

Section 14: Open Space (OS) Zones

14.1 Uses Permitted

No *person* shall within any Open Space (OS) *zone*, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”.

The Open Space *Zones* established by the By-Law are as follows:

- NH** Natural Heritage
- OS1** Open Space
- OS2** Recreational Facilities
- OS3** Recreational Trailer Park

14.1.1 Uses Permitted Table

List of Uses	Zones			
	NH	OS1	OS2	OS3
<i>Agricultural Use</i>	•			
<i>Boat Dock</i>	•	•	•	•
<i>Boat House</i>	•	•	•	•
<i>Boat Ramp</i>	•	•	•	•
<i>Campground</i>			•	•
<i>Cemetery</i>		•		
<i>Community Centre</i>			•	
<i>Conservation and Flood or Erosion Control Projects</i>	•			
<i>Fairground</i>			•	
<i>Forestry</i>	•	•		
<i>Golf Course</i>			•	
<i>Mobile Refreshment Cart</i>		•	•	

List of Uses	Zones			
	NH	OS1	OS2	OS3
<i>Place of Worship</i>		•		
<i>Public Park or Private Park</i>	•	•	•	•
Small-scale <i>structures</i> for passive recreational uses, including boardwalks, footbridges, fences, and picnic facilities	•	•	•	•
<i>Wildlife Management</i>	•	•		

14.2 Zone Requirements for NH Zone

No *person* shall, within any Natural Heritage (NH) zone, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

- a) Notwithstanding the permitted uses in Table 14.1.1, where a building, structure, or use legally existed as of the date of passing of this By-Law, the building, structure, or use may continue to be used for the same purposes and shall be deemed to be legal non-conforming. An addition, expansion, replacement, relocation, or alteration may be permitted to a legal non-conforming building or structure and a non-habitable accessory building or structure may be added in the Natural Heritage Zone subject to the provisions in this By-Law and approval of the County and the Conservation Authority having jurisdiction.
- b) Notwithstanding any provisions of this By-Law to the contrary, no new buildings or changes to an existing building, structure, or use are permitted unless listed as a permitted use in Table 14.1.1 or permitted as per Section 14.2 a), and written authorization is granted by the Conservation Authority having jurisdiction. A permit may be required from the Conservation Authority under The Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, as may be amended.
- c) No new building or structure for an agricultural use, public park, private park, or any accessory use may be located within a key natural heritage feature or key hydrologic feature.
- d) An addition, expansion, replacement, relocation, or alteration of or to an existing building or structure in the Natural Heritage Zone shall comply with the following provisions:

- i. The structure shall meet all requirements of the abutting zone on the same lot or, in the case of a legal non-conforming use or structure located on a property that is wholly zoned Natural Heritage, the regulations of the predominant zone category in proximity to the lot as determined by the County of Brant.
- ii. No addition, expansion, replacement, or relocation to or of an existing building or structure shall be within a *key natural heritage feature* or *key hydrologic feature* unless it is demonstrated that there is no alternative location, and expansion into the feature is minimized and mitigated to the greatest extent possible.

14.3 Zone Requirements for OS1, OS2 and OS3 Zones

No person shall within any Open Space (OS1, OS2, or OS3) zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

14.3.1 Zone Requirements Table

Provisions	Specifications		
	OS1	OS2	OS3
Lot Area, Minimum (sq. m.)	1000	1000	200,000
Lot Frontage, Minimum (metres)	15.0	15.0	15.0
Street Setback, Minimum (metres)	6.0	7.5	25.0
Interior Side Yard Setback, Minimum (metres)	3.0	7.5	15.0
Rear Yard Setback, Minimum (metres)	3.0	7.5	15.0
Lot Coverage, Maximum	40%	40%	40%
Building Height, Maximum (metres)	10.0	10.0	10.0
Maximum Area for individual site in Recreational Trailer Park (sq. m.)	-	-	185
Maximum Area for individual Campsite (sq. m.)	-	150	150

14.4 Special Exceptions NH Zone

By-Law No.	Zone Code	Description
Not Available	NH-1	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> NH-1 on Schedule “A” hereto, a waste treatment facility is permitted. All other requirements of the By- Law shall apply.
227-02, 45-11	NH-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> NH-2 on Schedule ‘A’ hereto, silos and other <i>structures</i> related to a flourmill shall be permitted subject to the approval of the appropriate <i>Conservation Authority</i> . All other requirements of the By-Law shall apply.
146-18	NH-10	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> NH-10 on Schedule “A” hereto, the permitted <i>use</i> of land shall be limited to <i>Landscaped Open Space</i> , excluding pedestrian walkways, <i>patio</i> or similar areas. All other requirements of the By- Law shall apply.
84-19	NH-12	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> NH-12 on Schedule ‘A’ hereto, in addition to the uses permitted within the Natural Heritage (NH) Zone, a seasonal campground consisting of twelve (12) campsites, to permit a tourist oriented business involving boat excursions and its associated parking and to allow the off season storage of recreational vehicles. All other requirements of the By-Law shall apply. (Maps 32 and 33)

14.5 Special Exceptions OS1 Zone

By-Law No.	Zone Code	Description
Not Available	OS1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> OS1-1 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to a <i>cemetery</i> and a church but not including a <i>day care</i> , and an <i>accessory building</i> to any of the permitted <i>uses</i> . All other requirements of the By-Law shall apply.
121-02, 1-03, 133-13,	OS1-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> OS1-2 on Schedule 'A' hereto, <i>uses</i> shall be limited to a <i>place of worship</i> and an <i>existing dwelling unit</i> . The <i>existing dwelling unit</i> shall be subject to the requirements of Agricultural (A) Zone. All other requirements of the By-Law shall apply.
Not Available	OS1-3	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> OS1-3 on Schedule "A" hereto, the lands are recognized as a former <i>waste disposal site</i> . All other requirements of the By-Law shall apply.
95-05, 63-10	OS1-4	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> OS1-4 on Schedule "A" hereto, the <i>height</i> of the <i>building</i> shall not exceed 13.0 meters. All other requirements of the By-Law shall apply.
108-09	OS1-5	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> OS1-5 on Schedule "A" hereto, the following development standards shall apply: Building Location <ul style="list-style-type: none"> a) The yard adjacent to Burwell Street is deemed to be the front yard; b) The existing yards adjacent to the church building-proper shall be deemed to conform to the requirements of the zoning By-Law; c) The minimum interior side yard, adjacent to the rear yard of No. 69 Grand River Street South shall be 1.5 meters; d) The minimum rear yard, adjacent to the north side yard of No. 69 Grand River Street South shall be 1.5 meters;

	<p>e) The rear yard shall be at least 2.0 meters at the south-rear point of the parish hall.</p> <p>Parking</p> <p>a) Parking may be permitted in a front yard;</p> <p>b) Eight (8) parking spaces shall be provided, of which a minimum of two (2) spaces should be reserved for people with disabilities.</p> <p>Site Development</p> <p>a) Maximum lot coverage-60%;</p> <p>b) Minimum landscaped open space-30%</p> <p>Building Height</p> <p>a) Maximum building height, 7.3 meters, which excludes main place of worship building (i.e. existing stone church).</p> <p>All other requirements of the By-Law shall apply.</p>
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14.6 Special Exceptions OS2 Zone

By-Law No.	Zone Code	Description
20-11	OS2-1	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> OS2-1 on Schedule "A" hereto, the minimum <i>side yard setback</i> shall be 4.0 meters from the northerly <i>lot line</i> . All other requirements of the By-Law shall apply.
4-07	OS2-2	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> OS2-2 on Schedule "A" hereto, the following <i>uses</i> and <i>accessory buildings</i> or <i>structures</i> shall be permitted:</p> <ul style="list-style-type: none"> a) golf course including: b) pro shop <ul style="list-style-type: none"> i. restaurant ii. clubhouse iii. banquet hall iv. other accessory uses c) corporate centre with five executive suites for guest accommodation in the <i>existing dwelling</i> including facilities for recreational, social, education and/or meeting purposes; d) <i>private</i> roads, <i>driveways</i>, sidewalks, pathways and emergency access routes serving the lands <i>zoned</i> OS2-2 and the lands <i>zoned</i> R1-9; and private <i>amenity areas</i> for the <i>dwelling units</i> in the R1-9 Zone; <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS2-3	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> OS2-3 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to the following <i>uses</i> and <i>accessory buildings</i> or <i>structures</i>:</p> <ul style="list-style-type: none"> a) an existing agricultural use; b) an <i>existing</i> club house restricted to an expansion of 100%; c) a <i>public or private park</i>, outdoor track facilities, tennis courts, games played on an outdoor playing field, however, such <i>uses</i> shall not include a bandstand, or

		<p>an indoor skating arena, or an <i>auditorium</i>, or a place of assembly except for the <i>existing</i> club house; and</p> <p>d) fish and wildlife management;</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS2-4	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS2-4 on Schedule "A" hereto, the permitted uses shall be limited to a park for passive and active recreational uses, to be maintained and operated in a manner similar to the Municipality's management and operation of its municipal parks. This park is to be for the use and enjoyment of the general public.</p> <p>All other requirements of the By-Law shall apply.</p>
59-91, 12-74, 17-81, 54-93, 40-88, 45-96	OS2-5	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS2-5 on Schedule "A" hereto, the permitted uses shall be limited to:</p> <p>a) a business involving the manufacturing, fabrication and testing of pavement monitoring and testing equipment and an engineering and consulting business; and</p> <p>b) a tourist oriented business involving boating excursions down the Grand River (Adventures on the Grand);</p> <p>c) Related uses shall include but shall not be limited to an eating establishment (tea room), a retail store, picnic area, outside washroom facilities, and bike rentals;</p> <p>All other requirements of the By-Law shall apply.</p>
228-02	OS2-6	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned OS2-6 on Schedule 'A' hereto, a maximum of one (1) accessory dwelling unit located within an accessory structure and used for a security guard or caretaker as required for the operation of the golf course shall be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	OS2-7	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned OS2-7 on Schedule "A" hereto, the permitted uses shall be limited to a business involving a miniature golf facility, accessory buildings for a pro-shop and storage area, a putting and practice area and an existing single detached dwelling. The dwelling shall be subject to the regulations of the Agricultural (A) Zone. All other requirements of the By-Law shall apply.</p>

54-05, 148-06	OS2-8	Notwithstanding any provision of this By-Law to the contrary, within any area zoned OS2-8 on Schedule “A” hereto, the permitted uses shall be limited to a business involving a golf driving range, golf lessons, accessory buildings for a pro-shop and storage area and a putting and practice area. All other requirements of the By-Law shall apply.
131-08	OS2-9	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned OS2-9 on Schedule “A” hereto;</p> <ul style="list-style-type: none"> a) no driveway shall be located in the right (east) side yard of an building, b) a 3.0m landscaped strip shall be provided on the east lot line, c) housing of livestock or poultry shall be limited to the Paris Fair event, and d) all yards shall be measured, and lot coverage calculated, on the basis of the property limits, not internal Zone lines on the lot; <p>All other requirements of the By-Law shall apply.</p>
7-11	OS2-10	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS2-10 on Schedule “A” hereto, the following uses shall be permitted:</p> <ul style="list-style-type: none"> a) conservation use; b) forestry use; c) golf course; d) assembly hall; e) fairground; f) place of worship; g) public and private parks, including playgrounds, picnic facilities, sports fields, a bowling green and tennis courts; h) public parking area; i) recreational establishment; j) recreation or community centre; k) day care; l) museum; and m) accessory use; <p>All other requirements of the By-Law shall apply.</p>

Not Available	OS2-11	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned OS2-11 on Schedule "A" hereto, the permitted uses shall be limited to a driveway to provide access to a nine hole <i>golf course</i> . All other requirements of the By-Law shall apply.
Not Available	OS2-12	<p>Notwithstanding any provision in the By-Law to the contrary, within any area zoned OS2-12 on Schedule "A" hereto, the uses permitted shall be:</p> <ul style="list-style-type: none"> a) a private camp for children and youth in dormitory style housing, b) common meeting and dining facilities, c) an additional residential unit, and d) a non-profit storage building with a maximum floor area of 1,025 square metres, to be used for the collection and distribution of publications and materials used in mission work; <p>Without limiting the generality, the materials used for mission work may include such things as: medical supplies and equipment, educational materials and equipment, publications, bicycles, computers, sewing machines, musical instruments, generators, tools, dry goods, farm equipment, non-perishable food, office supplies and equipment and similar goods to be used in mission work. The minimum requirement for landscaped open space shall be 60%. All other requirements of the By-Law shall apply.</p>

14.7 Special Exceptions OS3 Zone

By-Law No.	Zone Code	Description
Not Available	OS3-1	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> OS3-1 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to a maximum of 85 <i>campsites</i> to be <i>used</i> for <i>recreational vehicles</i> and 15 <i>campsites</i> to be <i>used</i> for the accommodation of tents. Such <i>use</i> shall only be occupied between May 1 st and October 15 th in any given calendar year. All other requirements of the By-Law shall apply.
205-06, 39-12	OS3-2	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> OS3-2 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to 85 <i>trailer</i> sites, which may be occupied only between March 1st and January 31st, inclusive and which must be unoccupied between February 1st and February 28th or February 29, inclusive, and one (1) <i>single detached dwelling</i> which may be occupied year-round. All other requirements of the By-Law shall apply.
Not Available	OS3-3	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> OS3-3 on Schedule "A" hereto, the maximum number of <i>campsites</i> shall be limited to 400 sites of which 30 <i>campsites</i> may be <i>used</i> for tourist <i>trailers</i> or campers between March 15th and December 15th inclusive, while all other <i>campsites</i> may only be occupied between April 1st to October 31st inclusive in any calendar year. All other requirements of the By-Law shall apply.
Not Available	OS3-4	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> OS3-4 on Schedule "A" hereto, the maximum number of <i>campsites</i> shall be restricted to 300 sites, of which 24 <i>campsites</i> may be <i>used</i> for tourist <i>trailers</i> or campers between March 15th and December 15th inclusive while all other <i>campsites</i> may only be occupied between April 1st to October 31st inclusive in any calendar year. Furthermore, one <i>single dwelling unit</i> and one <i>apartment dwelling unit accessory</i> to the <i>trailer camp</i> or <i>campground</i> shall also be permitted. All other requirements of the By-Law shall apply.

Not Available	OS3-5	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-5 on Schedule "A" hereto, the maximum number of <i>campsites</i> shall be restricted to 120 sites.</p> <p>Furthermore, a minimum <i>interior side yard</i> of 4 metres shall be provided and any garbage disposal containers shall be located 20 metres from the <i>lot line</i>.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS3-6	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-6 on Schedule "A" hereto, the maximum number of campsites shall be restricted to 318 sites.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS3-7	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-7 on Schedule "A" hereto, no buildings or structures shall be erected and the lands may only be used for active recreation purposes such as baseball or soccer playing fields. All baseball nets shall be erected within 20 metres of the north end of the lands. In addition, the lands shall not be used for entertainment purposes such as a band shell or a place where bands may play or perform. All other requirements of the By-Law shall apply.</p>
Not Available	OS3-8	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-8 on Schedule "A" hereto, the uses and regulations are as follows:</p> <ul style="list-style-type: none"> (i) Permitted uses shall be limited to <ul style="list-style-type: none"> a) two (2) dwelling units, b) 220 seasonal dwellings or cottages, c) 110 tent and/or trailer camping sites, d) an administrative office, e) an auditorium and service buildings, f) recreational uses including playing fields, a golf course, swimming and/or wading pools, tennis courts, volleyball courts, basketball courts, studios and/or workshops or similar recreational uses for the use of the occupants of the private park. (ii) The 220 seasonal dwellings/cottages shall be limited in size as follows:

		<ul style="list-style-type: none"> - 50 seasonal dwellings/cottages at 90m2 maximum - 40 seasonal dwellings/cottages at 80m2 maximum - 23 seasonal dwellings/cottages at 75m2 maximum - 107 seasonal dwellings/cottages at 47m2 maximum. <p>Each seasonal dwelling/cottage and trailer/camping site shall be a minimum of 148 square metres</p> <p>Each trailer/camping site shall have a minimum of one off-street parking space.</p> <p>An additional 200 off-street parking spaces shall be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS3-9	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-9 on Schedule “A” hereto, in addition to the uses permitted in the OS3 Zone, a children’s camp with all applicable accessory uses shall be permitted. Furthermore, a maximum of three dwelling units and agricultural uses shall also be permitted. Additional uses shall include docks and canoe storage areas, windmill structures and a weather station.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS3-10	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-10 on Schedule “A” hereto, in addition to the uses permitted in the OS3 Zone, two single detached dwellings accessory to the recreational trailer park shall also be permitted. Furthermore, the minimum lot area shall be 4 hectares. All other requirements of the By-Law shall apply.</p> <p>\</p>