

SECTION 18 – OPEN SPACE (OS1) ZONE

18.1 Permitted Uses

Within any Open Space Zone, no **person** shall **use** any **lot** or **erect, alter** or **use** any **building** or **structure** for any purpose except one or more of the following **uses**:

- **Agricultural Use**
- **Accessory Use** (Section 4.2)
- **Accessory Retail Store** or **Office**
- **Campground**
- **Conservation**
- **Dwelling, Detached** (Section 18.2.10)
- **Flood Control Project**
- **Passive Recreation**
- **Recreational Uses**

Notwithstanding the above list, permitted **uses** may be restricted through the General Provisions (Section 4).

18.2 Regulations

Within any Open Space Zone, no **person** shall **use** any **lot** or **erect, alter** or **use** any **building** or **structure** for any purpose except in accordance with the following requirements:

18.2.1	Minimum Lot Area	4,000 m ² (0.4 ha)
18.2.2	Minimum Lot Frontage	30 m
18.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
18.2.4	Minimum Rear Yard	7.5 m
18.2.5	Minimum Interior Side Yard	3 m
	Where the interior side lot line abuts a Residential Zone or lands used for residential purposes, the minimum interior side yard width is 7.5m.	
18.2.6	Minimum Exterior Side Yard	7.5 m (Section 4.19 & Section 4.20)
18.2.7	Maximum Lot Coverage	40%
18.2.8	Maximum Building Height	11 m

18.2.9 Restrictions for Agricultural Uses

Within the Open Space Zone, ***agricultural uses*** shall not be allowed within the Urban Centre or Hamlet Areas.

The provisions of the Agricultural Zone shall apply to ***agricultural uses***.

18.2.10 Restrictions for Residential Use

A ***detached dwelling*** may only exist for the purposes of the owner, caretaker, watchman or other similar ***persons*** employed on the ***lot*** on which such ***dwelling unit*** is located. The regulations of the Rural Residential Zone shall be applied to the ***dwelling unit***.