

SECTION 25. OPEN SPACE (OS) ZONE

The Open Space (OS) Zone applies to and may be found in all land use designations in the Municipality’s Official Plan and applies generally to lands used or proposed to be used for parks and outdoor recreational purposes and cemeteries where buildings and structures are limited. In some instances (e.g. paintball parks), certain outdoor recreational uses are only permitted on specific parcels of land as opposed to as-of-right on any land zoned OS. The use of lands zoned OS for residential purposes is restricted to those situations where accommodation is necessary for the owner, a caretaker or employer whose presence is required on-site. Certain open space uses (e.g. campgrounds or trailer parks, golf courses, paintball parks) are not permitted as-of-right but only in ‘site-specific’ zones.

25.1 GENERAL USE REGULATIONS

25.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Open Space (OS) Zone except for the following purposes:

- cemetery
- conservation area
- dwelling unit or single unit dwelling as an accessory use
- forestry use
- golf course
- private park
- public fairground
- public park

TABLE 25-1
OPEN SPACE (OS) ZONE STANDARDS

1	Maximum Lot Coverage	20%
2	Front Yard Depth	7.5 m
3	Side Yard Width	7.5 m
4	Rear Yard Depth	7.5 m
5	Minimum Distance Separation I In accordance with Minimum Distance Separation (MDS) Formulae as established by the Province and implemented under the guidelines established by the Province, as amended from time- to- time with the exception that the alteration of an existing building or the replacement of an existing building with a new building or dwelling shall be permitted provided the new building or dwelling is situated no closer to a livestock building and structure or manure	

25.2 SPECIAL USE REGULATIONS

25.2.1 DWELLING UNITS

A maximum of one (1) dwelling unit as an accessory use shall permitted as the residence of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to.

25.2.2 SINGLE UNIT DWELLINGS

A single unit dwelling as an accessory use shall comply with the following:

- a) Minimum Lot Area 1,000 m²

- b) Maximum Number of Dwellings
- one (1)

25.3 **SITE-SPECIFIC ZONES**

25.3.1 a) **Defined Area** (*Ballistik Paintball*)

OS-1 as shown on Schedule “C”, Map No. 2.

a) **Permitted Uses**

bed and breakfast establishment
conservation area
forestry use
home occupation
paintball park
single unit dwelling
wildlife sanctuary

25.3.2 a) **Defined Area** (*Joe’s Bush*)

OS-2 as shown on Schedule “A”, Map No. 65.

b) **Permitted Uses**

conservation area
forestry use
hunting preserve
wildlife sanctuary

25.3.3 a) **Defined Area** (*Taylor Pond Complex, Feasby Woodlot*)

OS-3 as shown on Schedule “A”, Map No. 34 and Map No. 79.

b) **Permitted Uses**

conservation area
forestry use
wildlife sanctuary

25.3.4 a) **Defined Area** (*Port Glasgow Beach and Marina*)

OS-4 as shown on Schedule “G”.

b) **Minimum Required Parking Spaces**

- i.) for vehicles100
- ii.) for vehicles with boat trailers50

25.3.6 a) **Defined Area** (*Hope Harbour*)

OS-6-H-3 as shown on Schedule “G” to this By-law.

b) **Permitted Uses**

Sewage treatment plant
Infrastructure and services
Conservation area
Private or Public Park

- c) Notwithstanding the provisions of Section 25 of the By-law, the lands zoned OS-6-H-3 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.