

Section 32: AG – Agricultural Zones

32.1 Permitted Uses

32.1.1 No person shall within any AG Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.

32.1.2 The following uses are permitted in any AG-A Zone:

- (a) Accessory retail stands for the sale of seasonal produce, produced on the farm;
- (b) Agricultural uses including a maximum of one farm dwelling;
- (c) One single detached dwelling on an existing lot or on a lot created by consent; and
- (d) Riding stable.

32.1.3 The following uses are permitted in any AG-B Zone:

- (a) Any use permitted in an AG-A Zone; and
- (b) A farm implement sales, rental or service establishment.

32.1.4 The following uses are permitted in any AG-ORM Zone: **(38-2006)**

- (a) Accessory retail stands for the sale of seasonal produce, produced on the farm;
- (b) Agricultural uses including a maximum of one farm dwelling;
- (c) One single detached dwelling on an existing lot or on a lot created by consent;
- (d) Riding stable; and
- (e) Low intensity recreation.

32.2 Regulations

32.2.1 No person shall within any AG or AG-ORM Zone use any land or erect or use any building or structure except in compliance with the regulations as set out in Table 32.2 and this Subsection. **(38-2006)**

Table 32.2 – Regulations for AG or AG-ORM Zones

Zones	Any AG Zone
Minimum Lot Frontage (m)	100.0
Minimum Lot Area (ha)	20.0
Minimum Front Yard Depth (m)	15.0
Minimum Interior Side Yard Depth (m)	15.0
Minimum Exterior Side Yard Depth (m)	15.0

Zones	Any AG Zone
Minimum Rear Yard Depth (m)	15.0
Maximum Lot Coverage (%)	10
Maximum Number of Dwelling Units Per Lot	1

32.2.2 Notwithstanding Article 32.2.1 to the contrary, for any single detached dwelling permitted in any AG or AG-ORM Zone, and being the only use on a lot, the regulations in Table 6.2 and the relevant general provisions applicable to the R1-G Zone shall apply to such use.

32.2.3 Notwithstanding Article 32.2.1 to the contrary, a farm implement sales, rental or service establishment may be developed on a lot having a minimum lot frontage of 30m and a minimum lot area of 2.0ha.

32.3 Special Conditions (25-1997)

32.3.1 The provisions of this Subsection apply to unique or existing situations and the zones are not the standard AG Zones. Where there is any conflict between the provisions of this Subsection and any other provisions of this By-law, the provisions of this Subsection shall apply, but in the event that this Subsection is silent on any matter, then all other relevant provisions of this By-law shall apply.

32.3.2 AG-ORM(1) Zone (15 Raglan Road East) (25-1997, 38-2006)

32.3.2(1) In addition to any AG-ORM use, in any AG-ORM(1) Zone, as shown on Schedule "A" to this By-law, a convenience store, the sale of arts and crafts, a retail bakery and a restaurant are permitted uses provided that:

- (a) The maximum gross floor area devoted to any one or a combination of a convenience store, the sale of arts and crafts, a retail bakery and a restaurant shall not exceed 600m²; and
- (b) The maximum gross floor area devoted to any one or a combination of a retail bakery or restaurant shall not exceed 37m².

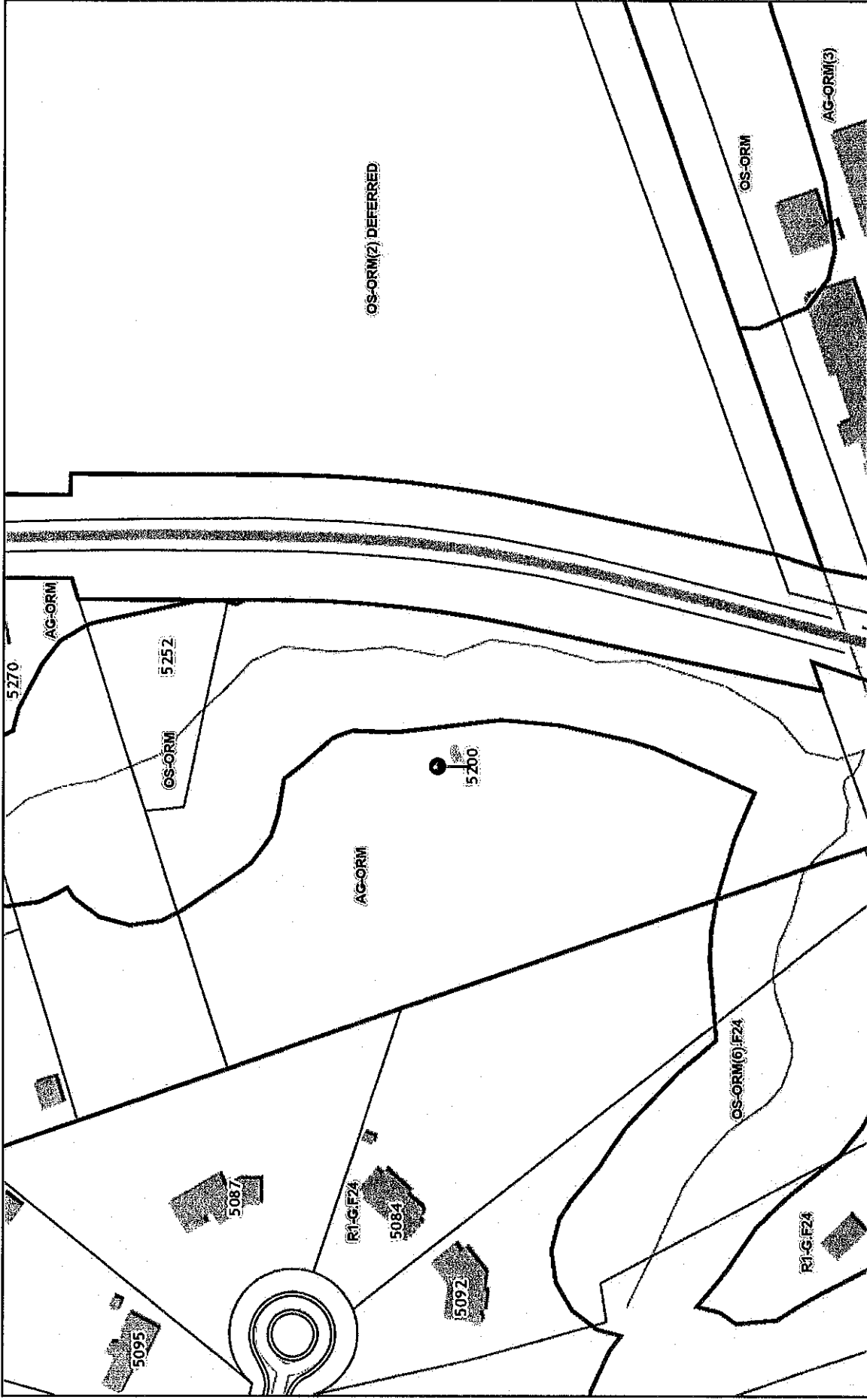
32.3.2(2) Notwithstanding Article 32.2.1 to the contrary, the uses permitted in any AG-ORM(1) Zone under Sentence 32.3.2(1) may be located on a lot having a minimum lot frontage of 85m and a minimum lot area of 1.0ha. **(38-2006)**

32.3.3 AG-ORM(2) (5055 Simcoe Street North) (38-2006)

32.3.3(1) In addition to the uses permitted in the AG-ORM Zone, a retail store is a permitted use in any AG-ORM(2) Zone.

32.3.3(2) Notwithstanding the definition of Gross Floor Area in Section 2 of this By-law to the contrary, in any AG-ORM(2) Zone, the gross floor area

Oshawa Web Map



May 24, 2022

- ROAD EDGE
- Road_Paved Parcels 9920
 - Road_Curbed 2150
 - Zoning
 - Address Points

Section 26: OS – Open Space Zones

26.1 Permitted Uses

- 26.1.1 No person shall within any OS Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.
- 26.1.2 The following uses are permitted in any OSU - Urban Open Space Zone:
(60-2005)
- (a) Agricultural uses without buildings or structures
 - (b) Campground
 - (c) Golf course, existing as of January 1, 2005
 - (d) Park
 - (e) Recreational use
- 26.1.3 The following uses are permitted in any OSR-A – Rural Open Space Zone:
(39-2004)
- (a) Agricultural uses including a maximum of one (1) farm dwelling
 - (b) One single detached dwelling located on an existing lot or on a lot created by consent
 - (c) Outdoor recreational use, excluding a golf course
 - (d) Park
 - (e) Private outdoor recreation club
 - (f) Research and development in aquaculture
 - (g) Riding stable
- 26.1.4 The following uses are permitted in any OSR-B – Rural Open Space Zone:
- (a) Any OSR-A use
 - (b) Campground
 - (c) Day care centre
 - (d) Farm implement dealership
 - (e) Kennel
 - (f) School except a commercial school
- 26.1.5 The following use is permitted in any OSP – Park Open Space Zone:
- (a) Park
- 26.1.6 The following uses are permitted in any OSH – Hazard Lands Open Space Zone:
(39-2004, 60-2005)
- (a) Agricultural uses without buildings or structures

- (b) Golf course, existing as of January 1, 2005 without buildings or structures within the Major Urban Area only, according to the Oshawa Official Plan
 - (c) Outdoor recreational use without buildings or structures
 - (d) Parks without buildings or structures
- 26.1.6(1) Notwithstanding Article 26.1.6 to the contrary, in any OSH Zone, buildings or structures related to the uses contained in Article 26.1.6 may be permitted, provided such buildings or structures are approved by the Central Lake Ontario Conservation Authority.
- 26.1.7 The following use is permitted in any OSE – Environmentally Sensitive Open Space Zone:
- (a) Educational, scientific or day recreational uses for the enjoyment of a natural area
- 26.1.8 The following uses are permitted in any OSW – Waterfront Open Space Zone: **(62-2000)**
- (a) Amphitheater
 - (b) Auditorium
 - (c) Club, excluding a nightclub
 - (d) Cultural centre
 - (e) Marina, including related sales and service buildings
 - (f) Museum
 - (g) Park
 - (h) Recreational use
- 26.1.9 The following uses are permitted in any OSB – Open Space Buffer Zone: **(OMB 960129)**
- (a) Flood and erosion control structures or facilities
 - (b) Storm drainage control facilities
 - (c) An earth berm
 - (d) Educational, scientific or day recreational uses for the enjoyment of a natural area
- 26.1.10 The following uses are permitted in any OS-ORM Zone: **(38-2006)**
- (a) Existing agricultural uses but no new buildings or structures
 - (b) Single detached dwelling
 - (c) Low intensity recreation excluding buildings and structures
- 26.1.10(1) Notwithstanding article 26.1.10 to the contrary, in any OS-ORM zone, the expansion of existing buildings or structures is permitted, provided that the use of the building or structure is permitted in the zoning by-law, there is

no adverse ecological impact to the moraine, and the relevant zoning regulations are complied with. **(38-2006)**

26.2 Regulations

26.2.1 No person shall within any OS Zone use any land or erect or use any building or structure except in compliance with the regulations as set out in Table 26.2 and this Subsection.

Table 26.2 - Regulations for OS Zones

Zones	All OS Zones
Minimum Front Yard and Exterior Side Yard Depth (m)	6.0
Minimum Rear Yard and Interior Side Yard Depth (m)	6.0
Maximum Number of Dwelling Units Per Lot	1

26.2.2 Notwithstanding Article 26.2.1 to the contrary, for any single detached dwelling permitted in any OSR Zone, the regulations in Table 6.2 and the relevant general provisions applicable to the Residential R1-G Zone shall apply to such use.

26.3 Special Conditions

26.3.1 The provisions of this Subsection apply to unique or existing situations and the zones are not the standard OS Zones. Where there is any conflict between the provisions of this Subsection and any other provisions of this By-law, the provisions of this Subsection shall apply, but in the event that this Subsection is silent on any matter, then all the other relevant provisions of this By-law shall apply. **(66-1998)**

26.3.2 OSH(1) Zone (1569 Simcoe Street North)

26.3.2(1) Notwithstanding Subsection 26.1 to the contrary, in any OSH(1) Zone, as shown on Schedule "A" to this By-law, only the following uses are permitted:

- (a) Any use permitted in an OSH Zone
- (b) Recreation oriented facilities including only one or more of the following:
 - (i) Bowling green
 - (ii) Bumper boats
 - (iii) Electric go karts
 - (iv) Golf driving range
 - (v) Hiking trails
 - (vi) Ice skating
 - (vii) Miniature golf course
 - (viii) Racquet sports
 - (ix) Skiing and toboggan sports

- (x) Water slide or dry slide
 - (c) Restaurant
- 26.3.2(2) In any OSH(1) Zone, no vehicle drive through facilities shall be permitted.
(106-2006, OMB PL060815)
- 26.3.3 **OSR-A(2) Zone (3622 Simcoe Street North) (98-2003)**
- 26.3.3(1) Notwithstanding Subsection 26.1.3 to the contrary, in any OSR-A(2) Zone, as shown on Schedule "A" to this by-law, only a golf course and accessory uses, but excluding a banquet or assembly hall, are permitted.
- 26.3.3(2) Within the OSR-A(2) Zone, the combined gross floor area of a clubhouse which may include a restaurant, pro shop for the sale of golf equipment, office and restrooms, shall not exceed 100m².
- 26.3.4 **OSH(2) Zone (3622 Simcoe Street North) (98-2003)**
- 26.3.4(1) In addition to any OSH use, in any OSH(2) Zone, as shown on Schedule "A" to this by-law, a golf course without buildings or structures is permitted.
- 26.3.4(2) Notwithstanding Article 26.1.6 and Sentence 26.3.4(1) to the contrary, accessory structures may be permitted in any OSH(2) Zone provided such structures are approved by the Central Lake Ontario Conservation Authority.
- 26.3.4(3) Notwithstanding Article 3.8.2(d) to the contrary, the boundary of the OSH(2) Zone shall be the lesser of the regulatory floodline as determined by the Central Lake Ontario Conservation Authority or the property line.
- 26.3.5 **OSR-A(1) Zone (Kedron Dells Golf Course, Ritson Road North) (39-2004)**
- 26.3.5(1) Notwithstanding Subsection 26.1 to the contrary, the only permitted use in an OSR-A(1) Zone shall be a golf course.
- 26.3.6 **OSE(1) Zone (various locations) (107-2006)**
- 26.3.6(1) Notwithstanding Subsection 26.1 to the contrary, in any OSE(1) Zone as shown on Schedule "A" to this By-law, the following are the only permitted uses:
- (a) Outdoor recreational use without buildings or structures;
 - (b) Park without buildings or structures.

26.3.7 **OS-ORM(1) Zone (Trillium Trails – 53 Snow Ridge Court)**
(38-2006 – DEFERRED)

In addition to the permitted uses in the OS-ORM Zone, within the OS-ORM(1) Zone, the permitted uses shall also include:

- (a) Private outdoor recreation club;
- (b) Park; and
- (c) Existing banquet hall.

26.3.8 **OS-ORM(2) Zone (Purple Woods Conservation Area)**
(38-2006 – DEFERRED)

In addition to the permitted uses in the OS-ORM Zone, within the OS-ORM(2) Zone, the permitted uses shall also include:

- (a) Private outdoor recreation club; and
- (b) Park.

26.3.9 **OS-ORM(3) Zone (Oshawa Skeet and Gun Club – 5245 Wilson Road North)**
(38-2006 – DEFERRED)

In addition to the permitted uses in the OS-ORM Zone, within the OS-ORM(3) Zone, the permitted uses shall also include:

- (a) Outdoor skeet, trap and gun club and related club house; and
- (b) Park.

26.3.10 **OS-ORM(4) Zone (Pine Valley Springs - 40 Hurd Street)**
(38-2006 – DEFERRED)

In addition to the permitted uses in the OS-ORM Zone, within the OS-ORM(4) Zone, the permitted uses shall also include:

- (a) Private outdoor recreation club including a lodge and a maximum of four (4) two person cabins; and
- (b) Park.

26.3.11 **OS-ORM(5) Zone (Oak Ridges Moraine Hazard Lands) (38-2006)**

26.3.11(1) Notwithstanding article 26.1.10 to the contrary, in any OS-ORM(5) Zone, as shown on Schedule "A" to this By-law, only the following uses are permitted:

- (a) Existing agricultural uses without new buildings or structures
- (b) Low intensity recreation uses without buildings or structures

- 26.3.12 **OS-ORM(6) Zone (Oak Ridges Moraine Estate Residential Open Space) (38-2006)**
- 26.3.12(1) Notwithstanding article 26.1.10 to the contrary, in any OS-ORM(6) Zone, as shown on Schedule "A" to this By-law, only the following uses are permitted:
- (a) Single detached dwelling
- 26.3.13 **OS-ORM(7) Zone (Oak Ridges Moraine Raglan Open Space) (38-2006)**
- 26.3.13(1) Notwithstanding article 26.1.10 to the contrary, in any OS-ORM(7) Zone, as shown on Schedule "A" to this By-law, only the following uses are permitted:
- (a) Single detached dwelling
- 26.3.13(2) Notwithstanding article 26.2.2 to the contrary, in any OS-ORM(7) Zone, as shown on Schedule "A" to this by-law, for a single detached dwelling, the regulations in Table 6.2 and the relevant provisions applicable to the R1-H Zone shall apply to such use.
- 26.3.14 **OS-ORM(8) Zone (1037 Howden Road East) (161-2011)**
- 26.3.14(1) Notwithstanding Article 26.1.10 of this By-law to the contrary, in any OS-ORM(8) Zone as shown on Schedule "A" to this By-law, low intensity recreation is not a permitted use.
- 26.3.15 **OS-ORM(9) Zone (265 Raglan Road East) (22-2012)**
- 26.3.15(1) Notwithstanding Article 26.1.10 of this By-law to the contrary, in any OS-ORM(9) Zone as shown on Schedule "A" to this By-law, a single detached dwelling is not a permitted use.
- 26.3.15(2) Notwithstanding any other provision of this By-law to the contrary, in any OS-ORM(9) Zone as shown on Schedule "A" to this By-law, the severance of a farm dwelling is prohibited.
- 26.3.16 **OSH(3) Zone (548 Simcoe Street South) (73-2014)**
- 26.3.16(1) Notwithstanding any other provision of this By-law to the contrary, in any OSH(3) Zone, an automobile sales and service establishment for used vehicles shall be a permitted use.
- 26.3.17 **OSP(1) Zone (Lands at the southeast corner of Simcoe Street South and Harbour Road) (52-2018)**
- 26.3.17(1) In addition to the permitted uses in the OSP Zone, within the OSP(1) Zone the permitted uses shall also include a marina.

26.3.18 **OS-ORM(10) [Not in use]**

26.3.19 **OSP(2) [Not in use]**

26.3.20 **OSH(5) Zone (north of Britannia Avenue West, west of Windfields Farm Drive West) (87-2018)**

26.3.20(1) Notwithstanding the provisions of Subsection 26.2 of this By-law to the contrary, in any OSH(5) Zone, as shown on Schedule "A" to this By-law, the following are the only permitted uses:

- (a) A private condominium road and related infrastructure to provide access to Block SS.
- (b) Natural self-sustaining vegetated area that does not include trails or outdoor recreational uses.

26.3.21 **OSH(4) Zone (1569-1621 Simcoe Street North) (118-2018)**

26.3.21(1) Notwithstanding Subsection 26.1 to the contrary, in any OSH(4) Zone, as shown on Schedule "A" to this By-law, only the following uses are permitted:

- (a) Outdoor recreational uses without any buildings.
- (b) Parks without any buildings.