

7.21 P-1 ZONE – Parks and Open Space

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Intent: To provide a zone to preserve land for park, open space conservation and private and public recreation needs of the community.

Uses Permitted .1 The following uses and no others shall be permitted in the P-1 Zone:

Principal Uses

- .1 Agriculture, urban
- .2 Cemetery
- .3 Commercial public piazza
- .4 Community garden
- .5 Conservation area
- .6 Dock, community
- .7 Golf course and driving range
- .8 Marina
- .9 Open space
- .10 Outdoor Entertainment Use
- .11 Park
- .12 Public buildings and facilities
- .13 Retail uses limited to rental establishments for sports and non-motorized recreational equipment
- .14 Recreational facility
- .15 Temporary markets and vendors
- .16 Wildlife sanctuary

Accessory Uses

- .2 The following uses and no others are permitted as accessory to the principal uses in the P-1 Zone:
 - .1 Caretaker’s dwelling
 - .2 Eating establishments, limited to concessions and mobile vendors
 - .3 Parking facility

Lot Area

.3 The minimum lot area is:

With Municipal Sewer	0.4ha (0.98ac)
Without Municipal Sewer or where slope exceeds greater than 30%	1.0ha (2.47ac)

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	15.0m (49.2ft)
Depth	25.0m (82.0ft)

Density

.5 The maximum Floor Area Ratio (FAR) shall be 0.10.

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.6 Only one caretaker dwelling will be permitted per lot.

Lot Coverage

.7 Not applicable.

Setback Requirements

.8 Minimum setback requirements for all buildings and structures:

Front yard	6.0m (19.7ft)
Rear yard	6.0m (19.7ft)
Interior Side yard	6.0m (19.7ft)
Exterior Side yard	6.0m (19.7ft)

Height

.9 Maximum building heights are as follows:

Principal building	9. m (29.5ft)
Accessory buildings and structures	4.5m (14.8ft)

Height Exceptions

.10 Where underground or covered parking is provided, the maximum height of the principal building shall not exceed 22.0m (72.2ft).