

SECTION 33

OPEN SPACE 1 ZONE (OS1)

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33.1 [Permitted Uses](#)

Accessory uses and buildings.
 Private parks.
 Public open space / parks.
 Recreation uses.

33.2 [Zone Regulations](#)

- | | | | |
|-----|-------------------|-----------|-------------------------|
| (1) | Front Yard Depth: | (minimum) | 7.5m |
| (2) | Side Yard Widths: | (minimum) | 7.5m (each side) |
| (3) | Rear Yard Depth: | (minimum) | 7.5m |
| (4) | Height: | (maximum) | 13.5m |

33.3 [Site and Area Specific Regulations](#)

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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33.3.1 OS1-1 (See Zoning Map Part 3)

33.3.1.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Existing building may be used for the provision of community service by minor institutional uses.

33.3.1.2 Site Zone Regulations - Community Services

- | | |
|--|---|
| (1) Floor Area Restriction: (maximum) | 140m² of floor area may be used by minor institutional uses |
| (2) Front & Rear Yard Depths:(minimum) | as existed on the date of passing of this By-law |
| (3) Side Yard Widths: (minimum) | as existed on the date of passing of this By-law (each side) |
| (4) Height: (maximum) | as existed on the date of passing of this By-law |
| (5) Parking Spaces: (minimum) | 35 parking spaces |

33.3.2 OS1-2 (See Zoning Map Part 15)

33.3.2.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Landfill gas control works.
- (3) Leachate control works.
- (4) Maintenance and remediation of closed landfill.
- (5) Private open space / parks.
- (6) Recreation uses.

33.3.2.2 Site Zone Regulations

- | | |
|---|--|
| (1) Setbacks - Accessory Buildings:
(minimum): | notwithstanding any other regulations set out in this By-law, the minimum side and rear yard setbacks for accessory buildings shall be 5m |
| (2) Other Regulations: | those regulations set out in Section 33.2 shall apply |

33.3.3 OS1-3 (See Zoning Map Part 15)

(22/2004)

33.3.3.1 Permitted Uses

- (1) Accessory uses and buildings.
 - (2) Conservation.
 - (3) Natural area.
 - (4) Nature reserve.
 - (5) Passive recreation.
 - (6) Storm water management.
 - (7) Wildlife refuge.
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