

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:

<b>TABLE 24.1: USES PERMITTED</b>
• a conservation project;
• a flood control works;
• a picnic area;
• a passive use park;
• a public use 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:

<b>TABLE 24.2: ZONE PROVISIONS</b>	
<b>Zone Provision</b>	<b>Non-Residential Uses</b>
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)
<b>Lot Area:</b> Minimum	<b>2,000 m<sup>2</sup></b> (21,528.5 ft <sup>2</sup> )
<b>Lot Coverage,</b> Maximum	<b>20%</b> of lot area
<b>Lot Depth,</b> Minimum	<b>30 m</b> (98.4 ft)
<b>Front Yard,</b> Minimum Depth	<b>10 m</b> (32.8 ft)
<b>Exterior Side Yard,</b> Minimum Width	
<b>Rear Yard,</b> Minimum Depth	<b>10 m</b> (32.8 ft)
<b>Interior Side Yard,</b> Minimum Width	<b>7.5 m</b> (24.6 ft)
<b>Setback,</b> Minimum Distance from the Centreline of a County Road	<b>20 m</b> (65.6 ft)
<b>Landscaped Open Space,</b> Minimum	<b>30%</b> of lot area
<b>Height of Building,</b> Maximum	<b>11 m</b> (36.1 ft)
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5

TABLE 24.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Underlying Zones</b>	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.
<b>Structures within the flood plain</b>	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*.

(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)

**24.3.3 LOCATION: PART LOT 18 AND R/A BETWEEN LOTS 18 & 19, CONCESSION 7 (BLENHEIM), OS-3 (KEY MAP 32)**

24.3.3.1 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* for any purpose except the following:

All *uses permitted* in Section 24.1 of this Zoning By-law;

24.3.3.2 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* for any purpose except in accordance with the following provisions:

24.3.3.2.1 SPECIAL PROVISIONS FOR *BUILDINGS* OR *STRUCTURES*

No *buildings* or *structures* shall be permitted.

24.3.3.3 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 2403-2023)

24.3.4 **LOCATION: WEST SIDE OF OXFORD ROAD 3, SOUTH OF MAITLAND STREET, PART 1, 41R-10687, OS-4 (KEY MAP 30)**

24.3.4.1 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 the following:

*all uses permitted* in Section 24.1 of this Zoning By-Law.

24.3.4.2 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* except in accordance with the following provisions:

24.3.4.2.1 LOT AREA

Minimum **1,851 m<sup>2</sup>** (19,924 ft<sup>2</sup>)

24.3.4.3 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 Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2456-2024)

24.3.5 **LOCATION: NORTH SIDE OF OXFORD ST EAST, PT LT 12, CONC. 7 (BLENHEIM), PT 2, PT OF PTS 3 AND 4., 41R-10074, OS-5 (KEY MAP 28)**

24.3.5.1 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 24.1 of this Zoning By-Law.

24.3.5.2 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:

24.3.5.2.1 *LOT FRONTAGE*

Minimum **6 m** (19.7 ft)

24.3.5.3 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 Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2501-2025)

24.3.6 LOCATION: PT LT 17, CONC. 12 (BLENHEIM), PTS 1-3, 41R-10551, 24 PLATT ST SOUTH OS-6 (KEY MAP 64)

24.3.6.1 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:

*all uses permitted* in Section 24.1 of this Zoning By-Law.

24.3.6.2 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:

24.3.6.2.1 *LOT FRONTAGE*

Minimum **10 m (32.8 ft)**

24.3.6.3 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 Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2518-2025)