

## **SECTION 19 - OPEN SPACE (OS) ZONE**

No person shall within the Open Space (OS) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **19.1 PERMITTED USES**

- 19.1.1** an accessory dwelling unit
- 19.1.2** an athletic field
- 19.1.3** a camping park
- 19.1.4** conservation
- 19.1.5** a conservation area including outdoor recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 19.1.6** a forestry use
- 19.1.7** a private park
- 19.1.8** a public park
- 19.1.9** a boat docking and launching facility

### **19.2 REGULATIONS FOR USES PERMITTED IN SECTION 19.1**

#### **19.2.1** Minimum Lot Area:

- (a) An accessory dwelling unit or camping park 0.4 ha (0.99 ac.)
- (b) Other Permitted Uses Not Applicable

#### **19.2.2** Minimum Lot Frontage:

- (a) An accessory dwelling unit 46.0 m (150.92 ft.)
- (b) A camping park 100.0 m (328.08 ft.)
- (c) Other Permitted Uses Not Applicable

#### **19.2.3** Minimum Front Yard Depth:

- (a) A camping park 15.0 m (49.21 ft.)
- (b) Other Permitted Uses 12.0 m (39.37 ft.)

19.2.4	Minimum Exterior Side Yard Width:	
	(a) A camping park	15.0 m (49.21 ft.)
	(b) Other Permitted Uses	12.0 m (39.37 ft.)
19.2.5	Minimum Interior Side Yard Width:	
	(a) A camping park	15.0 m (49.21 ft.)
	(b) Other Permitted Uses	7.5 m (24.60 ft.)
19.2.6	Minimum Rear Yard Depth:	
	(a) A camping park	15.0 m (49.21 ft.)
	(b) Other Permitted Uses	7.5 m (24.60 ft.)
19.2.7	Minimum Lot Depth for a Camping Park	90.0 m (295.28 ft.)
19.2.8	Minimum Accessory Dwelling Unit Floor Area	93.0 m <sup>2</sup> (1,001.08 ft. <sup>2</sup> )
19.2.9	Maximum Building Height	11.0 m (36.09 ft.)
19.2.10	Maximum Lot Coverage of All Buildings	10%
19.2.11	Minimum Landscaped Open Space	50%
19.2.12	Maximum Number of Dwelling Units Per Lot	1 only

### 19.3 **REQUIREMENTS FOR CAMPING LOTS**

Minimum Area	185.0 m <sup>2</sup> (1,991.39 ft. <sup>2</sup> )
Minimum Frontage	9.0 m (29.53 ft.)

### 19.4 **GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Open Space (OS) Zone shall apply.

## **19.5 SPECIAL OPEN SPACE (OS) ZONES**

### **19.5.1 Open Space-1 (OS-1) Zone – Golf Courses**

Notwithstanding any other provisions of this By-law to the contrary, within the Open Space-1 (OS-1) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) all uses of Section 19.1
- (ii) a golf course
- (iii) an eating establishment accessory to a golf course

- (b) Minimum Lot Area 4.0 ha (9.9 ac.)
- (c) Minimum Lot Frontage 60.0 m (196.8 ft.)
- (d) Minimum Front Yard Depth 15.0 m (49.2 ft.)
- (e) Minimum Interior Side Yard 15.0 m (49.2 ft.)

### **19.5.2 Open Space-2 (OS-2) Zone**

By-law 2012-05

1506 010 008 06550 2458 Base Line Part of Lot 17, Conc. 11

Notwithstanding any other provisions of this By-law to the contrary, within the Open Space-2 (OS-2) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) All uses of the Open Space-1 (OS-1) Zone shall be permitted

(b) Special Regulations:

- (i) Notwithstanding Section 4.25.5 of this By-law, an existing parking area for a golf course shall be located no closer than 1.0 metre of a lot in a Rural Residential (RR) Zone.
- (ii) All other provisions of the OS-1 Zone shall apply.

**19.5.3 Open Space-3 (OS-3) Zone**

By-law 2011-38 Holding

By-law 2013-50 Removal of H Symbol on Select Properties

Safe Harbour

Notwithstanding any other provisions of this By-law to the contrary, within the Open Space-3 (OS-3) Zone the following provisions shall apply:

(a) Permitted Uses:

- A stormwater management facility
- Conservation
- A private park
- A public park

(b) Special Regulations:

(i) Minimum Lot Area:

Not Applicable

(ii) Minimum Lot Frontage:

Not Applicable

**19.5.4 Open Space-4-H (OS-4-H) Zone**

Averton Homes (formerly Beaverbrook)

By-law 2016-39 Part of Lots 20 & 21, Concession 16

15-06-010-007-19000-0000

Notwithstanding any other provisions of this By-law to the contrary, within the OS-4 Zone the following provisions shall apply:

(a) Permitted uses are restricted to:

- Public park
- Private park
- Conservation use”

**19.5.5 Open Space-5-H (OS-5-H) Zone (DELETED)**

By-law 2016-39 Averton Homes (formerly Beaverbrook)

**19.5.6 Open Space-6 (OS-6) Zone**

By-law 2014-31

1506 020 030 07002 661 North Shore Drive East

Part of Lot 9, Broken Front Concession in Front of Concession “A”

Notwithstanding any other provisions of this By-law to the contrary, within the Open Space-6 (OS-6) Zone the following provisions shall apply:

- (a) Permitted Uses:
  - (i) Conservation
  - (ii) Passive Open Space and Passive Recreational Use
  - (iii) A Boat Docking and Launching Facility
  - (iv) A Residential Use shall not be permitted
- (b) Special Regulations:
  - (i) Minimum Lot Area: Not Applicable
  - (ii) Minimum Lot Frontage: Not Applicable
  - (iii) All other provisions of the Open Space (OS) Zone shall apply.

**19.5.7 Open Space-7 (OS-7) Zone**  
Reserved for Bellmere Winds Resort

**19.5.8 Open Space-8 (OS-8) Zone**  
By-law 2016-38 Loucks Trailer Camp  
Part of Lots 9 and 10, Concession 5 (Otonabee)  
Part of 15-06-010-003-00200 and Part of 15-06-010-001-09900

Notwithstanding any other provisions of this By-law to the contrary, within the Open Space-8 (OS-8) Zone, the following provisions shall apply:

- (a) **Permitted Uses:**
  - (i) Residential Uses
    - Prohibited
  - (ii) Non-Residential Uses
    - Conservation
    - A passive recreational use
    - A well and related works for the provision of water
    - A sewage pumping facility and related works
- (b) **Special Definitions:**
  - (i) For the purposes of the Open Space-8 (OS-8) Zone,

“conservation” shall mean the preservation, protection and improvement of the components of the natural environment including natural heritage appreciation, but shall not include a boat docking and launching facility or a marine facility, or any building or structure except as permitted by Section 19.5.8(a) above for water and sewage works.

- (ii) For the purposes of the Open Space-8 (OS-8) Zone, “passive recreational use” shall mean as defined in By-law No. 2010-65. Notwithstanding the above, for the purposes of the OS-8 Zone a passive recreational use shall not include a trail for motorized vehicles, a boat docking and launching facility or a marine facility, or any building or structure except as permitted by Section 19.5.8(a) above for water and sewage works.

**(c) Holding (H) Provisions – OS-8 Zone:**

Where the Open Space-8 (OS-8) zone symbol on Schedule “A” (Map 9) is followed by a holding symbol (“H”), (i.e., “OS-8-H”), holding provisions under Section 36 of the *Planning Act* are in effect. The permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the holding symbol (H1) is removed in accordance with the provisions of Section 36 of the *Planning Act*. Prior to the removal of the holding symbol (H), only uses that existed at the date of the adoption of the holding zone provision shall be permitted.

The Holding symbol (“H”) which applies to the lands subject to the OS-8 Zone shall only be removed after the following matters are secured to the satisfaction of Council:

- (i) A site plan agreement under the provisions of Section 41 of the *Planning Act* has been approved by the Municipality and registered on title. The Site Plan Agreement shall include provisions of Section 14.8.6(e) as may be applicable for the OS-8 Zone.

**(d) Holding (H1) Provisions – OS-8 Zone:**

Where the Open Space-8 (OS-8) zone symbol on Schedule “A” (Map 9) is followed by a holding symbol (“H1”), (i.e., “OS-8-H1”), holding provisions under Section 36 of the *Planning Act* are in effect. The permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the holding symbol (H1) is removed in accordance with the provisions of Section 36 of the *Planning Act*. Prior to the removal of the holding symbol (H), only uses that existed at the date of the adoption of the holding zone provision shall be permitted.

The Holding symbol (“H1”) which applies to the lands subject to the OS-8 Zone shall only be removed after the following matters are secured to the satisfaction of Council:

- (i) The archaeological potential of the area has been evaluated by a qualified archaeologist and the site has been cleared of all archaeological resources to the satisfaction of the Ministry of Tourism, Culture and Sport and clearance for development has been obtained from the Ministry of Tourism, Culture and Sport.
- (ii) A site plan agreement under the provisions of Section 41 of the *Planning Act* has been approved by the Municipality and registered on title. The Site Plan Agreement shall include provisions of Section 14.8.6(e) as may be applicable for the OS-8 Zone.