

SECTION 27 - PUBLIC OPEN SPACE ZONE- O1

The following provisions shall apply in all PUBLIC OPEN SPACE ZONES O1:

No *PERSON* shall *HEREAFTER USE* any *BUILDING, STRUCTURE* or land nor *ERECT* any *BUILDING* or *STRUCTURE* except in compliance with the following provisions:

27.1 USES PERMITTED

27.1.1 Recreational:

A park, a walkway, a play lot, a pool, and a pavilion. **(By-law 2972)**

27.1.2 Notwithstanding the provisions of Section 27, the lands described in Schedules "B-7" and "B-9" of By-law 6608 shall be used for a pumping station only.

(PUMPING STATION ON SOUTH SIDE OF LANCASTER DRIVE, NORTH OF SEAWAY MALL)

27.2 AREA REQUIREMENTS

27.2.1 YARD Requirements:

Minimum distance of *BUILDING* or *STRUCTURE* from all *LOT LINES* shall be 6.0 metres.

27.3 EXEMPTIONS

27.3.1 Notwithstanding the provisions of Section 27, the lands described in Schedule "B" of By-law 9837, and shown as O1 on Schedule "A" of By-law 9837, shall be given an exemption to permit parking in an O1 *ZONE*.

(26 MILL STREET - ALSO SEE 5.20.22, 14.18)

27.3.2 EXEMPTIONS (By-law 2006-162)

That Part of *LOTS* 20 and 21 inclusive, part of road allowance between *LOTS* 20 and 21, Concession 5, in former Township of Humberstone, now the City of Welland, being part of Parts 1 to 3 inclusive, Plan 59R-12698 and shown on Schedule "A" attached to By-law 2006-162 as "Change to O1 *ZONE*" is hereby rezoned O1 *ZONE*;

For the purposes of this By-law the minimum distance of *BUILDINGS* or *STRUCTURES* from all *LOT LINES* shall be 3.0 metres.

(DAIN CITY DEVELOPMENTS)

27.3.3 H-O1 ZONE (By-law 2010-145)

That Part of *LOTS* 18 and 19, Concession 2, former Township of Crowland, now in the City of Welland and shown on Schedule "A" attached to By-law 2010-145 as "Change to H-O1 *ZONE*" is hereby rezoned H-O1 *ZONE*.

(CENTRAL VILLAGE SUBDIVISION - WEST OF WELLAND BY-PASS CANAL,

EAST OF LOCHNESS GOLF COURSE)**27.3.4 EXEMPTIONS (By-law 2011-59)**

That Part of LOTS 18 and 19, Concession 1, former Township of Crowland, now in the City of Welland and shown on Schedule "A" attached to By-law 2011-59 as "Change to O1 ZONE" is hereby Rezoned O1 ZONE.

(NORTH VILLAGE SUBDIVISION)**27.3.5 EXEMPTIONS (By-law 2012-42)**

That LOTS 416, 441, 442 and 443, Part of LOTS 212 to 215 inclusive, 217, 218, 225 to 239 inclusive, 244, 320 to 338 inclusive, 403 to 415 inclusive, 417, 420 to 424 inclusive, 440, 444 to 457 inclusive, 582 to 584 inclusive, Part of closed Birmingham Street Road Allowance, Part of closed Dominion Street Road Allowance, Part of closed Front Street Road Allowance, Part of closed Lawrence Avenue Road Allowance and Part of closed Sheffield Avenue Road Allowance, Plan 947, Registered Plan 26, former Township of Crowland, now in the City of Welland and shown on Schedule "A" attached to By-law 2012-42 as "Change to O1-X1 ZONE" is hereby rezoned O1-X1 ZONE.

Notwithstanding the provisions of Section 27, no *BUILDINGS* or *STRUCTURES* shall be permitted within the designated future Highway 406 corridor in the O1-X1 ZONE.

(CANAL VIEW HEIGHTS SUBDIVISION)**27.3.6 EXEMPTIONS (By-law 2012-42)**

That LOTS 200 to 211 inclusive, 239, 243, 247, 248, Part of LOTS 198, 199, 212 to 217 inclusive, 225 to 238 inclusive, 240, 242, 244, 246, 249, 250, 257 to 266 inclusive, 268 to 270 inclusive, Part of closed Dominion Street Road Allowance and Part of closed Lawrence Avenue Road Allowance, Plan 947, Registered Plan 26, former Township of Crowland, now in the City of Welland and shown on Schedule "A" attached to By-law 2012-42 as "Change to O1 ZONE" is hereby rezoned O1 ZONE.

(CANAL VIEW HEIGHTS SUBDIVISION)**27.3.7 EXEMPTIONS (By-law 2013-111)**

That Part of LOT 250 and 251, former Township of Thorold, now in the City of Welland, being Parts 4, 5 and 6, Plan 59R-5113 and shown on Schedule "A" attached to By-law 2013-111 as "Change to O1 ZONE" is hereby rezoned O1 ZONE.

(475, 555 AND 635 PRINCE CHARLES DRIVE)**27.3.7. EXEMPTIONS (By-law 2014-139)**

That Part of Lot 1, Concession 13, former Township of Pelham, now in the City of Welland and shown on Schedule "A" attached to By-law 2014-139 as "Change to O1 ZONE" is hereby rezoned O1 ZONE.

(SPARROW MEADOWS ESTATES SUBDIVISION)

