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**PART 10: PARKS & OPEN SPACE ZONES**

**ZONE DESIGNATIONS:** P (Neighbourhood Park)  
PC (Community Park)  
O (Open Space)

**1. GENERAL PROVISIONS**

No persons shall within any of the zones included in Part 10 of this By-law use any land or erect or use any building or structure except in accordance with the uses permitted and the regulations thereto and subject to:

PART 1, GENERAL CONDITIONS AND PROVISIONS  
PART 14, EXCEPTIONS TO ZONE DESIGNATIONS

**2. P ZONE (Neighbourhood Park)**

**2.1 PERMITTED USES**

- Neighbourhood parks and Parkettes
- Outdoor community and recreation facilities
- Special resource areas
- Cultural Heritage resources and facilities.
- Indoor arena in Kiwanis and Skyway Parks only.
- Indoor tennis facility in Aldershot Park only.

**2.2 BUILDINGS AND STRUCTURES PERMITTED**

Buildings and structures for permitted uses.  
Accessory buildings and structures for permitted uses.

**2.3 PUBLIC ASSEMBLY BUILDINGS**

Buildings and structures intended for public assembly shall be set back 30 m from a railway right-of-way.

**3. PC ZONE (Community Park)**

**3.1 PERMITTED USES**

- Community and City parks
- Community and recreation facilities
- Cultural Heritage resources and facilities
- Festive, cultural and ceremonial uses

**3.2 BUILDINGS AND STRUCTURES PERMITTED**

Buildings and structures for permitted uses.  
Accessory buildings and structures for permitted uses.

**3.3 PUBLIC ASSEMBLY BUILDINGS**

Buildings and structures intended for public assembly shall be set back 30 m from a railway right-of-way.

**3.4 CONTIGUOUS LOTS**

Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for the purpose of applying zoning regulations.

**3.5 REGULATIONS**

- (a) **Yards:**
- |                              |   |
|------------------------------|---|
| Abutting a residential zone: | 15 m  |
| Abutting a street:           | 15 m, 3 m in Beachway and Spencer Smith Parks |
| Abutting any other lot line: | 7.5 m   |
- (b) **Landscape Area:**
- |                         |  |
|-------------------------|--|
| Abutting a street:      | 6 m, 3 m in Beachway and Spencer Smith Parks |
| Abutting a creek block: | 6 m  |
- (c) **Landscape Buffer:**
- |   |     |
|---|-----|
| Abutting a residential zone, excluding school properties: | 9 m |
|---|-----|
- (d) **Commercial Floor Area:**
- Where accessory commercial uses have direct public access from the building exterior, the total floor area for those commercial uses shall be 450 m<sup>2</sup>.

**4. O1 ZONE (Open Space)**

**4.1 PERMITTED USES**

- Municipal parks, public and private open space
- Golf Course and associated uses such as Curling Club, Tennis Club, Arena, Gymnasium, Swimming Pool,
- Cultural Heritage Resources
- Storm water management and erosion control facilities
- Cemetery, Crematory

**4.2 BUILDINGS AND STRUCTURES PERMITTED**

Buildings and structures for permitted uses.  
Accessory buildings and structures for permitted uses.

**4.3 PUBLIC ASSEMBLY BUILDINGS**

Buildings and structures intended for public assembly shall be set back 30 m from a railway right-of-way.

**4.4 REGULATIONS**

- (a) **Yards:**
  - Abutting a residential zone: 15 m
  - Abutting a street: 15 m
  - Abutting any other lot line: 7.5 m
- (b) **Landscape Area:**
  - Abutting a street: 6 m
  - Abutting a creek block: 9 m
- (c) **Landscape Buffer:**
  - Abutting a residential zone: 9 m
- (d) A crematory is not permitted within 70 m from the boundary of a Residential, Downtown, MXG or MXC zone.

**4.5 ADDITIONAL PROVISIONS FOR LANDS LOCATED NORTH OF HIGHWAY 403, WEST OF KERNS ROAD**

- (a) Prohibited Uses:  
Golf course and associated uses such as curling club, tennis club, arena, gymnasium, swimming pool  
Crematory
- (b) Maximum impervious surface cover per lot: 40%.

<b>5. O2 ZONE</b>	<b>(Open Space)</b>
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**5.1 PERMITTED USES**

- Municipal parks and public open space
- Storm water management and erosion control
- Public Utilities and services
- Cultural Heritage Resources
- Non-Intensive Outdoor Recreation uses such as walking trails, nature viewing, bird watching, etc.

**5.2 BUILDINGS AND STRUCTURES PERMITTED**

Buildings and structures for permitted uses.  
Accessory buildings and structures for permitted uses.

**5.3 PUBLIC ASSEMBLY BUILDINGS**

Buildings and structures intended for public assembly shall be set back 30 m from a railway right-of-way.

**6. 03 ZONE**

**(Open Space)**

**6.1 PERMITTED USES**

- Municipal and Provincial parks
- Public and private open space
- Cultural Heritage Resources
- Archaeological Restoration
- Walking trails and nature viewing
- Forest, wildlife and fisheries management
- Transportation and Utilities
- Agriculture, except within a woodlot
- Storm water management and erosion control, excluding permanent detention and retention ponds.

**6.2 BUILDINGS AND STRUCTURES PERMITTED**

Buildings, structures and facilities for permitted uses.  
Accessory buildings and structures for permitted uses.

**6.3 PUBLIC ASSEMBLY BUILDINGS**

Buildings and structures intended for public assembly shall be set back 30 m from a railway right-of-way.