

**SECTION 40: WEST NEIGHBOURHOOD - OPEN SPACE wn-OS ZONE****40.1 Permitted Uses**

The following uses are permitted in the West Neighbourhood - Open Space wn-OS Zone:

- (1) park;
- (2) conservation;
- (3) storm water management;
- (4) buildings and structures accessory to the foregoing permitted uses.

**40.2 Zone Provisions**

No person shall use any land or erect or use any building or structure in a West Neighbourhood - Open Space wn-OS Zone, except in accordance with Section 6 General Provisions and with the following:

- |  |     |
|--|-----|
| (a) Minimum Lot Area (hectares)  | 0.4 |
| (b) Minimum Lot Frontage (metres)  | 45  |
| (c) Front Yard Setback (metres)  | 7.5 |
| (d) Rear Yard Setback - 7.5 metres except that the rear setback abutting a Residential Zone or existing residential use shall be 12 metres;                      |     |
| (e) Interior Side Yard Setback - 7.5 metres, except that an interior side setback abutting a Residential Zone or an existing residential use shall be 12 metres; |     |
| (f) Exterior Side Yard Setback (metres)  | 7.5 |
| (g) Maximum Lot Coverage - 30 percent except where municipal services are not available, lot coverage shall be 15 percent;                                       |     |
| (h) Maximum Building Height (metres)   | 11  |

**40.3 Provisions for Accessory Buildings and Structures in a wn-OS Zone**

Accessory buildings and structures in a wn-OS Zone are permitted subject to the following provisions:

- (a) No accessory building or structure shall be used for human habitation;
- (b) An accessory building or structure is not permitted in a front yard or an exterior side yard;
- (c) Not be located within, or partially within, any utility easement, corridor or storm drainage swale;

- (d) The setback from a rear or interior side lot line shall be .6 metres; except that where the rear or interior side lot line abuts a Residential Zone the setback shall be 3 metres from said lot line;
- (e) The maximum height of any accessory building or structure shall be 4.5 metres;
- (f) Maximum lot coverage for all accessory buildings and structures shall not exceed ten percent (10%) of lot area.