

**SECTION 41: WEST NEIGHBOURHOOD - OPEN SPACE AND INSTITUTIONAL wn-OS/I ZONE****41.1 Permitted Uses**

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

- (1) a separate elementary school;
- (2) a public elementary school;
- (3) a place of worship;
- (4) a park;
- (5) uses, buildings and structures accessory to the foregoing permitted uses.

**41.2 Zone Provisions**

No person shall use any land or erect or use any building or structure in a West Neighbourhood - Open Space and Institutional wn-OS/I 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 (metres)                          | 7.5 |
| (e) | Interior Side Yard Setback (metres)                 | 7.5 |
| (f) | Exterior Side Yard Setback (metres)                 | 7.5 |
| (g) | Minimum Landscaped Open Space (percent of lot area) | 10  |
| (h) | Maximum Lot Coverage (percent of lot area)          | 40  |

**41.3 Provisions for Accessory Buildings and Structures in a wn-OS/I Zone**

Accessory buildings and structures in a wn-OS/I 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 7.5 metres;

- (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.

#### 41.4 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

##### **wn-OS/I - 1**

Notwithstanding the provisions of the West Neighbourhood - Open Space and Institutional wn-OS/I Zone, the lands indicated as wn-OS/I - 1 on Schedule A6 may be used as:

- (i) a Separate Elementary School and/or Public Elementary School in accordance with the West Neighbourhood - Open Space and Institutional Zone - wn-OS/I provisions; or
- (ii) a park in accordance with the West Neighbourhood - Open Space Woodlot Zone - wn-OSW provisions; or
- (iii) residential uses in accordance with the West Neighbourhood First Density Residential wn-RIF Zone provisions. This provision will come into effect on December 4, 1997 if the lands have not been acquired by Welland County Separate School Board. Any party may request to speak to the Ontario Municipal Board about the time limit of the provision prior to expiration of two year period.

##### **wn-OS/I - 2**

Notwithstanding the provisions of the West Neighbourhood - Open Space and Institutional wn-OS/I Zone, the lands indicated as wn-OS/I - 2 on Schedule A6 may be used as:

- (i) a Separate Elementary School and/or Public Elementary School in accordance with the West Neighbourhood - Open Space and Institutional Zone - wn-OS/I provisions; or
- (ii) a park in accordance with the West Neighbourhood - Open Space Woodlot Zone - wn-OSW provisions; or
- (iii) residential uses in accordance with the West Neighbourhood First Density Residential wn-RIF Zone provisions.

##### **wn-OS/I - 3**

Notwithstanding the provisions of the West Neighbourhood - Open Space and Institutional wn-OS/I Zone, the lands indicated as wn-OS/I - 3 on Schedule A6 may be used as:

- (i) a place of worship in accordance with the West Neighbourhood - Open Space and Institutional Zone - wn-OS/I provisions; or

- (ii) a park in accordance with the West Neighbourhood - Open Space Woodlot Zone - wn-OSW provisions; or
- (iii) residential uses in accordance with the West Neighbourhood First Density Residential wn-RIF Zone provisions.

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