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PURPOSE

The purpose of this Part is to provide a number of Open Space Zones, that allow for a range of active and passive recreational opportunities, and cemeteries, in appropriate locations throughout the City.<sup>1</sup>

**9.1 GENERAL PROVISIONS FOR OPEN SPACE ZONES**

In addition to the zone provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Open Space Zones shall also apply:

**9.1.1 Accessory Uses in OS1 and OS2 Zones**

9.1.1.1 **Parking areas** may be constructed of a permeable type of material.

9.1.1.2 **Accessory uses** in OS1 and OS2 zones shall include, but not be limited to, washroom/changeroom facility, picnic facility, maintenance/storage **building** or **structure** or an **office** for a **permitted use**, and shall be permitted accessory to an **active** or **passive recreational use**.

**9.1.2 Accessory Uses in an OS3 Zone**

An **office** and a maintenance/storage **building** or **structure** for a **cemetery** shall be permitted accessory to a **cemetery**.

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<sup>1</sup> The purpose statement is for clarification purposes and does not form part of this By-law.



|            |  |
|------------|--|
| <b>9.2</b> | <b>OS1 to OS3 ZONES<br/>(OPEN SPACE)</b> |
|------------|--|

**9.2.1 OS1 to OS3 Permitted Uses and Zone Regulations**

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 9.1 of this By-law, and the **uses** and regulations specified within the applicable zone column contained in Table 9.2.1 - OS1 to OS3 Permitted Uses and Zone Regulations.

**Table 9.2.1 - OS1 to OS3 Permitted Uses and Zone Regulations**

| Column                  | A  | B  | C                                       | D                                      |
|-------------------------|--|--|---|--|
| <b>Line 1.0</b>         | <b>ZONES</b> <i>(0379-2009)</i>  | <b>OS1</b><br>Open Space -<br>Community Park | <b>OS2</b><br>Open Space -<br>City Park | <b>OS3</b><br>Open Space -<br>Cemetery |
| <b>PERMITTED USES</b>   |  |  |   |  |
| <b>2.0</b>              | OPEN SPACE   |  |   |  |
| 2.1                     | <b>Passive Recreational Use</b>  | ✓  | ✓                                       |  |
| 2.2                     | <b>Active Recreational Use</b>   | ✓  | ✓                                       |  |
| 2.3                     | <b>Stormwater Management Facility</b>  | ✓  | ✓                                       |  |
| 2.4                     | <b>Cemetery</b>  |  |   | ✓                                      |
| <b>ZONE REGULATIONS</b> |  |  |   |  |
| <b>3.0</b>              | MINIMUM LOT FRONTAGE   | n/a  | n/a                                     | 15.0 m                                 |
| <b>4.0</b>              | MINIMUM SETBACK OF A BUILDING OR STRUCTURE TO A LOT LINE                           | 4.5 m <sup>(1)</sup>                         | 4.5 m <sup>(1)</sup>                    | 7.5 m <sup>(1)(2)</sup>                |
| <b>5.0</b>              | MINIMUM SETBACK OF A BUILDING OR STRUCTURE TO LOT LINE ABUTTING A RESIDENTIAL ZONE | 6.0 m <sup>(1)</sup>                         | 6.0 m <sup>(1)</sup>                    | 15.0 m <sup>(1)(2)</sup>               |
| <b>6.0</b>              | MAXIMUM BUILDING HEIGHT  | n/a  | n/a                                     | 10.7 m                                 |
| <b>7.0</b>              | MINIMUM LANDSCAPED BUFFER ABUTTING ALL LOT LINES                                   | n/a  | 4.5 m <sup>(1)(3)</sup>                 | 4.5 m <sup>(3)</sup>                   |

- NOTES:**
- (1) See also Subsection 2.1.17 of this By-law.
  - (2) Not including a memorial stone or monument.
  - (3) See also Subsection 2.1.25.



**9.2.2 OS1 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

|  |                             |           |         |
|--|-----------------------------|-----------|---------|
| 9.2.2.1  | Exception: OS1-1            | Map # 52W | By-law: |
| In an OS1-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS1 zone except that the following <b>uses/regulations</b> shall apply: |                             |           |         |
| <b>Regulation</b>  |                             |           |         |
| 9.2.2.1.1  | Maximum <b>lot coverage</b> |           | 5%      |

|  |   |                    |         |
|--|---|--------------------|---------|
| 9.2.2.2  | Exception: OS1-2  | Map # 02           | By-law: |
| In an OS1-2 zone the applicable regulations shall be as specified for an OS1 zone except that the following <b>uses/regulations</b> shall apply: |   |                    |         |
| <b>Permitted Use</b>   |   |                    |         |
| 9.2.2.2.1  | Lands zoned OS1-2 shall only be used for the following: |                    |         |
|  | (1)   | Private Open Space |         |



**9.2.3 OS2 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

|  |                  |                                   |         |
|--|------------------|-----------------------------------|---------|
| 9.2.3.1  | Exception: OS2-1 | Map # 06                          | By-law: |
| In an OS2-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply: |                  |                                   |         |
| <b>Additional Permitted Uses</b>   |                  |                                   |         |
| 9.2.3.1.1  | (1)              | <b>Golf Course</b>                |         |
|  | (2)              | <b>Recreational Establishment</b> |         |
|  | (3)              | Groundskeeper Residence           |         |

|  |   |           |         |
|--|---|-----------|---------|
| 9.2.3.2  | Exception: OS2-2  | Map # 38W | By-law: |
| In an OS2-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply: |   |           |         |
| <b>Regulation</b>  |   |           |         |
| 9.2.3.2.1  | Minimum setback of all <b>buildings</b> and <b>structures</b> to all lands zoned G1 |           | 15.0 m  |

|  |   |  |         |
|--|---|--|---------|
| 9.2.3.3  | Exception: OS2-3  | Map # 06   | By-law: |
| In an OS2-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply: |   |  |         |
| <b>Additional Permitted Uses</b>   |   |  |         |
| 9.2.3.3.1  | The following additional <b>uses</b> shall be permitted within the <b>building</b> legally <b>existing</b> on the date of passing of this By-law: |  |         |
|  | (1)   | <b>Office</b>  |         |
|  | (2)   | <b>Banquet Hall/Conference Centre/Convention Centre</b>  |         |
|  | (3)   | Academy for the Performing Arts  |         |
|  | (4)   | Art Gallery or Studio  |         |
|  | (5)   | Commercial school that may include a business school, driving school, dance school, music school, arts school, crafts school or a martial arts school, but shall not include a trade school or a <b>private school</b> |         |
| <b>Regulation</b>  |   |  |         |
| 9.2.3.3.2  | The provisions of Articles 2.1.9.7 and 2.1.9.8 of this By-law shall not apply   |  |         |

|  |                  |   |         |
|--|------------------|---|---------|
| 9.2.3.4  | Exception: OS2-4 | Map # 08  | By-law: |
| In an OS2-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply: |                  |   |         |
| <b>Additional Permitted Use</b>  |                  |   |         |
| 9.2.3.4.1  | (1)              | <b>Restaurant</b> legally <b>existing</b> on the date of passing of this By-law |         |

**Part 9 - Open Space Zones**

|  |                  |                                   |         |
|--|------------------|-----------------------------------|---------|
| 9.2.3.5  | Exception: OS2-5 | Map # 05, 16, 17, 36W,<br>38E     | By-law: |
| In an OS2-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply: |                  |                                   |         |
| <b>Additional Permitted Uses</b>   |                  |                                   |         |
| 9.2.3.5.1  | (1)              | <b>Golf Course</b>                |         |
|  | (2)              | <b>Recreational Establishment</b> |         |

|  |   |   |                      |
|--|---|---|----------------------|
| 9.2.3.6  | Exception: OS2-6  | Map # 36E   | By-law:              |
| In an OS2-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply: |   |   |                      |
| <b>Additional Permitted Uses</b>   |   |   |                      |
| 9.2.3.6.1  | (1)   | Spectator Arena   |                      |
|  | (2)   | Community Arena   |                      |
|  | (3)   | Outdoor Stadium   |                      |
|  | (4)   | Sports Complex  |                      |
|  | (5)   | Health and fitness centre, provided such <b>use</b> is accessory to a sports complex                                    |                      |
|  | (6)   | Sports medicine clinic, provided such <b>use</b> is accessory to a sports complex                                       |                      |
|  | (7)   | Pitch and Putt Facility   |                      |
|  | (8)   | Miniature Golf Facility   |                      |
|  | (9)   | Driving Range   |                      |
|  | (10)  | Archery Range   |                      |
|  | (11)  | <b>Banquet Hall/Convention Centre/Conference Centre</b>   |                      |
|  | (12)  | <b>Restaurant</b>   |                      |
|  | (13)  | <b>Overnight Accommodation</b>  |                      |
|  | (14)  | <b>Office</b>   |                      |
|  | (15)  | <b>Medical Office</b>   |                      |
|  | (16)  | Accessory uses to a spectator arena, community arena, outdoor stadium, sports complex or <b>overnight accommodation</b> |                      |
| <b>Regulations</b>   |   |   |                      |
| 9.2.3.6.2  | Maximum <b>gross floor area - restaurant</b>  |   | 3 850 m <sup>2</sup> |
| 9.2.3.6.3  | Maximum <b>gross floor area - non-residential</b> used for accessory uses                               |   | 4200 m <sup>2</sup>  |
| 9.2.3.6.4  | Maximum number of <b>overnight accommodation</b> units  |   | 300                  |
| 9.2.3.6.5  | Required parking may be located on lands zoned E2-37, PB1-3 and PB1-4                                   |   |                      |
| 9.2.3.6.6  | "Accessory Uses" means a <b>retail store, personal service establishment</b> and an event ticket office |   |                      |

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|   |                  |   |                      |
|---|------------------|---|----------------------|
| 9.2.3.7   | Exception: OS2-7 | Map # 31  | By-law:              |
| <p>In an OS2-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply:</p> |                  |   |                      |
| <b>Additional Permitted Uses</b>  |                  |   |                      |
| 9.2.3.7.1   | (1)              | Garden Park   |                      |
|   | (2)              | <b>Office</b>   |                      |
|   | (3)              | <b>Commercial School</b>  |                      |
|   | (4)              | <b>Banquet Hall/Convention Centre/Conference Centre</b>   |                      |
|   | (5)              | Training and Development Centre   |                      |
|   | (6)              | Gift Shop   |                      |
|   | (7)              | <b>Restaurant</b>   |                      |
|   | (8)              | Conservatory  |                      |
|   | (9)              | Greenhouse including accessory sales  |                      |
| <b>Regulations</b>  |                  |   |                      |
| 9.2.3.7.2   |                  | Maximum <b>gross floor area – non-residential</b> of all <b>buildings</b> and <b>structures</b> | 6 000 m <sup>2</sup> |
| 9.2.3.7.3   |                  | Minimum setback to the Highway 403 right-of-way   | 7.5 m                |
| 9.2.3.7.4   |                  | Minimum setback to a <b>lot line</b> abutting a railway right-of-way                            | 7.5 m                |
| 9.2.3.7.5   |                  | Minimum setback to Burnhamthorpe Road West  | 9.5 m                |
| 9.2.3.7.6   |                  | "Garden Park" means a facility for the display and demonstration of gardens                     |                      |

|   |                  |              |         |
|---|------------------|--------------|---------|
| 9.2.3.8   | Exception: OS2-8 | Map # 08     | By-law: |
| <p>In an OS2-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply:</p> |                  |              |         |
| <b>Additional Permitted Use</b>   |                  |              |         |
| 9.2.3.8.1   | (1)              | Private Club |         |

|   |                  |   |         |
|---|------------------|---|---------|
| 9.2.3.9   | Exception: OS2-9 | Map # 08  | By-law: |
| <p>In an OS2-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply:</p>   |                  |   |         |
| <b>Additional Permitted Uses</b>  |                  |   |         |
| 9.2.3.9.1   | (1)              | <b>Office</b>   |         |
|   | (2)              | <b>Medical Office</b>   |         |
|   | (3)              | <b>Retail Store</b>   |         |
|   | (4)              | <b>Commercial School</b>  |         |
|   | (5)              | <b>Banquet Hall/Convention Centre/Conference Centre</b>               |         |
|   | (6)              | <b>Restaurant</b>   |         |
|   | (7)              | <b>Take-out Restaurant</b>  |         |
|   | (8)              | Academy for the Performing Arts                                       |         |
| <b>Holding Provision</b>  |                  |   |         |
| <p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-OS2-9 by further amendment to Map 08 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> |                  |   |         |
|   | (1)              | a Master Plan be approved by the City of Mississauga;                 |         |
|   | (2)              | an Archaeological Assessment be approved by the Provincial Government |         |

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|   |                   |                                 |         |
|---|-------------------|---------------------------------|---------|
| 9.2.3.10  | Exception: OS2-10 | Map # 07                        | By-law: |
| In an OS2-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply: |                   |                                 |         |
| <b>Additional Permitted Uses</b>  |                   |                                 |         |
| 9.2.3.10.1  | (1)               | <b>Office</b>                   |         |
|   | (2)               | Academy for the Performing Arts |         |
|   | (3)               | Specialty Hospital              |         |

|   |  |   |   |
|---|--|---|---|
| 9.2.3.11  | Exception: OS2-11  | Map # 04  | By-law: 0396-2009/<br>OMB Order 2010 May 17 |
| In an OS2-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply: |  |   |   |
| <b>Additional Permitted Uses</b>  |  |   |   |
| 9.2.3.11.1  | (1)  | Garden Park   |   |
|   | (2)  | <b>Office</b>   |   |
|   | (3)  | Commercial School                                       |   |
|   | (4)  | <b>Banquet Hall/Conference Centre/Convention Centre</b> |   |
|   | (5)  | Training and Development Centre                         |   |
|   | (6)  | <b>Restaurant</b>                                       |   |
|   | (7)  | <b>Take-out Restaurant</b>                              |   |
|   | (8)  | Gift Shop   |   |
|   | (9)  | Conservatory  |   |
|   | (10)   | Greenhouse including accessory sales                    |   |
| <b>Regulations</b>  |  |   |   |
| 9.2.3.11.2  | Maximum <b>gross floor area - non-residential</b> used for gift shops  |   | 212 m <sup>2</sup>                          |
| 9.2.3.11.3  | Minimum setback to the G1-14 zone for an addition to the <b>existing building</b> , over an <b>existing</b> foundation abutting the G1-14 zone |   | 0.0 m                                       |
| 9.2.3.11.4  | "Commercial School" means a business school, dance school, music school, arts school or crafts school.   |   |   |

**Part 9 - Open Space Zones**

**9.2.4 OS3 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

|  |                  |                    |         |
|--|------------------|--------------------|---------|
| 9.2.4.1  | Exception: OS3-1 | Map # 10, 38W, 46W | By-law: |
| In an OS3-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS3 zone except that the following <b>uses/regulations</b> shall apply: |                  |                    |         |
| <b>Uses Not Permitted</b>  |                  |                    |         |
| 9.2.4.1.1  | (1)              | <b>Crematorium</b> |         |
|  | (2)              | <b>Mausoleum</b>   |         |

|  |                  |                                    |         |
|--|------------------|------------------------------------|---------|
| 9.2.4.2  | Exception: OS3-2 | Map # 36W                          | By-law: |
| In an OS3-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS3 zone except that the following <b>uses/regulations</b> shall apply: |                  |                                    |         |
| <b>Additional Permitted Use</b>  |                  |                                    |         |
| 9.2.4.2.1  | (1)              | <b>Place of Religious Assembly</b> |         |
| <b>Uses Not Permitted</b>  |                  |                                    |         |
| 9.2.4.2.2  | (1)              | <b>Crematorium</b>                 |         |
|  | (2)              | <b>Mausoleum</b>                   |         |

|  |                  |                                 |         |
|--|------------------|---------------------------------|---------|
| 9.2.4.3  | Exception: OS3-3 | Map # 50E                       | By-law: |
| In an OS3-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS3 zone except that the following <b>uses/regulations</b> shall apply: |                  |                                 |         |
| <b>Additional Permitted Use</b>  |                  |                                 |         |
| 9.2.4.3.1  | (1)              | <b>Passive Recreational Use</b> |         |

|  |                  |                                  |         |
|--|------------------|----------------------------------|---------|
| 9.2.4.4  | Exception: OS3-4 | Map # 20, 35E, 38W, 41W, 52E, 56 | By-law: |
| In an OS3-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS3 zone except that the following <b>uses/regulations</b> shall apply: |                  |                                  |         |
| <b>Additional Permitted Use</b>  |                  |                                  |         |
| 9.2.4.4.1  | (1)              | <b>Passive Recreational Use</b>  |         |
| <b>Uses Not Permitted</b>  |                  |                                  |         |
| 9.2.4.4.2  | (1)              | <b>Crematorium</b>               |         |
|  | (2)              | <b>Mausoleum</b>                 |         |

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|  |                  |                                    |         |
|--|------------------|------------------------------------|---------|
| 9.2.4.5  | Exception: OS3-5 | Map # 38W                          | By-law: |
| In an OS3-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS3 zone except that the following <b>uses/regulations</b> shall apply: |                  |                                    |         |
| <b>Additional Permitted Uses</b>   |                  |                                    |         |
| 9.2.4.5.1  | (1)              | <b>Place of Religious Assembly</b> |         |
|  | (2)              | <b>Passive Recreational Use</b>    |         |
| <b>Uses Not Permitted</b>  |                  |                                    |         |
| 9.2.4.5.2  | (1)              | <b>Crematorium</b>                 |         |
|  | (2)              | <b>Mausoleum</b>                   |         |

|  |                  |                                    |         |
|--|------------------|------------------------------------|---------|
| 9.2.4.6  | Exception: OS3-6 | Map # 20, 24                       | By-law: |
| In an OS3-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS3 zone except that the following <b>uses/regulations</b> shall apply: |                  |                                    |         |
| <b>Additional Permitted Use</b>  |                  |                                    |         |
| 9.2.4.6.1  | (1)              | <b>Place of Religious Assembly</b> |         |

|  |                  |                    |         |
|--|------------------|--------------------|---------|
| 9.2.4.7  | Exception: OS3-7 | Map # 10           | By-law: |
| In an OS3-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS3 zone except that the following <b>uses/regulations</b> shall apply: |                  |                    |         |
| <b>Uses Not Permitted</b>  |                  |                    |         |
| 9.2.4.7.1  | (1)              | <b>Crematorium</b> |         |
|  | (2)              | <b>Mausoleum</b>   |         |
|  | (3)              | <b>Columbarium</b> |         |