

24.1 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 24.1:

TABLE 24.1: USES PERMITTED
• a <i>conservation project</i> ;
• a flood control works;
• a picnic area;
• a <i>passive use park</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.21 of this Zoning By-Law;

24.2 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 24.2:

TABLE 24.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Frontage: Minimum	20 m (65.6 ft)
Lot Area: Minimum	2,000 m² (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 Exterior Side Yard, Minimum Width	10 m (32.8 ft)
Rear Yard, Minimum Depth	10 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 m (65.6 ft)
Landscaped Open Space, Minimum	30% of <i>lot area</i>
Height of Building, Maximum	11 m (36.1 ft)
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5

TABLE 24.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
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.

(Deleted and Replaced by By-Law 2267-2021)

24.3 SPECIAL PROVISIONS

24.3.1 Location: Block 42, Plan 41M-97 (Blenheim), Plattsville, OS-1 (Key Map 4)

24.3.1.1 Notwithstanding any provision 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:

a shed *accessory* to a *single detached dwelling* located on the same *lot*;
a public *use* in accordance with Section 5.21 of this Zoning By-law.

24.3.1.2 Notwithstanding any provision of this 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 in accordance with the following provisions:

24.3.1.2.1 *LOT FRONTAGE*

The minimum *lot frontage* shall be the *lot frontage existing* as of the passage of this by-law or created by consent or part lot control.

24.3.1.2.2 *LOT AREA*

The minimum *lot area* shall be the *lot area existing* as of the passage of this Zoning By-law or created by consent or part lot control.

24.3.1.2.3 No *person* shall erect any *building or structure* without the prior approval of the Grand River Conservation Authority (GRCA).

24.3.1.3 That all of the provisions of the OS Zone in Section 24.2 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*.

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(Deleted and Replaced by By-Law 2267-2021)

24.3.2 **Location: Part Lot 17 & 18, Concession 13 (Blenheim), OS-2 (Key Map 6)**

24.3.2.1 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 the following:

- a conservation project;
- a flood control works;
- a public use accordance with the provision of Section 5.20 of this Zoning By-law

24.3.2.2 Notwithstanding any provision 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 in accordance with the following provisions:

24.3.2.2.1 SPECIAL PROVISIONS FOR *BUILDINGS* OR *STRUCTURES*

No *buildings* or *structures* shall be permitted except for a fence, provided that it does not impede stormwater surface flow.

24.3.2.2.2 That all provisions of the OS Zone in Section 24.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2292-2022)