

SECTION 17 - PARKS AND OPEN SPACE ZONE (P) REGULATIONS

17.1 GENERAL USE REGULATIONS

17.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Parks and Open Space Zone (P) except for the following purposes:

- a) conservation area;
- b) golf course;
- c) golf driving range;
- d) public and private parks, including playgrounds, picnic facilities, sports fields, a bowling green and tennis courts;
- e) a public parking area;
- f) a recreation or community centre;
- g) storm water collection areas;
- h) a tourist camp or trailer camp, licensed by the municipality;
- i) accessory uses.

17.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Parks and Open Space Zone (P) except for the following purposes:

- a) buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses.

17.1.3	<u>Minimum Lot Area</u>	8000 square metres (86,114'sq.)
17.1.4	<u>Minimum Lot Frontage</u>	60.0 metres (196.85')
17.1.5	<u>Maximum Lot Coverage</u>	35 percent
17.1.6	<u>Maximum Building Height</u>	10.5 metres (34.45')

17.1.7	<u>Minimum Front Yard Depth</u>	15.0 metres <u>(49.21')</u>
17.1.8	<u>Minimum Side Yard Width</u>	4.5 metres <u>(14.76')</u>
17.1.9	<u>Minimum Rear Yard Depth</u>	7.5 metres <u>(24.60')</u>

17.1.10 Buffer Strip

A buffer strip with a minimum width of two (2.0) metres (6.56') shall be provided around any parking area in a park in the Parks and Open Space Zone (P) except for access areas.

17.1.11 Outside Lighting Facilities

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

17.2 SPECIFIC USE REGULATIONS

(None until amended)

17.3 EXCEPTIONS

The specific regulations contained in this subsection 17.3 shall apply to the area or areas defined below:

17.3.1 Defined Area P-1 as shown on Schedule "A", Map 3 to this By-law.

a) Permitted Uses

- i) The transmission lines of Ontario Hydro;
- ii) walking trails;
- iii) bicycle paths;
- iv) active recreation areas;
- v) parkland.

b) Other Requirements

- i) No buildings or structures shall be permitted except for transmission lines on Ontario Hydro;
- ii) the use of any lands for any purpose other than transmission lines shall be subject to the approval and regulations of Ontario Hydro.

17.3.2 Defined Area P-2 as shown on Schedule "A", Map 3 to this By-law.

a) Other Permitted Uses

A school and accessory uses thereto in addition to all other uses permitted in the Parks an Open Space Zone (P).

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 17.3.2 a);
- ii) accessory buildings and structures for the uses permitted in subsection 17.3.2 a).

17.3.3 Defined Area P-3 as shown on Schedule "A", Map 7 to this By-law.

a) Other Permitted Uses

- i) an agricultural use;
- ii) an accessory dwelling and/or dwelling unit.

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 17.3.3 a) i);
- ii) a dwelling unit in a portion of the administration and office building for the owner or one person and his family employed in the business operation;
- iii) one single family detached dwelling;
- iv) accessory buildings and structures for the uses permitted in subsection 17.3.3 a).

c) Accessory Dwelling or Dwelling Unit

The provisions of subsection 15.2.4 shall also apply to any accessory single family detached dwelling, and the provisions of subsection 8.2.4 a) through d) inclusive shall also apply to any accessory dwelling unit.

d) Agricultural Buildings

The provisions of Section 15 shall apply to any agricultural buildings or structures erected in connection with the use permitted in subsection 17.3.3 a) i).

17.3.4 Defined Area P-4 as shown on Schedule “A”, Map 3 of this By-Law.

a) Permitted Uses

All uses permitted in the Parks and Open Space Zone (P) Zone.

b) Permitted Building and Structures

i) Buildings and structures for the uses permitted in subsection 17.3.4 a) of this By-law;

ii) Accessory buildings and structures for the uses permitted in subsection 17.3.4 a) of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 17.1.3 to 17.2, inclusive, of this By-law, except that the provisions of subsections 17.1.3 and 17.1.4 of this By-law shall not apply to lands zoned P-4.

17.3.5 Defined Area P-5 as shown on Schedule “A”, Map 7 of this By-Law.

a) Permitted Uses

i) a landscaping buffer strip that may comprise of a berm with tree plantings, a multi-use pathway and associated stormwater management features;

ii) accessory uses.

b) Permitted Building and Other Structures

i) buildings and structures for the uses permitted in subsection 17.3.5 a);

ii) accessory buildings and structures for the uses permitted in subsection 17.3.5 a).

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures in subsection 17.3.5 a) shall be in accordance with subsections 17.1.3 to 17.1.11, inclusive of this By-law, except for the following:

i) Minimum Lot Area 0.4 hectares (0.98 acres)