

SECTION 14 OPEN SPACE ZONE

14.0 General Provisions

Within the Open Space (O-1) Zone related to parks, recreation and community uses, no land shall be used, and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Section 14.1, subject to the applicable regulations in this section and Sections 4 (General Regulations) and Section 5 (Transportation Provisions) of this Zoning By-law.

Within the Open Space (O-2) Zone related to the conservation of natural heritage features, the erection of buildings and structures are prohibited unless such structures are related only to public infrastructure or passive trails subject to approval of the Grand River Conservation Authority (GRCA). No lands shall be used except for one or more of the Permitted Uses listed in Section 14.1

14.1 Permitted Uses

Uses	O-1	O-2
Arboretum	✓	
Beekeeping, subject to compliance of the Beekeeping Act		✓
Cemetery	✓	
Club – Private	✓	
Conservation Lands, meaning natural heritage resources including woodlots, wetlands, grasslands, valleylands, water courses, and related buffers and linkages	✓	✓
Crematorium, Funeral Home, and Mausoleum Accessory to a Municipal Cemetery	✓	
Farming (not including a farm residence or the farm related buildings)	✓	✓ ^{2, 4}
Golf Course	✓	
Parks, Pathways and Trails – Active	✓	
Parks, Pathways and Trails – Passive	✓	✓
Public Playgrounds	✓	
Public Recreation Area and/or Facilities	✓	
Restorative, Scientific and Educational Uses solely to the natural and environmental resources and systems on the lands including woodland, wetland, grassland, watercourses, fish and wildlife management and conservation	✓	✓
Township, Region and GRCA flood and erosion control infrastructure	✓	✓
Tree / Forest Management ⁵	✓	✓

Uses	O-1	O-2
Accessory Uses: In conformity with Section 12.2		
Buildings or structures accessory to the foregoing permitted uses	✓	✓ ¹
Office, Training Centre, Meeting Area, Conference Rooms accessory to the foregoing permitted uses	✓	
Retail/Commercial accessory to the foregoing permitted uses	✓ ³	
Restaurant (Including Outdoor Patio) accessory to the foregoing permitted uses	✓ ³	
<p>Note: See Section – definitions that may further describe the permitted uses. Where specific reference to Section 3 is provided in the Add. Reg. column special size requirements are further required.</p> <ol style="list-style-type: none"> 1. Only structures related to public infrastructure or passive trails subject to approval of the GRCA if within their Regulatory Area. 2. Only existing farming established prior to the passing of this Zoning By-law. 3. Restaurants and/or retail sales accessory to permitted O-1 use specifically is limited, if combined, to 30% of the Gross Ground Floor Area of the said permitted O-1 use or 15% of the Gross Floor Area if the said permitted O-1 use has either a restaurant or retail sales. The measurement of the retail sales area is the area of the display plus a 1 metre aisle space depth around the display area. Regulations related to Outdoor Patio see Section 9.3 k). 4. Maple Sugar Shacks used to harvest/process tree sap as part of a farming operation established on the property shall be permitted subject to GRCA approval if within their Regulatory Area, and where applicable an exemption to the Region’s By-law Respecting the Conservation of Trees in Woodlands, as amended. 5. Tree and Forest Management is subject to GRCA approval if within their Regulatory Area, and where applicable an exemption to the Region’s By-law Respecting the Conservation of Trees in Woodlands, as amended.. 		

14.2 Standard Regulations

The following regulations apply to the O-1 Zone for all permitted uses listed in Section 14.1. The Standard Regulations do not apply to O-2 Zone.

Regulations	
Minimum Building Line Setback – Front	6 metres
Minimum Building Line Setback – Flankage	4.5 metres
Minimum Side Yard – each side	3 metres
Minimum Rear Yard	7.5 metres
Maximum Building Height – Main Building	16 metre or 4 storeys, whichever is less
Maximum Building Height – Accessory	4.5 metres
Maximum Lot Coverage	50%
Parking & Loading	In conformity with Section 5
Buffer Strips	In conformity with Section 4.11