

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 <i>agricultural uses</i> .
18.2.10	Restrictions for Residential Use A <i>detached dwelling</i> may only exist for the purposes of the owner, caretaker, watchman or other similar <i>persons</i> employed on the <i>lot</i> on which such <i>dwelling unit</i> is located. The regulations of the Rural Residential Zone shall be applied to the <i>dwelling unit</i> .