

SECTION 21 OPEN SPACE (OS) ZONE REGULATIONS

The Open Space (OS) Zone is intended to apply to lands designated in the Official Plan as “Open Space” in the Township of Wellesley.

21.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Open Space (OS) Zone except for the following purposes:

Agricultural uses (not including the keeping of livestock);

Campground;

Conservation area;

Fairgrounds;

Forestry use;

Golf course (but not including a miniature golf course as a main use);

Recreational uses;

Public or private parks;

Parking area (public);

Public utility facilities and services;

Buildings and structures accessory to the above uses;

Accessory uses to the above permitted uses.

21.2 MINIMUM LOT AREA

4,000.0 m²

21.3 MINIMUM LOT FRONTAGE

30.0 m

21.4 MAXIMUM LOT COVERAGE

20 %

21.5 MAXIMUM BUILDING HEIGHT

10.5 m

21.6 MINIMUM YARD DEPTHS AND WIDTHS

7.5 m

21.7 EXCEPTIONS – OPEN SPACE (OS) ZONE

- 21.7.1** Defined Area Added by By-law 8-97
OS-1 as shown on Schedule “B”, Map 3 to this By-law
Permitted Uses
Park
Open Space
- 21.7.2** Defined Area Added by By-law 8-97
OS-2 as shown on Schedule “B”, Map 3 to this By-law
Permitted Uses
Storm water retention pond
Open space
- 21.7.3** Defined Area Added by By-law 13-11
OS-3 as shown on Schedule “B”, Map 4 to this By-law
Additional Permitted Uses
The office or consulting room of a professional such as a lawyer, engineer, accountant, travel agent, real estate agent, teacher or musical instructor
The office of a trade such as a painter, contractor, plumber, carpenter or electrician
The workroom for a dress-maker, milliner or a crafts-maker
Personal services such as a chiropractor, hairdresser, aesthetician or massage therapist
Accessory uses to the above permitted uses
Additional Restrictions
- i. There shall be no outside storage of materials, containers, equipment or products permitted. Furthermore, there shall be no outdoor display of products or other materials.
 - ii. No use permitted herein shall be obnoxious, offensive or dangerous by reason of presence, emission or production in any manner of odour, dust, smoke, noise, fumes, or vibrations;
 - iii. No use permitted herein shall result in any undue odour, dust, smoke, noise, fumes, or vibrations escaping to any adjoining premises;
 - iv. No use permitted herein shall create a public nuisance, particularly in regard to noise, traffic and parking;
 - v. No manufacturing or assembly shall be permitted except for the fabrication of handmade articles of clothing, arts or crafts;
 - vi. No retail use shall be permitted, except retail of products directly related to, manufactured, fabricated, or processed on the premises. That retail use shall be located within the main building, and may not exceed 25% of the ground floor area of the main building.
 - vii. Each internal use shall be devoted no less than 63.3 m²;

- viii. The sale of refreshments to the public is not permitted;
- ix. No residential uses, lodging uses or bed and breakfast establishments shall be permitted;
- x. No additional uses permitted by this by-law (items a. to f.) will be located below the main level of the existing main building or below the elevation of 350.00 m;
- xi. No delivery of materials will be permitted to the property from a vehicle that has a gross registered weight exceeding 5,000 kilograms;
- xii. Off-street parking shall be provided in accordance with Section 4.30 of Zoning By-law 28/2006.