

SECTION 36

OPEN SPACE (OS) ZONE

36.1 GENERAL PURPOSE OF THE OS ZONE

The Open Space (OS) Zone is a two-tier zone. The OS1, OS2 and OS3 Zone variations are intended to be applied to areas located outside of conservation lands (hazard lands, floodplain and steep slopes) and areas which are not environmentally significant. The OS1 Zone variation is typically applied to City and private parks with no or few structures. The OS2 Zone variation is applied to City and private parks with structures and includes a broader range of larger uses which can generate more traffic and activity. It is the only variation which permits structures. All the other zone variations permit very limited or no structures. The OS3 Zone variation is applied to cemeteries which have no alternative uses.

The OS4 and OS5 Zone variations are the most restrictive open space zone variations and are applied to lands which have physical and/or environmental constraints to development. A very limited range of structures is permitted subject to site specific studies. The OS4 Zone variation is intended to be applied to hazard lands; specifically the floodway, steep slopes and lands that may be subject to erosion as well as landfills and contaminated sites. Development within the OS4 Zone is regulated pursuant to the *Conservation Authorities Act*. The variation is intended to provide for development of low impact recreational facilities that do not normally include structures or buildings, and require locations within or adjacent to the floodplain. Buildings may require floodproofing, dry and safe access, etc. if located in flood fringe areas, subject to the *Conservation Authorities Act*.

The OS5 Zone variation applies to important natural features and functions that have been recognized by Council as being of City-wide, regional, or provincial significance and identified as components of the Natural Heritage System of the Official Plan. In order to protect the identified features and functions, permitted activity is limited to a range of low-impact uses associated with passive recreation, conservation and ecosystem management. Development and site alteration is permitted only if it has been demonstrated through an appropriate study that there will be no negative impacts on the features and functions for which the area has been identified. (Z.-1-94236) (Z-1-051390) (Z.-1-202871)

36.2 PERMITTED USES

No person shall erect or use any building (where permitted) or structure (where permitted), or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any variation for any use other than the following uses: (Z-1-051390)

1) OS1

The following are permitted uses in the OS1 Zone variation:

- a) Conservation lands;
- b) Conservation works; (Z-1-051390)
- c) Cultivation of land for agricultural/horticultural purposes;
- d) Golf courses;
- e) Private Parks;
- f) Public Parks;
- g) Recreational golf courses;
- h) Recreational buildings associated with conservation lands and public parks (Z-1-051390)
- i) Campground; (Z-1-051390)
- j) Managed forest (Z-1-051390)

2) OS2

The following are permitted uses in the OS2 Zone variation:

- a) Any use permitted in the OS1 Zone variation (Z.-1-015390)
- b) Commercial recreational establishments;
- c) Community centres;
- d) (deleted by Z-1-051390)
- e) (deleted by Z-1-051390)
- f) (deleted by Z-1-051390)
- g) (deleted by Z-1-051390)
- h) Institutions;
- i) Private outdoor recreation clubs;
- j) (deleted by Z-1-051390)
- k) (deleted by Z-1-051390)
- l) Public swimming pools;
- m) Recreational buildings;
- n) (deleted by Z-1-051390)
- o) (deleted by Z-1-051390)
- p) Riding stables;
- q) Sports fields; (Z-1-051390)
- r) Golf driving range; (Z-1-051390)
- s) Miniature golf course; (Z-1-051390)
- t) Go kart track; (Z-1-051390)
- u) Batting cages; (Z-1-051390)
- v) Tennis court; (Z-1-051390)
- w) Playground; (Z-1-051390)

3) OS3

The following are permitted uses in the OS3 Zone variation:

- a) Cemeteries.

4) OS4

The following are permitted uses in the in the OS4 Zone variation:

- a) Conservation lands;
- b) Conservation works (Z-1-051390)
- c) Golf courses without structures;
- d) Private parks without structures;
- e) Public parks without structures;
- f) Recreational golf courses without structures;
- g) deleted by Z-1-051390
- h) Cultivation or use of land for agricultural/horticultural purposes; (Z-1-051390)
- i) Sports fields without structures (Z-1-051390)

5) OS5

The following are permitted uses in the OS5 Zone variation:

- a) Conservation lands;
- b) Conservation works (Z-1-051390)
- c) Passive recreation uses which include hiking trails and multi-use pathways (Z-1-051390)
- d) Managed woodlots (Z-1-051390)

36.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any OS Zone variation except in conformity with the regulations as set out in Table 36.3.

1) LANDS WITH BOTH ECOLOGICAL (OS5 AND ER) AND HAZARD CONSTRAINTS (OS4)

In situations where the OS5 Zone variation is applied to hazard lands including the floodway, flood fringe and steep slopes, the hazard features will still need to be addressed/studied as a result of any development or site alteration. Conversely, where the OS4 Zone variation is applied to natural features the significance of those features will still need to be addressed/studied as a result of any development or site alteration. (Z-1-051390)

36.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard OS Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 36.2 and/or Section 36.3 shall apply.

a) OS1 Zone Variation

OS1(1)

- a) Permitted Uses:
- i) Pollution control plants.

OS1(2)

- a) Additional Regulations:
- i) Setback for structures and services both above and below grade from Highway 401 road allowance existing on the day this amendment was passed. 18 m (59.0 ft)
(Z.-1-091879)

OS1(3)

- a) Regulations:
- i) No minimum lot frontage requirement.
 - ii) No minimum lot area requirement.
(Z.-1-112020)

OS1(4) 1349, 1351, 1357 & 1361 Commissioners Road West

The area of the lands so zoned shall be included with the Residential-zoned lands in the Residential R8 Special Provision (R8-4(36)) Zone for the purpose of calculating lot area, density, lot coverage and landscaped open space.
(Z.-1-162540)

OS1(5) 379 Sunningdale Road West

- a) Regulations
- i) Lot Frontage (Minimum): 9 metres (29.53 feet)
 - ii) Lot Area (Minimum): 0.080 hectares (0.20 acres)
(OMB Decision: Nov 15, 2017 – Z.-1-172626)

OS1(6) 21 Norlan Avenue

- a) Additional Permitted Use:

- i) Farm Gate Sales
(Z.-1-202813)

- OS1(7) 1176, 1200, 1230 Hyde Park Road and portion of 1150 Gainsborough Road
 - a) Regulation[s]
 - i) Lot Frontage (minimum)
(Z.-1-202869) 5 metres (16.4 feet)

- OS1(8) Old Victoria Hospital Lands Phase II
 - a) Regulations
 - i) Lot Area (Minimum) 1,350 sq m
(14,531.28 sq ft)
(Z.-1-202877)

- OS1(9) 18 Elm Street
 - a) Regulations
 - i) Minimum Lot Area (min)
(Z.-1-223044) 2000 sq.m.

- b) OS2 Zone Variation**
 - OS2(1)
 - a) Additional Permitted Uses:
 - i) A campground.

 - OS2(2)
 - a) Permitted Uses:
 - i) Any use permitted in the OS1 Zone variation;
 - ii) Commercial recreational establishment;
 - iii) Community centres;
 - iv) Institutions;
 - v) Private outdoor recreation clubs;
 - vi) Public swimming pools;
 - vii) Recreational buildings.

 - b) Additional Permitted Uses ancillary to, and associated with, a commercial recreation establishment:
 - i) Day care centres;
 - ii) Libraries;
 - iii) Convenience service establishments;
 - iv) Convenience stores;
 - v) Restaurants.

 - c) Regulations:
 - i) Total Gross Floor Area for all Restaurants (Maximum) 200 square metres
(2,153 square feet)
 - ii) Total Gross Floor Area for all Convenience service establishments and Convenience stores (Maximum) 200 square metres
(2,153 square feet)
 - iii) Total Gross Floor Area 650 square metres

	(Maximum)	(6,997 square feet)
iv)	Lot Area (Minimum)	1500 square metres (16,146 square feet)
v)	Front Yard Depth (Minimum)	3.0 metres (9.8 feet)
vi)	Interior Side Yard (Minimum)	2.8 metres (9.2 feet)
vii)	Lot Coverage (Maximum)	42%
viii)	Parking (Minimum)	6 spaces

OS2(3) 2426 Wickerson Road

- a) Additional Permitted Use:
 - i) Passive Recreation Use
- b) Regulation
 - i) No minimum lot area requirement.
 - ii) No minimum lot frontage requirement. (Z.-1-172607)

OS2(4) 50 King Street & 399 Ridout Street North

- a) Additional Permitted Uses:
 - i) All permitted uses in the DA2() zone variation
- b) Regulations
 - i) No minimum lot frontage, lot area, lot coverage, landscaped open space or setback requirements (Z.-1-233148)

c) OS3 Zone Variation

OS3(1)

- a) Permitted Uses:
 - i) On those lands designated Open Space in Schedule "A", Land Use, to the Official Plan for the City of London, a Cemetery use is permitted.
- b) Prohibited Uses:
 - i) Structures related to assembly, mausoleum or crematorium. (OMB File No. R 020008, Order Issue Date December 24, 2004, Decision/Order No. 1972, Amendment No. 239).

OS3(2) 493 Springbank Drive

- a) Additional Permitted Use:
 - i) A Funeral Home
- b) Regulations
 - i) Front Yard Setback (Minimum) 5 metres (Z.-1-162509)

d) OS4 Zone Variation

OS4(1)

- a) Permitted Uses:

- i) Pollution control plants.
- OS4(2) Adelaide and Windermere
 - a) Permitted Uses:
 - i) Commercial recreation establishments in existing buildings.
- OS4(3)
 - a) Permitted Uses:
 - i) Parking areas.
- OS4(4)
 - a) Permitted Uses:
 - i) Batting cages;
 - ii) Bumper boats;
 - iii) Go-kart tracks;
 - iv) Paddle boats;
 - v) Waterslides.
- OS4(5)
 - a) Permitted Uses:
 - i) Take-out restaurant.
 - b) Regulations:
 - i) Permitted Buildings
Existing buildings at the date of passing of the By-law.
 - ii) Notwithstanding the definition of take-out restaurant, eating and/or dining facilities are prohibited in the existing building. (O.M.B. File #O 920043/R 910387 - Appeal #2017 June 4, 1993)
- OS4(6)
 - a) Additional Use:
 - i) Existing twenty (20) metre roadway area giving access to and from permitted uses. (Z.-1-041220)
- OS4(7)
 - a) Additional Permitted Uses(s):
 - i) Accessory parking and an access driveway in association with the self-storage establishment to the west of these lands. (OMB Decision/Order No: 2920, Issue Date: November 8, 2007)
- OS4(8)
 - a) Permitted Buildings and Structures:
 - i) Existing storage building converted for seasonal recreational uses associated with an adjacent outdoor sports field.
 - b) Regulations:
 - i) Lot Area (minimum) 2000 m2 (21,528 sq.ft.)
 - ii) East Interior Side Yard Depth (minimum) 1.2 metres (3.9 ft.)
 - iii) Lot Coverage (maximum) 20%
(Z.-1-081735)

- OS4(9)
- a) Additional Permitted Uses:
 - i) Transport truck trailer parking in association with a use permitted in the adjacent LI1 (12) and LI6 (17) Zones.
 - b) Regulations:
 - i) The additional use may be permitted to an elevation not greater than 0.5 m below the regulatory floodline subject to completion of an Environmental Impact Statement (EIS) acceptable to the City and with the approval of the Upper Thames River Conservation Authority (UTRCA). (Z.-1-122140)
- OS4(10)
- Notwithstanding Section 3.9(2), the area of the lands so zoned may be included with the abutting Residential-zoned lands in the block for the purpose of calculating density. (Z.-1-142328)
- OS4(11) Part of 330 Thames Street
- a) Regulations:
 - i) Lot Area (minimum): 553 m² (5,952 sq. ft.)
(Z.-1-172610)
- OS4(12) 3334 and 3354 Wonderland Road South
- a) Permitted Uses:
 - i) Conservation lands;
 - ii) Conservation works;
 - iii) Passive recreation uses which include hiking trails and multi-use pathways;
 - iv) Managed woodlots;
 - v) Stormwater pipe outlets in association with Casinos.
 - b) Regulations:
 - i) No minimum lot frontage requirement.
(Z.-1-192773)
- OS4(13) 3557 Colonel Talbot Road
- a) Additional Permitted Uses:
 - i) One accessory structure
 - b) Regulation[s]
 - i) Lot Area (min) 1,056m²
 - ii) Lot Frontage (min) 14.0m
(Z.-1-202870)
- OS4(14) 1310 Adelaide Street North and 795 Windermere Road
- a) Permitted Uses:
 - i) Bake shops
 - ii) Convenience store
 - iii) Commercial recreation establishment
 - iv) Financial institutions
 - v) Food stores
 - vi) Personal service establishments
 - vii) Retail stores
 - viii) One (1) Restaurant, with a drive through facility

- b) Regulations:
 - i) Gross floor area (Maximum): 976 square metres (10,505.6 sq.ft.)
 - ii) Parking (Maximum): 33 spaces
 - iii) Number of commercial units (Maximum): 3, including 1 restaurant, with a drive through facility (Z.-1-243188)

OS4(15) 32 Chesterfield Avenue

- a) Permitted Uses
 - i) Conservation lands
 - ii) Conservation works
 - iii) Ecological buffers, including gardens
 - iv) Passive recreational uses
 - v) Existing buildings and structures on the date of the passing of the by-law (Z.-1-243252)

e) OS5 Zone Variation

OS5(1) South of Kilally Road allowance, west of Edgevalley Road

- a) Prohibited Uses:
 - i) No public street, railway line, public memorial, utility and drainage works or any associated structures or buildings shall be permitted. (O.M.B. File #Z 930013 - January 17, 1994)

OS5(2)

- a) Permitted Uses:
 - i) Parking for permitted uses in the Highway Service Commercial (HS1(1)) Zone, the Restricted Office (RO2) Zone and the Restricted Service Commercial (RSC4) Zone. (Z.-1-99684)

OS5(3)

- a) Regulations:
 - i) No minimum lot frontage requirement.
 - ii) No minimum lot area requirement. (Z.-1-00815)

OS5(4)

- a) Permitted Uses:
 - i) Environmental buffer
- b) Regulations:
 - i) No minimum lot frontage requirement.
 - ii) No minimum lot area requirement. (Z.-1-00815)

OS5(5)

- a) Additional Permitted Uses:
 - i) Ecological buffers (Z.-1-01876)

OS5(6)

- a) Additional Permitted Uses:

- i) Ecological uses;
- ii) Conservation lands;
- iii) Conservation work for flood and erosion control;
- iv) Recreational uses and facilities for the enjoyment of a natural area associated with conservation lands.

b) Regulations:

- i) No minimum lot frontage requirement;
- ii) No minimum lot area requirement.
(Z.-1-061466)

OS5(7)

OS5(8)

a) Additional Regulations:

- i) Setback for structures and services both above and below grade from Highway 401 road allowance existing on the day this amendment was passed. 18 m (59.0 ft.)
(Z.-1-091879)

OS5(9)

a) Regulations:

Notwithstanding Section 3.9(2), the area of the lands so zoned shall be included with the Residential-zoned lands in the lot or block of which they form a part for the purpose of calculating lot area, density, lot coverage and landscaped open space.
(Z.-1-142270)

OS5(10) 1836 Richmond Street

a) Permitted Uses:

- i) Ecological buffer;
- ii) Existing uses;
- iii) Commercial recreation establishments in existing buildings;
- iv) Day care centres in existing buildings;
- v) Dwellings in existing buildings;
- vi) Offices in existing buildings;
- vii) Places of worship in existing buildings;
- viii) Studios in existing buildings;
- ix) University school related functions in existing buildings.

b) Regulations:

- i) No minimum lot frontage requirement.
- ii) No minimum lot area requirement.
- iii) Surface parking to meet parking requirements, and accessory uses, shall be located on the adjacent lands at 1836 Richmond Street that are zoned for Residential development. (Z.-1-142301)

OS5(11) 1836 Richmond Street

a) Regulations:

- i) No minimum lot frontage requirement.
(Z.-1-142301)

OS5(12) 2426 Wickerson Road

a) Regulation:

- i) No minimum lot frontage requirement.
(Z.-1-172607)
- OS5(13) 2426 Wickerson Road
 - a) Regulations:
 - i) No minimum lot area requirements
 - ii) No minimum lot frontage requirement. (Z.-1-172607)
- OS5(14) 2300 Richmond Street
 - a) Additional Permitted Uses:
 - i) Underground parking garage
 - b) Regulations:
 - i) Frontage (Minimum): 0.0 metres (0.0 feet)
 - ii) Lot Area (Minimum): 460 square metres (4,951.4 square feet)
 - iii) Interior Side Yard Depth (Minimum): 0.0 metres (0.0 feet)
(Z.-1-202833)
- OS5(15) 2040 River Road
 - a) Regulations
 - ii) No minimum lot frontage requirement
 - iii) No minimum lot area requirement
(Z.-1-202867)
- OS5(16) 1176 Hyde Park Road
 - a) Regulation[s]
 - i) Lot Frontage (minimum) 0 metres (0 feet)
 - ii) Lot Area (minimum) 3,300 m² (0 feet)
(Z.-1-202869)
- OS5(17) 3557 Colonel Talbot Road
 - a) Regulation[s]
 - i) Lot Area (min) 2,860m²
(Z.-1-202870)
- OS5(18)
 - a) Regulations
 - i) Lot Area (Minimum) 1500 square metres (16,145 square feet)
(Z.-1-202886)
- OS5(19) 3924 Colonel Talbot Road
 - a) Regulations:

Notwithstanding Section 3.9(2), the area of the lands so zoned shall be included with the Residential-zoned lands in the lot or block of which they form a part for the purpose of calculating lot area, density, lot coverage and landscaped open space.
(Z.-1-212912)
- OS5(20) 3207 Woodhull Road

- a) Permitted Uses
 - i) Conservation lands;
 - ii) Conservation works;
 - iii) Managed woodlots
 - b) Regulations
 - i) No minimum lot frontage requirement
 - ii) Notwithstanding the regulations of Section 4.32 Minimum Distance Separation (MDS) and Section 45.3 8) Minimum Distance Separation (MDS), the Minimum Distance Separation setback to lands zoned Open Space Special Provision (OS5(20)) shall be 60.0 metres (196.85 feet) (Z.-1-223001)
- OS5(21) 3207 Woodhull Road
- a) Regulations
 - i) No minimum lot area requirements
 - ii) No minimum lot frontage requirements (Z.-1-223001)
- OS5(22) 414-418 Old Wonderland Road
- a) Regulations:
 - i) Lot Area 764.0 m²
(Minimum):
(Z.-1-212953)
- OS5(23) 146 Exeter Road
- a. Regulations:
 - i) Minimum Lot Area (min) 1500 sq. m.
(Minimum)
(Z.-1-233126)
- OS5(24) 1140 Fanshawe Park Road East
- a) Lot Area (m²) (min): 16, 540
 - b) Regulations:
 - i) Notwithstanding Section 3.9(2) of this By-law, the area of land zoned OS5(24) may be included with the abutting Residential-zoned lands in the block for the purpose of calculating density. (Z.-1-233132 – OLT Enacted OLT-22-004106)
- OS5(25) 1140 Fanshawe Park Road East
- a) Regulations:
 - i) Lot Area (m²) (min): 93,740
(Z.-1-233132 – OLT Enacted OLT-22-004106)
- OS5(26) 1338-1388 Sunningdale Road East
- a) Additional Permitted Uses:
 - i) Ecological buffers, including naturalized low impact stormwater management measures (Z.-1-243251)

**TABLE 36.3
OPEN SPACE (OS) ZONE
REGULATIONS FOR OS ZONE VARIATIONS**

Zone		All OS Zone Variations
Permitted Uses:		See Section 36.2
Lot Area (M ²) Minimum:		4000
Lot Frontage (M) Minimum:		15.0
Front And Exterior Side Yard Depth (M) Minimum:	Local Street:	6.0
	Arterial:	8.0
	Primary Collector:	6.0
	Secondary Collector:	6.0
Rear Yard Depth (M) Minimum:	Abutting A Residential Zone:	10.0
	Abutting A Non-Residential Zone:	7.0
Interior Side Yard Depth (M) Minimum:		6.0
Landscaped Open Space (%) Minimum:		20
Lot Coverage (%) Maximum:		10
Height (M) Maximum:		12.0