

The following provisions shall apply to the use of land and the construction of buildings in all 02 Zones, subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(1) **Main Open Space Uses**

- a) athletic field;
 - b) botanical and/or zoological garden;
 - c) golf course;
 - d) park and/or playground;
 - e) public use.
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(2) **Accessory Uses, Buildings or Structures**

- a) Any use, building or structure which is subordinate and customarily incidental to a recreational activity carried out on or in any of the main open space uses permitted.
- b) Commercial uses which exclusively cater to and service only the 02 Zone in which they are located.

2. ZONE REQUIREMENTS

- (1) Front Yard Depth (minimum) 15.0 m.
- (2) Rear Yard Depth (minimum) 15.0 m.
- (3) Interior Side Yard Width (minimum) 15.0 m.

3. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

4. FOR OFF-STREET PARKING PROVISIONS

See Part C, Sections 14 and 15.

5. SPECIAL PROVISIONS

12442 (1) Notwithstanding the provisions of Subsection 1(1) of this Part, within the area zoned 02, on the northwest corner of the intersection of Bridge Street West and Sidney Street, an exhibition grounds, in addition to those uses listed in Section 1 of this Part, is a permitted use.

(2) Notwithstanding the provisions of Subsection 1(1) of this Part, within the area zoned 02-1, the following uses, in addition to those listed in Section 1 of this Part, are permitted:

- a) public and/or private boat docking;
 - b) yacht club;
 - c) marina;
 - d) a detached one family dwelling which existed at the date of passing of this By-Law. Strengthening, restoration and replacement of such existing dwellings shall be permitted provided that there is no increase in the height or size of the dwelling and that there is no change in the location or use of the dwelling, unless such change in use is in conformity with the provisions of this Part BB.
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11976 (3) Notwithstanding the provisions of Subsection (1) of this Part, within the area zoned 02-2, the following uses, in addition to those listed in Section 1, of this Part, are permitted:

- (a) public and/or private boat docking;
- (b) yacht club;
- (c) marina;
- (d) tourist-oriented retail uses provided that such uses shall be located wholly within the building existing on Meyers Pier as of the date of passing of this By-Law;

12116 (e) an eating establishment, provided that such use is located wholly within the building existing on Meyers Pier as of the date of passing of this By-Law.

13542 (4) Notwithstanding and in addition to the provisions of Section 1 of Part BB, within the area zoned 02-3, a private rowing club shall be a permitted use.

Furthermore, and notwithstanding the provisions of Subsection 2(3) of this Part BB, within the area zoned 02-3, the minimum required side yards shall be ten (10) m. on one side and fifteen (15) m. on the other.

Furthermore, and notwithstanding the provisions of Section 14 of Part C, within the area zoned 02-3, the minimum number of parking spaces required by a private rowing club shall be twenty three (23).