

**SECTION 11.0**      **OPEN SPACE ZONES**

**11.1.**                      **Open Space Type 1 Zone (OS1)**

11.1.1.  
Amended by  
Bylaws No.  
157-2000

Permitted Uses

The following uses are permitted in an OS1 Zone:

- .1 Public parks.
- .2 Private parks.
- .3 Agricultural uses.
- .4 Golf courses and driving ranges.
- .5 Art galleries.
- .6 Museums.
- .7 Day nurseries.
- .8 Accessory uses, buildings and structures.
- .9 Uses permitted in Section 6.1.

11.1.2.                      Regulations

Any use, building, or structure in an OS1 Zone shall be established in accordance with the following:

.1 Public Parks, Private Parks, Agricultural Uses, Golf Courses, Driving Ranges, Art Galleries, Museums

- .1 Lot Area (minimum)                      1,250.0 m<sup>2</sup>
- .2 Lot Width (minimum)                      20.0 m
- .3 Lot Coverage (maximum)                      15%
- .4 Building Height (maximum)                      11.0 m
- .5 Front Yard (minimum)                      15.0 m
- .6 Rear Yard (minimum)
  - .1 Abutting a Residential Zone                      15.0 m
  - .2 Abutting any other Zone                      12.0 m
- .7 Side Yard (minimum)
  - .1 Interior
    - .1 Abutting a Residential Zone                      15.0 m
    - .2 Abutting any other Zone                      12.0 m  
or lot line

- .2 Exterior 15.0 m
- .8 Landscaped Open Space (minimum) 40%
- .9 Parking in accordance with Section 6.18
- .10 Open Storage in accordance with Section 6.12.
- .2 Day Nurseries
  - .1 In accordance with Section 6.8
- .3 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .4 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

11.1.3. Exceptions

The following Zones apply to specific lands within an OS1 Zone.

**.1 Catharine Avenue (OS1-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-1 Zone may be used for all of the uses permitted in the OS1 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 OS1-1 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 6.0 m and the traffic aisle width shall be a minimum of 6.0 m.

That all the provisions of the OS1 Zone in Section 11.1.2. 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 Water Treatment Plant and Bus Garage, Grand River Avenue (OS1-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-2 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following uses:

- .1 A water treatment plant and associated buildings and structures.
- .2 A bus garage and associated buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the OS1 Zone in Section 11.1.3.2. 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.  
25-91

**.3 Parks, Recreation and Waterfront Advisory Board, Catharine Avenue (OS1-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-3 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 Maintenance and storage yard accessory to the operation of the Parks, Recreation and Waterfront Advisory Board.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-3 Zone use any lot, or erect, alter or use any building or structure for a maintenance and storage yard, except in accordance with the following provisions:

- .1 To the extent that existed at the time of the passing of this Bylaw.

That all the provisions of the OS1 Zone in Section 11.1.2. 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.

**.4 Glenhyrst Gardens (OS1-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-4 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 An accessory dwelling unit.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The existing single-detached dwelling known as 12 Ava Road shall be defined as an accessory dwelling unit, and said dwelling may remain and be occupied as a single-detached dwelling, but the replacement, enlargement or extension of said dwelling shall be prohibited.

That all the provisions of the OS1 Zone in Section 11.1.2. 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.  
128-95

**.5 Sanitary Landfill Site and Water Pollution Control Plant, Mohawk Street (OS1-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-5 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following uses:

- .1 Sanitary landfill site and associated buildings.
- .2 Water Pollution Control Plant and associated buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-5 Zone use any lot, or erect, alter or use any building or structure for a sanitary landfill site or water pollution control plant, except in accordance with the following provisions:

- .1 Front yard (minimum) 8.0m
- .2 Ground floor area (minimum) 5.0% of the lot area
- .3 All other provisions In accordance with Section 10.2.2

That all the provisions of the OS1 Zone in Section 11.1.2. 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.

**.6 539 Mohawk Street (OS1-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-6 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 An animal shelter and accessory uses, buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-6 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the OS1 Zone in Section 11.1.3.2. 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.  
25-91

**.7 545 Mohawk Street (OS1-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-7 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 A private truck storage and repair facility.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-7 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the OS1 Zone in Section 11.1.3.2. 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.

**.8 12 Catharine Avenue (OS1-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-8 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-8 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the OS1 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

**.9 Garden Avenue/Johnson Road Area (OS1-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-9 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following:

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

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-9 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 11.1.3.9.1, 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 OS1 Zone in Section 11.1.2 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.  
195-92

**.10 North Side of Shellard Lane (OS1-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-10 Zone may be used for all of the uses permitted in the OS1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-10 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the OS1 Zone except in accordance with the following provisions:

.1 Lot Width (minimum) 11.0m

That all the provisions of the OS1 Zone in Section 11.1.2 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.  
47-93

**.11 511/529 Mohawk Street (OS1-11)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any OS1-11 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following:

.1 Composting facility and associated buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-11 Zone use any lot, or erect, alter or use any building or structure for a composting facility, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2 save and except the minimum ground floor area which shall be nil.

That all the provisions of the OS1 Zone in Section 11.1.2 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.  
90-96, 150-97  
168-2000

**.12 Northridge Golf Course, Jaycee's Sports Park, Mohawk Park, Lions Park (OS1-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within an OS1-12 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 Restaurants: full service, fast food, take-out (including drive-thru service).

That all the provisions of the OS1 Zone in Section 11.1.2 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.

OMB Order  
R970274

**.13 Pleasant View Golf Course (OS1-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-13 Zone may be used only for the following uses:

- .1 Agricultural uses
- .2 A golf course, but shall not include a miniature golf establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-13 Zone use any lot, or erect, alter or use any building or structure for an agricultural use or golf course, except in accordance with the following provisions:

- .1 Notwithstanding Section 2.12.9.2 a lot in an OS1-13 Zone may not abut a street.
- .2 No buildings or structures shall be located closer than 15.0 metres to any lot line;
- .3 Notwithstanding Section 6.27, a use, building or structure may be established in an OS1-13 Zone with private water supply and/or private sewage disposal facilities that have been approved by the Medical Officer of Health.

- .4 Lot Width (minimum) NIL

That all the provisions of the OS1 Zone in Section 11.1.2 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.  
150-97

**.14 Wayne Gretzky Sports Centre (OS1-14)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any OS1-14 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following uses:

- .1 Restaurants: full service, fast food, take-out (including drive-thru service).
- .2 Amusement arcades.

That all the provisions of the OS1 Zone in Section 11.1.2 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.

OMB Order  
2028

**.15 Glenwood Forest (OS1-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-15 Zone may be used only for the following uses:

- .1 Uses existing at the date of the passing of this Bylaw
- .2 Public pedestrian trails

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-15 Zone erect any building or structure.

That all the provisions of the OS1 Zone in Section 11.1.2 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.  
133-2001

**.16 North of Bell Lane (OS1-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-16 Zone may only be used for the following use:

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

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-16 Zone erect any building or structure.

That all the provisions of the OS1 Zone in Section 11.1.2 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.  
73-2002

**.17 East Side of Beckett Drive (OS1-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-17 Zone may be used for all of the uses permitted in the OS1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-17 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the OS1 Zone except in accordance with the following:

.1	Lot Width (minimum)	17.0m
----	---------------------	-------

That all the provisions of the OS1 Zone in Section 11.1.2 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.  
78-2006

**.18 East Side of Johnson Road (OS1-18)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-18 Zone may be used for all of the uses permitted in the OS1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-18 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the OS1 Zone except in accordance with the following:

.1	Lot Area (minimum)	425.0m <sup>2</sup>
.2	Lot Width (minimum)	15.0m
.3	Lot Coverage (minimum)	40%
.4	Front Yard (minimum)	6.0m
.5	Side Yard (minimum)	
.1	Interior	1.2m
.2	Exterior	3.0m
.6	Rear Yard (minimum)	1.5m

That all the provisions of the OS1 Zone in Section 11.1.2 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.  
122-2007

**.19 West Side of Conklin (South of Shellard) (OS1-19)**

Notwithstanding any provision of this Bylaw to the contrary, no lot within any OS1-19 Zone shall only be used for the following use:

- .1 Woodlot/wetland

That all the provisions of the OS1 Zone in Section 11.1.2 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

**.20 347 Greenwich Street and 22 & 66 Mohawk Street (OS1-20)  
Part 1**