

26.1 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 26.1:

TABLE 26.1: 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;

26.2 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 26.2:

TABLE 26.2: 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 Lot Area
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 6.

TABLE 26.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
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.

26.3 SPECIAL PROVISIONS

26.3.1 LOCATION: PART LOT 15, CONCESSION 1 (WEST OXFORD); OS-1

26.3.1.1 Notwithstanding Section 26.1, no *person* shall within any OS-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

26.3.1.1.1 RESIDENTIAL USES

Prohibited

26.3.1.1.2 NON-RESIDENTIAL USES

All non-residential *uses* permitted in Section 26.1.

26.3.1.2 That all the provisions in Section 26.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

26.3.2 LOCATION: PART LOT 11, CONCESSION 5 (DEREHAM) MOUNT ELGIN: OS-2

26.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any OS-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All *uses* permitted in Section 26.1 to this Zoning By-Law.

26.3.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any OS-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

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26.3.2.2.1 LOT FRONTAGE

Minimum **20 m (65.6 ft)**

26.3.2.2.2 That all the provisions of the OS Zone in Section 26.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 35-2001)