



Section 25 Open Space (OSP) Zone

25 Open Space (OSP) Zone

The Open Space (OSP) Zone is intended to implement the Open Space designation in the Official Plan. This Zone generally permits passive and active recreational uses, including recreational and community-servicing developments.

All structures and buildings erected, altered or used in an OSP Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

25.1 Permitted Uses

1. No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Art gallery
- Community centre
- Concession facility
- Conservation uses
- Farmers' market
- Library
- Marina
- Museum
- Park
- Public dock
- Recreational and athletic facility

2. The following uses are also permitted, subject to additional provisions:

- a) A campground is permitted within the western portion of Guindon Park, between Trillium Drive and Floral Drive.

25.2 Zone Standards

Provision	Requirement
a) Minimum Front Yard	9 m
b) Minimum Interior Side Yard	9 m

c) Minimum Exterior Side Yard	9 m
d) Minimum Rear Yard	15 m
e) Maximum Building Height	10 m

25.3 Additional Provisions

25.3.1 Accessory Dwelling

1. One (1) dwelling unit, for the use of an occupant whose residence on the premises is essential, is permitted accessory to a use permitted in this Zone.
2. A dwelling unit shall not be permitted accessory to a temporary sales use.

25.3.2 Concession Facilities

Concession facilities shall be permitted as secondary and accessory uses in conjunction with other permitted uses in this Zone, but shall not be permitted as the sole use on any property.

25.4 Exception Zones

25.4.1 OSP-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
OSP	OSP-1	126/79 and 43/80
Property Location: 100 Water Street East – Cornwall Civic Complex and its facilities		
Uses		
i. A hotel having not more than 150 rooms with related facilities may be permitted in conjunction with the Cornwall Civic Complex and its related facilities.		
Standards		
ii. The hotel and its ancillary parking and loading facilities shall not occupy more than 0.77 hectares of land;		
iii. The hotel shall be immediately adjacent to and physically connected with the Cornwall Civic Complex.		
iv. The maximum building height shall be 30 m.		

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25.4.2 OSP-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
OSP	OSP-2	106/94
Property Location: Part of Lot 14, Concession 1, on the south Canal bank at Lock 18, Cornwall Canal		
Uses		
i. A Micro Hydro Generating Station shall be permitted.		
Standards		
ii. There will be no setback requirements on the St. Lawrence River bank for buildings or structures.		
Other		
iii. Interpretative plaques will be incorporated at the site, and the building should be of an architectural style sympathetic to the history of the Canal.		

25.4.3 OSP-3(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
OSP	OSP-3(H)	N/A
Property Location: 301 Sunnyside Ave and 1125 Ontario Street, Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on the portion of the properties identified on the Zoning Map, due to the presence of a former waste disposal site and potential contamination.		
ii. The Holding (H) Zone should not be removed until such time as appropriate rehabilitation measures are undertaken on the lands, to the satisfaction of the Province and the City, in accordance with the City's Official Plan.		

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