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**SECTION 12**  
**OPEN SPACE ZONES**

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**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	ZONE	
	OS	OS-ORM
<b>Beach</b>	✓	✓
<b>Camping Ground</b>	✓	✓
<b>Cemetery</b>	✓	✓ (1)
<b>Conservation School</b>	✓	✓ (1)
<b>Dwelling Unit, Accessory</b>	✓	
<b>Fairground</b>	✓	
<b>Fishing Club</b>	✓	
<b>Forest Management</b>	✓	✓
<b>Golf Course</b>	✓	
<b>Hunt Club</b>	✓	
<b>Nursery, Horticultural</b>	✓	✓
<b>Park</b>	✓	✓
<b>Park, Private</b>	✓	✓

<b>Parking Area, Commercial</b>	✓	✓ (1)
<b>Parking Area, Municipal</b>	✓	✓ (1)
<b>Ski Area</b>	✓	

**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	ZONE	
	OS	OS-ORM
<b>Lot Area (Minimum):</b>		
<i>Golf Courses:</i>	4 ha	4 ha
<i>Other Uses:</i>	nil	nil
<b>Lot Frontage (Minimum):</b>		
<i>Golf Courses:</i>	60m	60m
<i>Other Uses:</i>	9m	9m
<b>Building Area (Maximum):</b>	(1)	(1)
<b>Yards:</b>		
<b>All Yards (Minimum):</b>	7.5m	7.5m
<b>Building Separation (Minimum):</b>	3m	3m
<b>Building Height (Maximum):</b>	10.5m	10.5m
<b>Dwelling Unit Area (Minimum):</b>	55m <sup>2</sup>	55m <sup>2</sup>
<b>Landscape Area (Minimum):</b>	50%	50%
<b>Driveway Setbacks (Minimum):</b>		
(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
	3m	3m
(b) <i>other lots</i> :	1.5m	1.5m

except that, where a <i>side lot line</i> abuts a residential zone, the minimum <i>driveway setback</i> shall be:	4.5m	4.5m
<b>Parking Space Setbacks from any street line (Minimum):</b>		
(a) from a <i>lot line</i> abutting a residential zone:	4.5m	4.5m
(b) from any other <i>lot line</i> :	1.5m	1.5m

**Footnotes for Table 12.2**

(1) The maximum *building area* shall be the greater of 10% or 20m<sup>2</sup>.