

3.18 The “OR” Open Space / Recreation Zoning District

The **“OR” Open Space / Recreation Zoning District** is hereby established in this by-law and is intended to provide areas in urban settlement centres for uses such as public parks and recreational areas and facilities, natural areas for the conservation of undeveloped scenic or hazard lands, utilization of lands for buffering between potentially incompatible land uses and utility rights-of-way that have an open space character.

3.18.1 “OR” Open Space / Recreation Zoning District Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

- (a) Accessory buildings or structures
required for the operation or maintenance of any institutional, recreational or other use which is permitted or conditional in the zone;
- (b) Antennas, including satellite dish antennas
- (c) Walls, decks, patios, gazebos, statuary, flagpoles
and similar features

b) Conditional Accessory Uses, Buildings and Structures

c) Prohibited Accessory Uses Buildings and Structures

- i) Accessory Shipping Containers
Accessory shipping containers as defined in **PART 6** of this by-law are prohibited in the **“OR” - OpenSpace / Recreation Zone**.

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.13: USE & SITE REQUIREMENTS: "OR" OPEN SPACE / RECREATION ZONE	MINIMUM REQUIREMENTS (a) (b) (d) (g)				
	SITE SIZE		REQUIRED YARDS		
	Area (sq/ft)	Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
PERMITTED USES					
Arenas, Curling or Ice Skating	30,000 sq ft	100	25	15	15
Athletic Fields	30,000 sq ft	100	25	15	15
Auditoriums, Grandstands and similar Assembly Facilities	30,000 sq ft	100	25	15	15
Camping and Tenting Grounds	40,000 (b)	150	25	15	25
Community Halls and Clubs	20,000	100	25	15	25
Exhibition Grounds	30,000 sq ft	100	25	15	15
Golf Courses and Driving Ranges	50 acres	575	25	15	15
Parks and Playgrounds, tot Lots or Buffer Strips	5,000	50	25	15	25
Public Utilities (c)	5,000	50	25	15	25
Recreational Facilities, including Tennis Courts, Hiking Trails and Swimming Pools	15,000	100	25	15	15
Schools	1 acre	200	25	15	25
CONDITIONAL USES					
Cemeteries	30,000 sq ft	100	15	15	15
Places of Worship, including Religious Educational Facilities	15,000	100	25	15	15
Water Treatment Plants and Reservoirs	5,000 sq/ft	50	25	15	25
ACCESSORY USES, BUILDINGS, STRUCTURES					
Accessory uses, Buildings and Structures (See also PARTS 2 and 4 of this By-law)	-	-	(e)	3	2
NOTES: ¹ For information concerning the treatment of lawfully established existing uses, buildings and structures in existence prior to the adoption of this by-law, please refer to PART 2: General Rules and Regulations Applicable in All Zoning Districts of this by-law. ² Provisions of PART 2: General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes for Table 3.13: 'OR' Open Space / Recreation Zone:

- (a) (i) The maximum allowable height for all buildings and structures shall be 30 feet (two storeys) except for architectural components of permitted or conditionally approved public buildings and telecommunication towers that are accessory to public buildings.
- (b) Where a proposed use requires onsite wastewater disposal facilities and the site is **NOT** serviced by a piped municipal sewer system or a private holding tank approved by the provincial authority having jurisdiction, the minimum bulk requirements shall be adjusted as follows:
- (i) Minimum required site area shall be two (2) acres;
 - (ii) Minimum required site width shall be two hundred (200) feet;
 - (iii) Minimum required side yard shall be thirty (30) feet.

- (c) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.
- (d) Under authority of applicable provincial Act, where any structure or development is proposed under, below or at ground level within the controlled areas of the provincial highway system, permits must be obtained from provincial authority having jurisdiction.
- (e) For all accessory buildings or structures, the required front shall be the same as the required front yard for the principal building or structure.
- (f) The owner shall maintain the minimum site area, site width, required yards and other requirements specified herein for any use. Furthermore, the minimum requirements allocated to a use as specified by this By-law shall not by virtue of change of ownership, or for any other reason, be used to satisfy the requirements for any other use.
- (g) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.