

Commercial Recreation (P1) Zone



The purpose of the Commercial Recreation (P1) Zone is to allow the development and expansion of commercial recreational facilities including but not limited to golf courses, campgrounds, gun ranges or similar uses.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

| RESIDENTIAL USES |
|--------------------------|
| Existing Residential Use |

| NON-RESIDENTIAL USES | |
|----------------------|-------------------------------------|
| Agricultural Uses | Fixed Roof Overnight Accommodations |
| Community Facilities | Golf Courses and Driving Ranges |
| Drive-in Theatres | Gun Ranges |
| Forestry Uses | Places of Worship |

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

| RESIDENTIAL USES | SPECIAL CONDITIONS |
|-------------------------------|--------------------|
| Home-based Business – Level 1 | Section 14.4 |

| NON-RESIDENTIAL USES | SPECIAL CONDITIONS |
|----------------------|-----------------------------|
| Agritainment Uses | See additional requirements |
| Campgrounds | See additional requirements |
| Non-Profit Camps | See additional requirements |

Zone Requirements:

| REQUIREMENT | CAMPGROUNDS, NON-PROFIT CAMPS & AGRITAINMENT | ALL OTHER USES |
|--|--|---------------------|
| Minimum Lot Area: | 100,000 square feet | 100,000 square feet |
| Minimum Lot Frontage: | 200 feet | 200 feet |
| Minimum Front/Flankage Setback: (main and accessory structures) | 40 feet | 40 feet |
| Minimum Side Setback: | | |
| (i) General | 40 feet | 40 feet |
| (ii) Accessory structure | 40 feet | 20 feet |
| Minimum Rear Setback: | | |
| (i) General | 40 feet | 40 feet |
| (ii) Accessory structure | 40 feet | 20 feet |

| | | |
|--------------------------|---------|---------|
| Maximum Building Height: | | |
| (i) Main Building | 45 feet | 45 feet |
| (ii) Accessory structure | 20 feet | 20 feet |

Additional Requirements:

Campgrounds, Non-profit Camps and Agritainment Uses

Campgrounds, non-profit camps and agritainment uses shall meet the following requirements:

- (a) An accessory one unit dwelling is permitted as the residence of the owner or operator of the campground, non-profit camp or agritainment use; and
- (b) All new or expansions of existing campgrounds, non-profit camps and agritainment uses shall maintain a natural wooded area at least 40 feet in width along all side and rear lot lines. If the 40 feet wide area is already wooded, it shall be maintained as such. If the 40 feet wide area is cleared, then trees and shrubs that would naturally spread in the area shall be grown.

Uses Considered by Development Agreement:

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Commercial Recreation (P1) Zone:

- (a) Proposals for high impact recreation uses not permitted as-of-right within the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy; and
- (b) Uses considered by Development Agreement in all zones listed in section 14.7.