

8.4. OPEN SPACE ZONE 3 (OS3) REGULATIONS

8.4.1. GENERAL REGULATIONS

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| 8.4.1.1. | <u>Permitted Uses:</u> | (a) Farm use;
(b) Private, public and commercial recreational uses and, without limiting the generality of the foregoing, may include a clubhouse, restaurant, marina or similar uses;
(c) summer cottages;
(d) residential uses which lawfully exist on the day of the passing of this by-law;
(e) Home occupations and accessory uses. Buildings and structures for the permitted uses. |
| 8.4.1.2. | <u>Permitted Buildings and Structures:</u> | Buildings and structures for the permitted uses. |
| 8.4.1.3. | <u>Lot Area:</u> | (a) One (1) acre for the uses set out in subsection 8.4.1.1 (a) and (b);
(b) for those uses set out in subsection 8.4.1.1. (c) and (d)
(i) 15,000 square feet where public sanitary sewage disposal facilities and piped public water supply are not available;
(ii) 7,500 square feet where public sanitary sewage facilities are <u>Not</u> available but piped public water supply is available;
(iii) 4,000 square feet where public sanitary sewage disposal facilities and piped water supply are available. |
| 8.4.1.4. | <u>Lot Frontage:</u> | |
| | 8.4.1.4.1. Where Clause 8.4.1.3.(a) applies: | 200 feet |
| | 8.4.1.4.2. Where Clause 8.4.1.3.(b)(i) applies: | 100 feet |
| | 8.4.1.4.3. Where Clause 8.4.1.3.(b)(ii) applies: | 75 feet |
| | 8.4.1.4.4. Where Clause 8.4.1.3.(b)(iii) applies: | 40 feet |
| 8.4.1.4. | <u>Lot Depth:</u> | 100 feet. |
| 8.4.1.5 | <u>Lot Coverage:</u> | (a) 25% maximum for the main buildings;
(b) 8% maximum for the accessory buildings. |
| 8.4.1.6. | <u>Location of Buildings and other Structures:</u> | |
| | 8.4.1.6.1. Front Yard: | 25 feet; |
| | 8.4.1.6.2. Side Yards: | 10 feet; |
| | 8.4.1.6.3. Rear Yard: | equal to the height of the main building, except that a detached accessory building shall not be erected within 2 feet of the rear lot line and a side lot line. |

8.4.1.7.	<u>Height:</u>	(a) 2 storey maximum for the main building;
8.4.1.7	<i>(OS3) Height</i>	(b) 18 feet maximum for accessory buildings and structures. ³⁶
8.4.1.8.	<u>Floor Area Ratio:</u>	0.40 maximum.
8.4.1.9.	<u>Off-Street Parking:</u>	(a) 1 parking space per summer cottage;
		(b) 1½ parking spaces per dwelling unit;
		(c) In the case of a clubhouse, restaurant, arena, or other recreational facility with seating provisions, 10 spaces plus one for every 100 square feet of floor area or playing area, whichever is the greater.

8.4.2. SPECIAL USE REGULATIONS

Notwithstanding other applicable provisions of this by-law, and in addition to the General Use Regulations contained in this subsection shall apply to the area or areas defined:

8.4.2.1.		
8.4.2.1.1.	<u>Defined Area:</u>	OS3-1 shown on the Zoning Map, Parts 3 and 5.
8.4.2.1.2.	<u>Other Permitted Uses:</u>	The area defined may be used for the purpose of a mobile home park.

(OS3-2 property rezoned to R1-19 and OS2-4 through By-law 2361, March 14th, 1988.)

(OS3-3 zone repealed through By-law 1769, November 22nd, 1976.)

(OS3-4 zone repealed through By-law 1769, November 22nd, 1976.)

8.4.2.5		
8.4.2.5.1	<u>Defined Area:</u>	OS3-5 as shown on the Zoning Map, Part 2(e).
8.4.2.5.2	<u>Prohibited Uses:</u>	The uses and permitted by subsection 8.4.1.1.
8.4.2.5.3	<u>Prohibited Buildings and Structures:</u>	Buildings and structures permitted by subsection 8.4.1.2.
8.4.2.5.4	<u>Exceptions:</u>	(a) drainage purposes (b) conservation purposes
8.4.2.5.5	<u>Permitted Buildings and Structures:</u>	Buildings and structures erected by a municipal corporation or conservation authority for uses permitted by subsection 8.4.2.5.4. ³⁷
8.4.2.6		
8.4.2.6.1	<u>Defined Areas:</u>	OS3-6 as shown on the Zoning Map Parts 2(f) and 3(f).
8.4.2.6.2	<u>Prohibited Uses:</u>	Subject to 8.4.2.6.3 the uses permitted by subsection 8.4.1.1 (b) to (e) inclusive.
8.4.2.6.3	<u>Other Permitted Uses:</u>	Conservation, drainage, flood control and recreational uses excluding any recreational use requiring or involving the use of a vehicle or device propelled or driven other-wise than by muscular power.
8.4.2.6.4	<u>Permitted Buildings and Structures:</u>	No Building and structure shall be permitted except buildings and structures erected by a municipal or

³⁶ Updated subsection by Clause 1 to By-law 215, June 26th, 2000.

³⁷ Added new subsection by Clause 3 to By-law 1760, October 18th, 1976.

DYNAMIC BEACH STANDARD (DBS) REGULATIONS

SECTION 13

13.1 GENERAL USE REGULATIONS

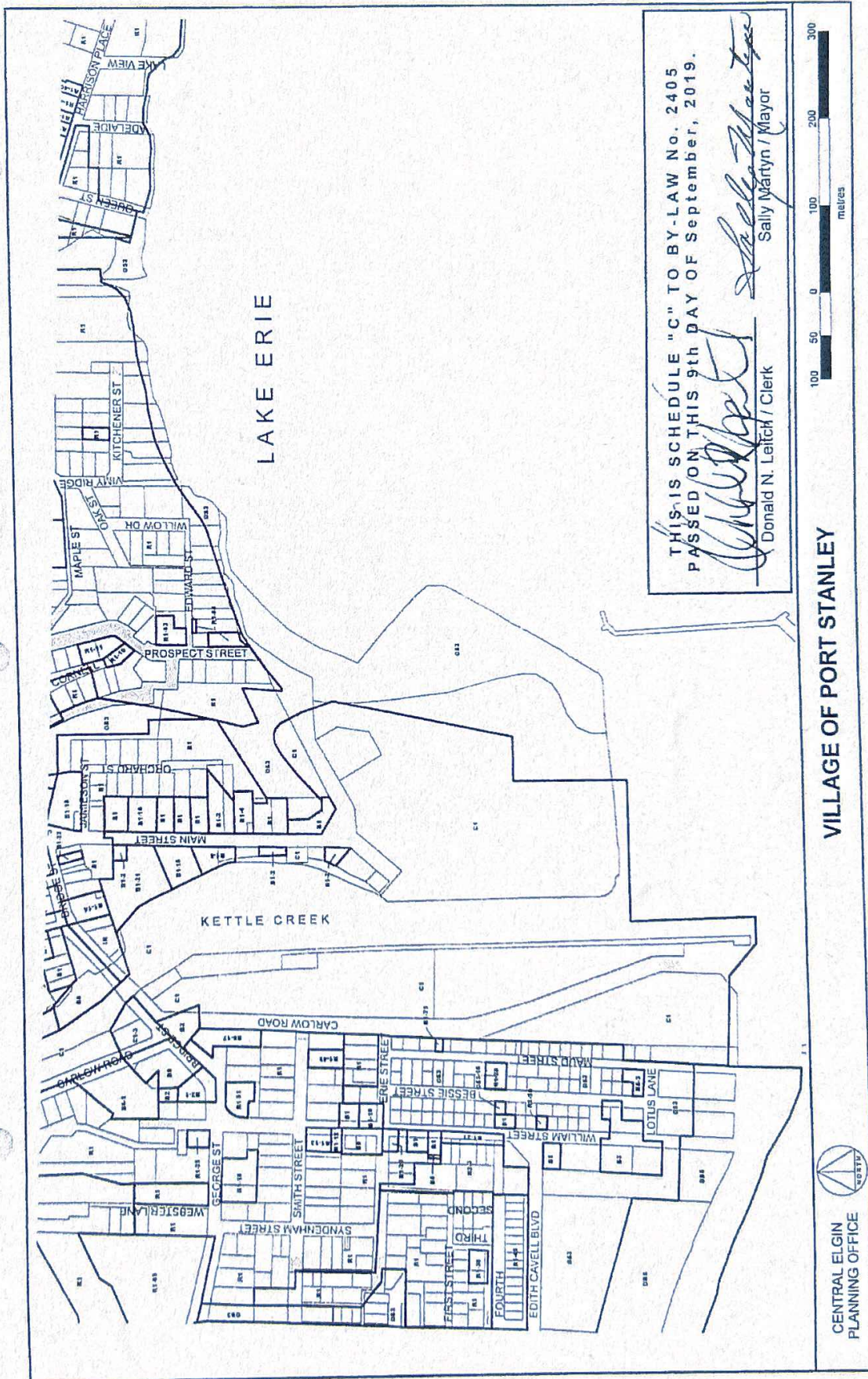
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| 13.1.1. | <u>Defined Area:</u> | DBS as shown on Zoning Map Parts I(av), 2(ab) and Schedule 22. |
| 13.1.2. | <u>Permitted Uses:</u> | <ul style="list-style-type: none">(a) Conservation and Beach management practices;(b) Beach Recreational Uses. |
| 13.1.3. | <u>Permitted Buildings and Structures:</u> | <ul style="list-style-type: none">(a) No building or structure shall be erected for any purpose.(b) Notwithstanding subsection 13.1.3 (a) the following buildings and structures are permitted:<ul style="list-style-type: none">(i) Buildings and structures erected by the Municipal Corporation or Conservation Authority for uses permitted by subsection 13.1.2 including, but not limited to, lifeguard stands and snow or sand fences.¹⁸³ |

¹⁸³ Added new section by Clause 5 to By-law 2999, May 27th, 1996.

VILLAGE OF PORT STANLEY BY-LAW NO. 1507
ZONING MAP AND SCHEDULES

SECTION 3

MAP PART 1



THIS IS SCHEDULE "C" TO BY-LAW NO. 2405
PASSED ON THIS 9th DAY OF SEPTEMBER, 2019.

Donald N. Leitch
Donald N. Leitch / Clerk

Sally Martyn
Sally Martyn / Mayor

