

21.1 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 OS1 *uses* presented in Table 21.1:

TABLE 21.1: 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 5.27 of this By-Law;

21.2 ZONE PROVISIONS

No *person* shall within any OS1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 21.2:

TABLE 21.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Frontage: Minimum	20 m (65.6 ft)
Lot Area: Minimum	2,000 m <sup>2</sup> (21,528.5 ft <sup>2</sup> )
Lot Coverage, Maximum	20% of <i>lot area</i>
Lot Depth, Minimum	30 m (98.4 ft)
Front Yard, Minimum Depth	10 m (32.8 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	10 m (32.8 ft)
Interior Side Yard, Minimum Width	7.5 m (24.6 ft)
Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule "C"	20 m (65.6 ft)

TABLE 21.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Landscaped Open Space, Minimum	30% of <i>lot area</i>
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 overlay shall be used to calculate any of the Zone Provisions as may be required by this By-Law for uses in the underlying zone.
Structures within the flood plain	No <i>structure</i> shall be permitted within the flood plain as established by the Long Point Region Conservation Authority without the written consent of the Long Point Region Conservation Authority.

### 21.3 SPECIAL PROVISIONS

#### 21.3.1 LOCATION: LISGAR HEIGHTS

Notwithstanding any provisions of this By-Law to the contrary, no *building* or *structure* other than those necessary for flood or erosion control shall be permitted in an area designated as Block "L", Plan M-42, located east of the *lots* fronting on Van Norman Drive.

#### 21.3.2 LOCATION: NORTH SIDE OF NEWELL ROAD, OS1-1

22.3.2.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *public park*, restricted to natural vegetation and ravine areas, and one or more athletic playing fields, but to exclude any *buildings* and *structures*.

a *public use* in accordance with the provisions of Section 5.23

21.3.2.2 That all other provisions of the OS1 Zone in Section 21.2 of 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*.

## 21.3.3 LOCATION: JOHN POUND ROAD, (OS1-2)

21.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a private park;*  
*a public park;*  
a conservation area;  
*an eating establishment;*  
*a hotel;* and  
a gift shop.

21.3.3.2 Notwithstanding any provision of By-Law Number 1994 to the contrary, no *person* shall within any OS1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 21.3.3.2.1 Location of Permitted Uses

*An eating establishment, a hotel and a gift shop shall only be permitted within the existing building.*

## 21.3.3.2.2 Exterior Side Yard

The *existing building* containing the restaurant, *hotel* and gift shop shall have a minimum *exterior side yard* of **3 m** (9.8 ft).

## 21.3.3.2.3 Easterly Interior Side Yard

The minimum *interior side yard* for the enclosed *deck* located on the eastern side of the *existing building* shall be **6.5 m** (21.9 ft).

## 21.3.3.2.4 Location of Loading Spaces

Required loading spaces for the *existing building* shall be permitted in the westerly *exterior side yard*, provided that they do not encroach on any *street line* or road allowance.

21.3.3.2.5 That all other provisions of the OS1 Zone in Section 21.2 of 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*.

**21.3.4 LOCATION: SOUTHWEST CORNER OF YOUNG STREET AND HIGHWAY #3, OS1-3**

21.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a single detached dwelling;*  
*a home occupation;* and  
*a public use.*

21.3.4.2 Notwithstanding any provision of By-Law Number 1994 to the contrary, no *person* shall within any OS1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 21.3.4.2.1 NUMBER OF SINGLE-FAMILY DWELLINGS PER LOT

Maximum	1
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## 21.3.4.2.2 SETBACK OF DWELLING FROM A RAILWAY PROPERTY

A single-family dwelling shall be setback a minimum of **50 m** (164 ft) from the closest portion of the Trillium Railway property, located to the south of the subject property.

## 21.3.4.2.3 SETBACK OF DWELLING FROM HIGHWAY #3

*A single detached dwelling* shall be *setback* a minimum of **50 m** (164 ft) from the closest portion of the Highway #3 road allowance located to the north of the subject property.

21.3.4.3 That all other provisions of the OS1 Zone in Section 21.2 of 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.

**21.3.5 LOCATION: EAST SIDE OF JOHN POUND ROAD AND HIGHWAY #3, OS-4 AND OS1-4 (H)**

21.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS1-4 and OS1-4(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*uses* listed in Table 21.1; and  
*a golf course*, provided the “H” symbol is lifted in accordance with Section 21.3.6.3 of this By-Law.

## 21.3.5.2 REMOVAL OF THE HOLDING PROVISION

No development or site alteration shall be permitted until such time as written approval has been obtained from the Long Point Region Conservation Authority indicating that the proposed development will not have any significant negative environmental impacts and the holding provision has been removed in accordance with the requirements of the Planning Act, RSO 1990, as amended. Such approval will require the submission of an environmental impact study which demonstrates that the proposed development or site alteration will not have any significant negative environmental impacts on environmental features, unless the requirement for such a study is waived by the Long Point Region Conservation Authority.

21.3.5.3 That all other provisions of the OS1 Zone in Section 21.2 of 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.

21.3.5 LOCATION: **EAST SIDE OF JOHN POUND ROAD (CORONATION PARK), OS1-5**

21.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*uses* listed in Table 21.1; and  
*a public park.*

21.3.5.1.1 That all other provisions of the OS1 Zone in Section 21.2 of 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.

21.3.6 LOCATION: **WEST SIDE OF VIENNA ROAD, OS1-6**

21.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a sewage treatment facility.*

21.3.6.2 That all other provisions of the OS1 Zone in Section 21.2 of 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.

**21.3.7 LOCATION: PART LOT 716, PLAN 500, AND PART 1, REFERENCE PLAN 41R-2656  
(KEY MAP 14)**

21.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any OS1-7 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

- a single detached dwelling;
- an additional residential *dwelling unit* in a single detached dwelling;
- an additional residential *dwelling unit* in an accessory structure.

21.3.7.2 That all of the provisions of the OS1 Zone in Section 21.0 of 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 shall continue to apply *mutatis mutandis*.

(Added by By-Law 2023-023)