

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 5.21 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
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)
<b>Lot Area:</b> Minimum	<b>2000 m<sup>2</sup></b> (21,528.5 ft <sup>2</sup> )
<b>Lot Coverage,</b> Maximum	20% of <i>Lot Area</i>
<b>Lot Depth,</b> Minimum	<b>30 m</b>
<b>Front Yard,</b> Minimum Depth	<b>10 m</b> (32.8 ft)
<b>Exterior Side Yard,</b> Minimum Width	
<b>Rear Yard,</b> Minimum Depth	<b>10.0 m</b> (32.8 ft)
<b>Interior Side Yard,</b> Minimum Width	<b>7.5 m</b> (24.6 ft)
<b>Setback,</b> Minimum Distance from the Centreline of a County Road	<b>20.0 m</b> (65.6 ft)
<b>Landscaped Open Space,</b> Minimum	30% of <i>Lot Area</i>

<b>TABLE 24.2: ZONE PROVISIONS</b>	
<b>Zone Provision</b>	<b>Non-Residential Uses</b>
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5
<b>Underlying Zones</b>	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.
<b>Structures within the flood plain</b>	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