Section 3.7
- 24.4 ZONE EXCEPTIONS
- 24.4.1 OS-1, Lots 12, 13 and 14, Concession I (Vespra)
1933 Partridge Road, Roll No. 43 41 010 001 063 00 0000
- The permitted uses within this zone are restricted to those uses existing at the date of the passing of this By-law.
- 24.4.2 OS-2, Lot 10, Concession IV (including a portion of the closed road allowance between west half Lots 10 and 11, Concession IV), (Vespra)
Municipal Address to be assigned, Part of Roll No. 43 41 010 003 055 01 0000
Zoning By-law Amendment No. 2000-054 - JASCO/Sabsiton Subdivision now Bridle Gate Estates Subdivision
- The permitted uses within this zone are restricted to a public stormwater management facility. The zone provisions of this section shall not apply.
- 24.4.3 OS-3, Lot 10, Concession IV (including a portion of the closed road allowance between west half lots 10 and 11, Concession IV), (Vespra)
3 Bridle Trail, Roll No. 4341 010 003 055 40 0000
5 Bridle Trail, Roll No. 4341 010 003 055 38 0000
7Bridle Trail, Roll No. 4341 010 003 055 36 0000
9 Bridle Trail, Roll No. 4341 010 003 055 34 0000
Zoning By-law Amendment No. 200-054 - JASCO/Sabsiton Subdivision now Bridle Gate Estates
- The permitted uses within this zone are restricted to forest and conservation purposes. The zone provisions of this zone shall not apply. No buildings or structures shall be permitted except for the control of erosion or flooding.
- 24.4.4 OS-4, Lot 21, Concession VIII (Flos)
2999 County Road 92, Roll No. 43 41 030 007 071 00 0000
Zoning By-law Amendment No. 2001-024 (Baywood Golf)
- No motor vehicle access is permitted to or from the subject property to any township street and no clubhouse or similar commercial building designed or intended to be habitable is permitted on the subject property, however minor structures or shelters accessory to any permitted use may be permitted.

- 24.4.5 OS-5, Part of Lot 58, Concession 1 E.P.R. (Medonte), Blocks 65 & 66, 51M-694 49 Davenport Drive, Roll Nos. 43 41 020 001 156 00 0000 & 4341 020 001 156 50 0000
Zoning By-law Amendment No. 95-047 - Hedbern / Forest of Hillsdale Subdivision

Permitted uses shall be limited to a public park or playground, a conservation or wildlife area and a County forest.

- 24.4.6 OS-6, Part of Lot 24, Plan 51M-405, Vespra
11 Eder Trail, 43 41 010 006 313 34 0000
Zoning By-law Amendment No. 2002-129 - Snow Valley Resort Lot Addition

The minimum setback for existing structures to any Residential (R) Zone shall be 7.47 metres.

- 24.4.7 OS-7, Snow Valley Secondary Plan, OMB approved Jan. 22/03
Snow Valley Highlands Subdivision

Permitted uses are restricted to a walking trail, and shall be exempt from the minimum lot frontage provision of thirty (30) metres.

- 24.4.8 OS-8, Snow Valley Secondary Plan, OMB approved Jan. 22/03
Snow Valley Highlands Subdivision

The permitted uses within this zone are limited to cross country ski trails, walking and hiking trails, mountain biking trails, forest management, wildlife habitat and piping and appurtenances as required for snow making systems.