

11.3. Open Space Restricted Zone (OS3)

11.3.1. Permitted Uses

Amended by
Bylaws No.
25-91,
157-2000

The following uses are permitted in an OS3 Zone:

- .1 Public parks.
- .2 Private parks.
- .3 Agricultural uses.
- .4 Accessory uses, buildings, and structures.
- .5 Uses permitted in Section 6.1.

11.3.2. Regulations

Amended by
Bylaw No.
178-94

Any use, building, or structure in an OS3 Zone shall be established in accordance with the following:

- .1 All Permitted Uses:
 - .1 Lot Coverage (maximum) 15%
 - .2 Building Height (maximum) 11.0 m
 - .3 Front Yard (minimum) 15.0 m
 - .4 Rear Yard (minimum)
 - .1 Abutting a Residential Zone 15.0 m
 - .2 Abutting any other Zone or lot line 12.0 m
 - .5 Side Yard (minimum)
 - .1 Interior
 - .1 Abutting a Residential Zone 15.0 m
 - .2 Abutting any other Zone or lot line 12.0 m
 - .2 Exterior 15.0 m
 - .6 Landscaped Open Space 40%
 - .7 Parking in accordance with Section 6.18
 - .8 Open Storage Prohibited

- .2 No building or structure shall be permitted in the OS3 Zone except those associated with erosion or flood control, water course protection, bank stabilization, or stormwater management and those associated with a public or private park approved by the Corporation or the Conservation Authority.
- .3 No placing or dumping of fill shall be permitted in any OS3 Zone except in accordance with a permit issued by the Conservation Authority.

11.3.3.

Exceptions

The following Zones apply to specific lands within an OS3 Zone.

.1 Sanitary Landfill Site, Mohawk Street (OS3-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-1 Zone may be used for all of the uses permitted in the OS3 Zone, plus the following use:

- .1 Sanitary landfill site and associated buildings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS3-1 Zone use any lot, or erect, alter or use any building or structure associated with a sanitary landfill site, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the OS3 Zone in Section 11.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.2 Catharine Avenue (OS3-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-2 Zone may be used for all of the uses permitted in the OS3 Zone, plus the following use:

- .1 A parking area associated with a church.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS3-2 Zone use any lot, or erect, alter or use any building or structure for a parking area associated with a church, except in accordance with the following provisions:

- .1 The driveway width shall be a minimum of 6 m and the traffic aisle width shall be a minimum of 6 m.

That all the provisions of the OS3 Zone in Section 11.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
60-92

.3 Garden Avenue/Johnson Road Area (OS3-3)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any OS3-3 Zone may be used for all of the uses permitted in the OS3 Zone, plus the following:

- .1 Uses existing at the date of the passing of this Bylaw.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any OS3-3 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 11.3.3.3.1, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the OS3 Zone in Section 11.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
172-2008

.4 East Side of Garden Avenue & West Side of Johnson Road (OS3-4)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-4 Zone may be used for only the following uses:

- .1 Public parks.
- .2 Private parks.
- .3 Accessory uses, buildings, and structures.
- .4 Uses permitted in Section 6.1.

That all remaining provisions of the OS3 Zone in Section 11.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
69-2009
7-2010

**.5 West of Conklin & South of Blackburn Drive
West of Powell Road & South of Shellard Lane
North of Blackburn Drive (OS3-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-5 Zone may be used for only the following:

- .1 Public parks
- .2 Private parks
- .3 Accessory uses, buildings, and structures
- .4 Uses permitted in Section 6.1

That all remaining provisions of the OS3 Zone in Section 11.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
94-2016

.6 South of Shellard Lane, West of Powell Road, North of Longboat Run (OS3-6)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-6 Zone may only be used for the following uses:

- .1 Passive Open Space.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any OS3-6 Zone use any lot except in accordance with the following provisions:

- .1 No building or structure shall be permitted in the OS3-6 Zone.
- .2 No placing or dumping of fill, no excavation, and no invasive planting shall be permitted in the OS3-6 Zone.

That all the provisions of the OS3 Zone in Section 11.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.