
SECTION 12

OPEN SPACE ZONES

12.1 GENERAL PROHIBITION

No person shall, within any **Open Space Zone**, use any land, or erect, *alter*, enlarge, use or maintain any *building* or *structure* for any *use* other than as permitted in **Table 12.1** of Subsection 12.2 and in accordance with the standards contained in **Table 12.2** of Subsection 12.3, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

12.2 PERMITTED USES

Uses permitted in an **Open Space Zone** are noted by the symbol '✓' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in **Table 12.1**. A number(s) following the symbol '✓', *zone* heading or identified permitted *use*, indicates that one or more conditions apply to the *use* noted, or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted Uses Table, **Table 12.1**.

The **Open Space Zone** established by this By-law is as follows:

OS **Open Space**
 OS-ORM **Open Space – Oak Ridges Moraine**

TABLE 12.1

USE	ZONES	
	OS	OS-ORM
Beach	✓	✓
Camping Ground	✓	✓
Cemetery	✓	✓ (1)
Conservation School	✓	✓ (1)
Dwelling Unit, Accessory	✓	
Fairground	✓	
Fishing Club	✓	
Forest Management	✓	✓
Golf Course	✓	
Hunt Club	✓	
Nursery, Horticultural	✓	✓
Park	✓	✓
Park, Private	✓	✓
Parking Lot, Commercial	✓	✓ (1)

USE	ZONES	
	OS	OS-ORM
<i>Parking Lot, Municipal</i>	✓	✓ (1)
<i>Ski Area</i>	✓	

Footnotes for Table 12.1

- (1) Only permitted in the ORM Countryside Area designations as shown on Schedule “E” to this By-law and Schedule “P” to the Official Plan.

12.3 ZONE STANDARDS

No person shall, within any **Open Space Zone**, use any *lot* or erect, *alter*, use any *building* or *structure* except in accordance with the following *zone* provisions. A number(s) following the *zone* standard, *zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of **Table 12.2**.

TABLE 12.2

STANDARDS	ZONES	
	OS	OS-ORM
Lot Area (Minimum):		
<i>Golf Courses:</i>	4 ha	4 ha
<i>Other Uses:</i>	nil	nil
Lot Frontage (Minimum):		
<i>Golf Courses:</i>	60 m	60 m
<i>Other Uses:</i>	9 m	9 m
Building Area (Maximum):	(1)	(1)
Yards:		
All Yards (Minimum):	7.5 m	7.5 m
Building Separation (Minimum):	3 m	3 m
Building Height (Maximum):	10.5 m	10.5 m
Dwelling Unit Area (Minimum):	55 m ²	55 m ²
Landscape Area (Minimum):	50%	50%
Driveway Setbacks (Minimum):		
(a) <i>fully serviced lot</i> , except that, where a <i>side lot line</i> abuts a residential zone, the minimum <i>driveway setback</i> shall be:	nil	nil
	3 m	3 m
(b) <i>other lots</i> , except that, where a <i>side lot line</i> abuts a residential zone, the minimum <i>driveway setback</i> shall be:	1.5 m	1.5 m
	4.5 m	4.5 m
Parking Space Setbacks from any street line (Minimum):		

STANDARDS	ZONES	
	OS	OS-ORM
(a) from a <i>lot line</i> abutting a residential zone:	4.5 m	4.5 m
(b) from any other <i>lot line</i> :	1.5 m	1.5 m

Footnotes for Table 12.2

- (1) The maximum *building area* shall be the greater of 10% or 20m².