

11.3 Open Space Restricted Zone (OS3)

11.3.1 Permitted Uses

Amended by
Bylaws No.
25-91, 157-2000

The following uses are permitted in an OS3 Zone:

- .1 Public parks.
- .2 Private parks.
- .3 Agricultural uses.
- .4 Accessory uses, buildings, and structures.
- .5 Uses permitted in Section 6.1.

11.3.2 Regulations

Amended by
Bylaws No.
178-94

Any use, building, or structure in an OS3 Zone shall be established in accordance with the following:

- .1 All Permitted Uses:
 - .1 Lot Coverage (maximum) 15%
 - .2 Building Height (maximum) 11.0 m
 - .3 Front Yard (minimum) 15.0 m
 - .4 Rear Yard (minimum)
 - .1 Abutting a Residential Zone 15.0 m
 - .2 Abutting any other Zone or lot line 12.0 m
 - .5 Side Yard (minimum)
 - .1 Interior
 - .1 Abutting a Residential Zone 15.0 m
 - .2 Abutting any other Zone or lot line 12.0 m
 - .2 Exterior 15.0 m
 - .6 Landscaped Open Space 40%
 - .7 Parking in accordance with Section 6.18
 - .8 Open Storage Prohibited
- .2 No building or structure shall be permitted in the OS3 Zone except those associated with erosion or flood control, water course protection, bank stabilization, or stormwater management and those associated with a

public or private park approved by the Corporation or the Conservation Authority.

- .3 No placing or dumping of fill shall be permitted in any OS3 Zone except in accordance with a permit issued by the Conservation Authority.

11.3.3 Exceptions

The following Zones apply to specific lands within an OS3 Zone.

.1 Sanitary Landfill Site, Mohawk Street (OS3-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-1 Zone may be used for all of the uses permitted in the OS3 Zone, plus the following use:

- .1 Sanitary landfill site and associated buildings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS3-1 Zone use any lot, or erect, alter or use any building or structure associated with a sanitary landfill site, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2

That all the provisions of the OS3 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.

.2 Catharine Avenue (OS3-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-2 Zone may be used for all of the uses permitted in the OS3 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 OS3-2 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 m and the traffic aisle width shall be a minimum of 6 m.

That all the provisions of the OS3 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.

.3 Garden Avenue/Johnson Road Area (OS3-3)

Amended by
Bylaws No.
60-92

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any OS3-3 Zone may be used for all of the uses permitted in the OS3 Zone, plus the following:

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

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any OS3-3 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 11.3.3.3.1, 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 OS3 Zone in Section 11.3.2 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.

.4 East Side of Garden Avenue & West Side of Johnson Road (OS3-4)

Amended by
Bylaws No.
172-2008

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-4 Zone may be used for only the following uses:

- .1 Public parks.
- .2 Private parks.
- .3 Accessory uses, buildings, and structures.
- .4 Uses permitted in Section 6.1.

That all remaining provisions of the OS3 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.

.5 West of Conklin & South of Blackburn Drive, West of Powell Road & South of Shellard Lane, North of Blackburn Drive (OS3-5)

Amended by
Bylaws No.
69-2009, 7-2010

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-5 Zone may be used for only the following:

- .1 Public parks
- .2 Private parks
- .3 Accessory uses, buildings, and structures
- .4 Uses permitted in Section 6.1

That all remaining provisions of the OS3 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.

.6 South of Shellard Lane, West of Powell Road, North of Longboat Run (OS3-6)

Amended by
Bylaws No.
94-2016

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-6 Zone may only be used for the following uses:

.1 Passive Open Space.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any OS3-6 Zone use any lot except in accordance with the following provisions:

- .1 No building or structure shall be permitted in the OS3-6 Zone.
- .2 No placing or dumping of fill, no excavation, and no invasive planting shall be permitted in the OS3-6 Zone.

That all the provisions of the OS3 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.

.7 620 Colborne Street West (OS3-7)

Amended by
Bylaws No.
22-2023

.1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule 'A', attached to and forming part of this By-law, any lot within any OS3-7 Zone may be used for only the following use:

.1 Private Park

.2 Notwithstanding Section 2.16.2 of this by-law, a private park shall mean an area of land, other than a Public Park, consisting of open space or amenity space, and used primarily for active or passive recreational purposes.

.3 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any OS3-7 Zone use any Private Park except in accordance with the following provisions:

- .1 No buildings, structures or other uses that may require the use of a footing or base shall be permitted, including but not limited to: fountains, lighting, gazebos, benches, bollards or playground equipment;
- .2 No excavation beyond the first layer of topsoil shall be

permitted. Grasses and shrubs are permitted to be planted within the first layer of topsoil without additional archaeological assessment. Plantings may also occur in raised planter boxes;

- .3 No heavy machinery shall be used in the maintenance and upkeep of a private park;
- .4 No alteration of the existing grades or removal of any perimeter structures shall be permitted;
- .5 All walkways are to remain woodchips;

That all the provisions of the OS3 Zone in Section 11.3.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.