

23.1 USES PERMITTED

No *person* shall within any OS Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the OS *uses* presented in Table 23.1:

TABLE 23.1: USES PERMITTED	
•	a <i>conservation project</i> ;
•	a flood control works;
•	a picnic area;
•	a <i>passive use park</i> ;
•	a public use in accordance with the provisions of Section 5.23 of this Zoning By-Law;

(Added by By-Law 06-2009-Z)

23.2 ZONE PROVISIONS

No *person* shall within any OS Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 23.2:

TABLE 23.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Frontage: Minimum	20 m (65.6 ft)
Lot Area: Minimum	2000 m ² (21,528.5 ft ²)
Lot Coverage, Maximum	20% of <i>lot area</i>
Lot Depth, Minimum	30 m (98.4 ft)
Front Yard, Minimum Depth	10 m (32.8 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	10.0 m (32.8 ft)
Interior Side Yard, Minimum Width	7.5 m (24.6 ft)
Setback, Minimum Distance from the Centreline of a County Road	20.0 m (65.6 ft)
Landscaped Open Space, Minimum	30% of <i>lot area</i>
Height of Building, Maximum	11 m (36.1 ft)

TABLE 23.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5
Underlying Zones	No part of any Flood Plain shall be used to calculate any of the Zone Provisions as may be required by this Zoning By-Law for <i>uses</i> in the underlying zone.
Structures within the flood plain	No <i>structure</i> shall be permitted within the flood plain as established by the Conservation Authority with jurisdiction without the written consent of the Conservation Authority.

(Added by By-Law 06-2009-Z)

23.3 SPECIAL PROVISIONS23.3.1 LOCATION: PT LTS 163 & 164, PLAN 388; PTS 1 & 5, 41R-4662 AND PT LT 11, CONC. 9 (SOUTH NORWICH), DOVER STREET, OTTERVILLE, OS-1 (KEY MAP 61)

23.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any OS-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 23.1 of this Zoning By-Law.

23.3.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any OS-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

23.3.1.2.1 LOT FRONTAGE

Minimum, where *sanitary*
sewers are not available

5.0 m (16.4 ft)

23.3.1.2.2 That all of the provisions of the OS Zone in Section 22.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 06-2009-Z)

23.3.2 LOCATION: PT LT 21, CONC. 9 (SOUTH NORWICH), SONS STREET, SPRINGFORD OS-2 (KEY MAP 71)

23.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any OS-2 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

- all *uses* permitted in Section 23.1.
- 23.3.2.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any OS-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:
- 23.3.2.1.2.1 LOT FRONTAGE
- Minimum 16.0 m (52.4 ft)
- 23.3.2.1.2.2 LOT AREA
- Minimum 1,510 m² (16,254 ft²)
- 23.3.2.1.2.3 That all the provisions of the OS Zone in Section 23.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.
- (Added by By-Law 06-2009-Z)
- 23.3.3 LOCATION: PT LOT 10, CONC. 4 (NORTH NORWICH) PART 1, 41R-10479 OS-3 (KEY MAP 41)
- 23.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'OS-3' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
- all *uses permitted* in Section 23.1 of this Zoning By-Law.
- 23.3.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'OS-3' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:
- 23.3.3.2.1 LOT FRONTAGE
- Minimum 10 m (32.8 ft)
- 23.3.3.3 That all provisions of the 'OS' Zone in Section 23.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.
- (Added by By-Law 06-2009-Z)
(Deleted and Replaced by By-Law 02-2025-Z)
- 23.3.4 LOCATION: PT LT 7, CONC. 4 (NORTH NORWICH), OS-4 (KEY MAP 46)
- 23.3.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any OS-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following:
- a flood control structure or facility.

23.3.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any OS-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

23.3.4.2.1 LOT FRONTAGE

Minimum 6 m (19.7 ft)

23.3.4.2.2 LOT AREA

Minimum 1,132 m² (12,185.1 ft²)

23.3.4.2.3 That all the provisions of the OS Zone in Section 23.2 of this Zoning By-Law, as amended, shall apply; and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 03-2010-Z)

23.3.5 LOCATION: PT LT 10, CONC. 4 (NORTH NORWICH), PT 1, 41R-10480 OS-5 (KEY MAP 41)

23.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'OS-5' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 23.1 of this Zoning By-Law.

23.3.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'OS-5' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

23.3.5.2.1 LOT AREA

Minimum 475 m² (5,112.8 ft²)

23.3.5.2.2 LOT FRONTAGE

Minimum 16 m (52.5 ft)

23.3.5.3 That all provisions of the 'OS' Zone in Section 23.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 02-2025-Z)

23.3.6 LOCATION: PART OF LOT 10, CONCESSION 4 (NORTH NORWICH), OS-6 (KEY MAP 38)

23.3.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'OS-6' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *conservation project*;
a public *use* in accordance with the provisions of Section 5.23 of this Zoning By-Law.

23.3.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'OS-6' Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

23.3.6.2.1 LOT FRONTAGE

Minimum **10 m (32.8 ft)**

23.3.6.3 That all provisions of the 'OS' Zone in Section 23.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 02-2025-Z)

23.3.7 **LOCATION: PART OF LOT 10, CONCESSION 4 (NORTH NORWICH) OS-7 (KEY MAP 38)**

23.3.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'OS-7' Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 23.1 of this Zoning By-Law.

23.3.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'OS-7' Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

23.3.7.2.1 LOT FRONTAGE

Minimum **5 m (16.4 ft)**

23.3.7.3 That all provisions of the 'OS' Zone in Section 23.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 02-2025-Z)