
SECTION 19

OPEN SPACE ZONE (OS)

No person shall hereafter use any lands or erect, alter, enlarge or use any building or structure in the Open Space (OS) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

19.1 PERMITTED USES

- conservation use;
- recreational use such as a park, campground, playground, picnic area, golf course, boat house;
- agricultural or similar use;
- uses accessory to the foregoing.

19.2 ZONE PROVISIONS

No building or active recreational facility shall be located or erected closer than 9 m (29.53 ft.) to any lot line and maximum building coverage of any lot shall be ten percent (10%).

19.3 SPECIAL EXCEPTIONS

(a) OS-1
(94-85)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the OS-1 Zone, known municipally as 1 Water Street and more particularly described as Part of Lot 17, Concession 1, being Lots 65 to 101 on Registered Plan 9, may be developed in accordance with the following provisions:

- a marina/restaurant under private ownership to a design elevation including flood proofing or 114.5 m (375.66 ft.) C.G.D

(b) Temporary-Open Space-flood fringe – T-OS-ff 31 Riverside Drive
(2004-10)

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Notwithstanding any provisions of this By-law to the contrary, the property which is located in the T-OS-ff Zone, municipally known as 31 Riverside Drive and more particularly described as Concession 1, Part of Lot 19, may be developed in accordance with the following provisions:

- (i) Permitted Uses: “Open Space-OS” uses shall include a temporary use of a portable building for courtroom-associated uses.
- (ii) The buildings and structures used for the purpose of the temporary use shall be removed to the satisfaction of the City of Pembroke upon expiry of the By-law.
- (iii) This By-law shall remain in effect until the second day of March, 2007.
- (iv) Upon expiry of the By-law, as set out in Section 1(b) (iii), this By-law does not apply so as to permit the continued use of land, buildings or structures for the purposes authorized by this By-law.

