

# P-1 ZONE – Parks and Open Space

## 7.22 P-1 ZONE – PARKS AND OPEN SPACE

**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)

# P-1 ZONE – Parks and Open Space

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

.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).