

24.1 USES PERMITTED

No *person* shall within any OS Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the OS *uses* presented in Table 24.1:

TABLE 24.1: USES PERMITTED
• a <i>conservation project</i> ;
• a flood control works;
• a picnic area;
• a <i>passive use park</i> ;
• a public <i>use</i> in accordance with the provisions of Section 5.22 of this Zoning By-Law;

24.2 ZONE PROVISIONS

No *person* shall within any OS Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 24.2:

TABLE 24.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Frontage: Minimum	20 m (65.6 ft)
Lot Area: Minimum	2000 m² (21,528.5 ft ²)
Lot Coverage, Maximum	20% of <i>Lot Area</i>
Lot Depth, Minimum	30 m
Front Yard, Minimum Depth	10 m (32.8 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	10.0 m (32.8 ft)
Interior Side Yard, Minimum Width	7.5 m (24.6 ft)
Setback, Minimum Distance from the Centreline of a County Road	20.0 m (65.6 ft)
Landscaped Open Space, Minimum	30% of <i>Lot Area</i>

TABLE 24.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Height of Building, Maximum	11 m (36.1 ft)
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5
Underlying Zones	No part of any Flood Plain shall be used to calculate any of the Zone Provisions as may be required by this Zoning By-Law for uses in the underlying zone.
Structures within the flood plain	No structure shall be permitted within the flood plain as established by the Conservation Authority with jurisdiction without the written consent of the Conservation Authority.

24.3 SPECIAL PROVISIONS

Mar. 31/21