

5.1 PARKS, OPEN SPACES AND NATURAL AREAS DISTRICT (P1)

5.1.1 Intent

The intent of this district is to preserve and enhance public areas of ecological, historic, and recreational value to the community, with opportunities for limited recreational and cultural amenities, including parks, plazas, greenways, public trails, and other related civic facilities and supporting uses.

P1a Sub-District: The intent of this sub-district is to retain natural areas that are important for the environment or wildlife. These lands are often shaped by geological processes and include waterways, ravines, and forests. Public access may be limited for preservation purposes.

5.1.2 Permitted Uses

5.1.2.1 P1 District

Use	Conditions
Principal Use	
Assembly and Entertainment	-
Child Care Facility	-
Civic Facility	-
Emergency Shelter	Part 6-5.3
Golf Facility	-
Heritage Adaptive Use	5.1.3
Marina	-
Natural Area	-
Park	-
Parking Facility	-
Recreation and Fitness	-
Secondary Use	
Active Mobility Hub	-
Community Garden	-
Educational Services	5.1.3
Energy Generation	-
Health Care Facility	-
Mobile Retail and Restaurant	-
Personal and Business Services	-
Restaurant	-
Retail	5.1.3
Utility Services	-

Accessory Use	
Research and Development	5.1.3
Other Accessory Buildings, Structures, and Uses	-

5.1.2.2 P1a Sub-District

Use	Conditions
Principal Use	
Natural Area	-
Park	-
Secondary Use	
Civic Facility	-
Emergency Shelter	Part 6-5.3
Parking Facility	-
Accessory Use	
Research and Development	5.1.3
Utility Services	-
Other Accessory Buildings, Structures, and Uses	Part 6-1.6

5.1.3 Conditions of Use

Use	Conditions
Principal Uses	
Heritage Adaptive Use	(1) Visitor accommodation is limited to bed-and-breakfast establishments, short-term rental establishments, guest houses or boutique hotels that accommodate a maximum of 10 people at a time.
Secondary Uses	
Educational Services	(1) Secondary educational services in the P1 District exclude commercial schools.
Retail	(1) Retail uses are limited to food retail, gift shops, fitness and recreational goods, or arts and culture stores and similar businesses.
Accessory Uses	
Research and Development	(1) Facilities must be used only for research and development, including advancing environmental stewardship, of an existing feature or condition that is located on the subject site.

5.1.4 Built Form and Siting

Regulations		P1
Height		
Maximum Height		Unrestricted
Minimum Lot Line Setbacks		
Street Yard		6.0 m
Lane Yard		6.0 m
Interior Side Yard		6.0 m
Interior Rear Yard		6.0 m

5.1.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Part 4: General Regulations
 - (b) Part 6: Specific-Use Regulations
 - (c) Part 7: Parking, Loading, and Mobility