

SECTION 15 - OPEN SPACE ZONE (OS)

No **person** shall within any OS **zone** use any **land** or **erect, alter, or use** any **building** or **structure** for any purpose except in accordance with the following provisions:

Amended by By-law No. Z107-2014

15.1 Permitted Uses, Buildings, and Structures

- (a) a **cemetery**;
- (a.1) a **dog park**;
- (b) a **golf course**;
- (b.1) a **hiking trail**;
- (b.2) a multi-use pathway;
- (b.3) a **passive recreational use**;
- (c) a **public park**;
- (d) a sports field, baseball diamond;
- (e) a **swimming pool**;
- (f) a tennis court;
- (g) **accessory uses, buildings, and structures**.

15.2 Requirements for Permitted Uses

15.2.1	Lot Area, Minimum	540	square metres
15.2.2	Lot Frontage, Minimum	18	metres
15.2.3	Lot Depth, Minimum	30.0	metres
15.2.4	Front Yard, Minimum	6.0	metres
15.2.5	Interior Side Yard, Minimum	4.5	metres
15.2.6	Exterior Side Yard, Minimum	6.0	metres
15.2.7	Rear Yard, Minimum	7.5	metres
15.2.8	Building Height, Maximum	10.5	metres
15.2.9	Lot Coverage, Maximum	40.0	per cent
15.2.10	Landscaped Open Space, Minimum	20.0	per cent
15.2.11	Parking Requirements		

In accordance with the provisions of Section 5.21.

15.3 Requirements for Accessory Uses, Buildings, and Structures

In accordance with the provisions of Section 5.1.

15.4 Special Provisions

15.4.1 OS-1

- (a) Location: Part of Lot 17, Concession 19.
- (b) Notwithstanding the provisions of Section 15.1, a **commercial club**, a **private club**, and a curling rink and **accessory uses** are also **permitted** on the land within the "OS-1" **zone** as shown on Schedule "A" to this By-law.
- (c) All other provisions of the OS **zone** shall apply.

Amended by By-law No. Z14-2000

15.4.2 OS-2

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard)
- (b) Notwithstanding the provisions of Section 15.2.2 of this By-law to the contrary, the minimum **lot frontage** for the land within the “OS-2” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z14-2000) shall be 6.0 metres.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z99-2013

15.4.3 OS-3

- (a) Location: Part of Lots 35 and 36, and Part of Tracy Street (Closed), Registered Plan No. 371
- (b) Notwithstanding the provisions of Section 15.2.2 of this By-law to the contrary, the minimum **lot frontage** for the land within the “OS-3” **zone** as shown on Key Map 6 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z99-2013) shall be 6.0 metres.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z112-2014

15.4.4 OS-4

- (a) Location: Part of Lot 23, Thames Concession and Part of Salina Street (closed), Registered Plan No. 235
- (b) Notwithstanding the provisions of Section 15.2.2 of this By-law to the contrary, the minimum **lot frontage** for the land within the “OS-4” **zone** as shown on Key Map 6 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z112-2014) shall be 7.0 metres.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z128-2018

15.4.5 OS-5

- (a) Location: Part of Lots 21 and 22, Concession 18, Key Map 18
- (b) Notwithstanding the provisions of Section 15.2.2, the minimum **lot frontage** for those lands zoned “OS-5” shall be 6.0 metres.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z134-2019

15.4.6 OS-6

- (a) Location: Part of Lots 15 and 16, Concession 17, Key Map 2
- (b) Notwithstanding the provisions of Section 15.2.2, the minimum lot frontage requirement shall not apply to those lands zoned “OS-6”.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z146-2021

15.4.6A OS-6A

- (a) Location: 151 Water Street North, Lots 14-17, inclusive W/S Wellington Street and Lots 13-17, inclusive E/S Water Street, Registered Plan No. 225 Part of Lot 16, Concession 17, KeyMap 7
- (b) Notwithstanding the provisions of Section 15.1, the following provisions shall

apply to those lands zoned "OS-6":

- (i) Permitted uses are limited to landscaped open space.
- (c) Section 4.4 shall not apply.
- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-Law No. Z155-2023

15.4.7 OS-7

- (a) Location: 769 Queen Street East, Key Map 10
- (b) Notwithstanding the provisions of Section 15.1, a **short-term rental accommodation** is an additional permitted use on those lands zoned "OS-6", with a maximum of 21 units permitted.
- (c) Notwithstanding the provisions of Sections 3, 5, 15.1 and 15.2, the following provisions shall apply to those lands zoned "OS-6":
 - (i.) Minimum **Front Yard:** 4.5 metres
 - (ii.) Minimum **number of parking spaces** shall be 1.25 spaces per unit.
 - (iii.) **Short-term rental accommodation** means a dwelling unit that is used for any period of less than 28 consecutive days and is operated by the owner of the St. Marys Golf and Country Club. Short-term rental accommodation shall not include a hotel, motel, dwelling apartment, dwelling boarding or lodging house. The principal use of the dwelling unit shall be for the short-term rental accommodation accessory to the existing golf course, restaurant, and wedding venue operations.

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