

## Section 31 – Open Space (OS) Zone

**31.1.** 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.

### **31.2. Permitted Uses**

31.2.1. Residential Uses:

- a) Prohibited

31.2.2. 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 31.3.10
- 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 General Provisions Section

### **31.3. Zone Provisions**

31.3.1. Refer to Section 3 – General Provisions

31.3.2. Lot Area (minimum) N/A

31.3.3. Lot Frontage (minimum)

	<b>Type of Lot</b>	<b>Provision</b>
a)	lot served by a public water and sanitary sewer system	N/A
b)	other lots	30.0 m (98.43 ft.)

31.3.4. Front Yard Depth (minimum)

	<b>Type of Lot</b>	<b>Provision</b>
a)	lot served by a public water and sanitary sewer system	10.0 m (32.81 ft.)

	<b>Type of Lot</b>	<b>Provision</b>
b)	other lots	30.0m (98.43 ft.)
31.3.5.	Rear Yard Depth (minimum)	7.5 m (24.61 ft.)
	i. Abuts a Residential Zone or use	15.0 m (49.21 ft.)
31.3.6.	Interior Side Yard Width (minimum)	7.5 m (24.61 ft.)
	i. Abuts a Residential Zone or use	15.0 m (49.21 ft.)
31.3.7.	Exterior Side Yard Width (minimum)	

	<b>Type of Lot</b>	<b>Provision</b>
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.)
31.3.8.	Lot Coverage (maximum)	

	<b>Type of Lot</b>	<b>Provision</b>
a)	lot served by a public water and sanitary sewer system	20%
b)	other lots	5%
31.3.9.	Building Height (maximum)	11.0 m (36.09 ft.)
31.3.10.	No refreshment vehicle shall be located within 300 metres (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.	
31.3.11.	Off street parking and loading requirements in accordance with the General Provisions Section.	

#### 31.3.12. Accessory Buildings

Refer to the Accessory Buildings General Provisions.

### 31.4. Zone Exceptions

- 31.4.1. OS-1, Lots 12, 13 and 14, Concession 1 (Vespra)  
1933 Partridge Road, Roll No. 4341 010 001 06300 0000

The permitted uses within this zone are restricted to those uses existing at the date of the passing of this By-law.

- 31.4.2. OS-2, Lot 10, Concession IV (including a portion of the closed RA allowance between West Half Lots 10 and 11, Con IV (Vespra)  
Municipal Address to be assigned, Part of Roll No. 4341 010 003 05501 0000  
ZBA 2000-054 – JASCO/Sabiston 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.

- 31.4.3. OS-3, Lot 10, Concession IV (including a portion of the closed road allowance between west half Lots 10 and 11, Concession IV) (Vespra)  
Zoning By-law Amendment No. 2000-054 – JASCO/Sabiston Subdivision now  
Bridle Gate Estates

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

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.

- 31.4.4. OS-4, Lot 21, Concession VIII (Flos)  
2999 County Road 92, Roll No. 4341 030 007 07100 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.

- 31.4.5. OS-5, Part of Lot 58, Concession 1, E.P.R. (Medonte), Blocks 65 & 66, 51M-694, 49 Davenport Drive, Roll Nos. 4341 020 001 15600 0000 & 4341 020 001 15650 0000, Zoning By-law Amendment N. 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.

- 31.4.6. ,OS-6, Part of Lot 24, Plan 51M-405, (Vespra)  
11 Eder Trail, 4341 010 006 31334 0000  
Zoning By-law Amendment No. 20o02-129 – Snow Valley Resort Lot Addition

The minimum setback for existing structures to any Residential ® Zone shall be 7.47 metres.

- 31.4.7. OS-7, Snow Valley Secondary Plan, OMB approved Jan. 11/03  
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.

- 31.4.8. OS-8, Snow Valley Secondary Plan, OMB approved Jan. 22/03  
Snow Valley Highlands Subdivision and Boothby Crescent Lots

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.

- 31.4.9. OS-9, Midhurst Secondary Plan, OMB approved Oct. 29/14  
Bell-Coutts-Rusdor; D. Hickling; Micks; A & R Hickling; Rome; Midhurst Rose Alliance; Midhurst Rose Alliance Cooney Inc.; Midhurst Rose Alliance O'Brien Inc.

Notwithstanding Section 31.2 of this By-law, on those lands zoned Open Space (OS-9) no development or site alteration shall be permitted until such time as:

- i. Clearance has been obtained from the Ministry of Tourism, Culture and Sport with respect to the archaeological assessment.

- 31.4.10. OS-10, East Part Lot 13, Concession 9, former Vespra  
2630 Vespra Valley Road, Property Roll No. 4341 010 006 09700 0000  
By-law 5000-293 – ZB-2019-005 – 717350 Ontario Limited (Snow Valley Resort)

In addition to the permitted uses under Section 31.2, an accessory residential use (single dwelling unit) for the purpose of security/surveillance for the ski resort is permitted.