

ACTIVE USE OPEN SPACE ZONE (OS2)**24.1 USES PERMITTED**

No person shall within any OS2 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following OS2 uses:

a conservation project;  
 a flood control reservoir and associated works;  
 a golf course;  
 a golf driving range and/or miniature golf course;  
 a lawn bowling club;  
 a parking lot;  
 a picnic area;  
 a playground;  
 a passive use park;  
 a private park;  
 a public park;  
 a retail sales outlet, eating establishment or a business office accessory to a permitted use.

**24.2 ZONE PROVISIONS**

No person shall within any OS2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

TABLE 24.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Lot Area</b> Minimum	2000 m <sup>2</sup>
<b>Lot Coverage</b> Maximum for all main buildings and accessory buildings	20% of the lot area
<b>Lot Frontage</b> Minimum	30.0 m
<b>Lot Depth</b> Minimum	30.0 m
<b>Front Yard Depth and Exterior Side Yard Width</b> Minimum	7.5 m

ACTIVE USE OPEN SPACE ZONE (OS2)

TABLE 24.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b><i>Rear Yard Depth</i></b>	
Minimum	10.0 m
<b><i>Interior Side Yard Width</i></b>	
Minimum	7.5 m
<b><i>Setback</i></b>	
Minimum Distance	22.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law
<b><i>Height</i></b>	
Maximum	11.0 m
<b>Parking, Accessory Buildings, etc.</b>	In accordance with the provisions of Section 5 herein

**24.3 SPECIAL PROVISIONS****24.3.1 OS2-1 PARKINSON ROAD AT FINKLE STREET (KEY MAPS 85, 86)**

24.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 22.1 of this By-Law;  
*all uses permitted* in Section 24.1 of this By-Law;  
*a community complex;*

24.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-1 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

24.3.1.2.1 Lot Coverage:

Maximum for all *main buildings*  
and *accessory buildings* 40% of *lot area*

24.3.1.2.2 Height of Building:

No maximum *height* restriction.

(Amended by By-Law 8670-11)

April/11

ACTIVE USE OPEN SPACE ZONE (OS2)

## 24.3.1.2.3 Parking Requirements:

Minimum	100 spaces
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24.3.1.2.4 Notwithstanding any land severance or ownership, those lands zoned OS2-1 shall be considered a single lot for the purpose of this subsection; internal lot lines within this zone shall not be construed to be lot lines for the purpose of zoning regulations provided that all such zoning regulations, as they apply to the whole of the lands zoned OS2-1, are observed.

24.3.1.2.5 That all provisions of the OS2 Zone in Section 24.2 of this By-Law shall apply and further, that all other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Amended by By-Law 8670-11)

24.3.2 **OS2-2 STAFFORD STREET (KEY MAP 64)**

24.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a public park;*  
*a private park.*

24.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-2 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

24.3.2.2.1 Restriction on *Buildings and Structures*:

No *building or structure* shall be *permitted* except where such *building or structure* is associated with infrastructure *permitted* by Section 5.1.11 herein and a methane venting house.

24.3.2.2.2 That all other provisions of the OS2 Zone in Section 24.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

April/11

ACTIVE USE OPEN SPACE ZONE (OS2)**24.3.3 OS2-3 SOUTHGATE CENTRE (KEY MAP 72)**

24.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 24.1 of this By-law;  
*a business or professional office;*  
*a community complex;*  
 a retail sales outlet or business office *accessory to a permitted use.*

24.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-3 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

24.3.3.2.1 Parking Requirements:

Minimum 83 spaces

24.3.3.2.2 That all other provisions of the OS2 Zone in Section 24.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**24.3.4 OS2-4 525 BRANT STREET (KEY MAP 46)**

24.3.4.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any OS2-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

*all uses permitted* in Section 24.1 of this By-law

24.3.4.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any OS2-4 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

24.3.4.2.1 Lot Frontage

Minimum 6 m

24.3.4.2.2 That all provisions of the OS2 Zone in Section 24.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9120-17)

March/17

ACTIVE USE OPEN SPACE ZONE (OS2)

24.3.5 **OS2-5                    DEVONSHIRE AVENUE                    (KEY MAP 32)**

24.3.5.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS2-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

- all *uses* permitted in Section 24.1 of this By-Law;
- a community centre;
- a recreational building (indoor sports)

24.3.5.2        That all the provisions of the OS2 Zone in Section 24.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9346-20)