

Section 11 - COMMERCIAL RECREATION ZONE

11.1 Summary of Commercial Recreation Zone Names and Symbols

Zone Name	Symbol
Commercial Recreation	P1

11.2 Summary of Uses Permitted within the Commercial Recreation Zone

The following summarizes the main uses permitted in the Commercial Recreation Zone subject to all the requirements set out in this By-law. Please see the specific zone section for an exact list of permitted uses.

Land Use	P1
NON-RESIDENTIAL	
Agricultural Uses	P1
Campgrounds	P1
Community Facilities	P1
Drive-in Theatres	P1
Fixed Roof Overnight Accommodation	P1
Forestry Uses	P1
Golf Courses and Driving Ranges	P1
Gun Ranges	P1
Indoor Recreation Uses	P1
Non-profit Camps	P1
Places of Worship	P1

11.3 COMMERCIAL RECREATION (P1) ZONE

11.3.1 Zone Purpose

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, in accordance with policy 2.7.11 of the Municipal Planning Strategy.

11.3.2 Uses

11.3.2.1 Permitted Uses

The following uses shall be permitted in the Commercial Recreation (P1) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Uses	
Campgrounds	Section 11.3.4.1
Community Facilities	
Drive-in Theatres	
Forestry Uses	
Fixed Roof Overnight Accommodations	
Golf Courses and Driving Ranges	Section 11.3.4.3 ¹
Gun Ranges	
Indoor Recreation Uses	
Non-profit Camps	Section 11.3.4.2
Places of Worship	

1. Added June 19, 2023, File 21-12

11.3.3 Zone Requirements

The following requirements shall apply to all development located in the Commercial Recreation (P1)Zone.

Requirement	Campgrounds, Fixed Roof Overnight Accommodations & Non-profit Camps	All Other Uses
(a) Minimum Lot Area:	200,000 sq ft.	100,000 sq ft.
(b) Minimum Lot Frontage:	200 ft.	200 ft.
(c) Minimum Front/Flankage Setback: (main and accessory buildings)	40 ft.	40 ft.
(d) Minimum Side Setback:		
(i) Main Buildings	40 ft.	40 ft.
(ii) Accessory Buildings	40 ft.	20 ft.
(e) Minimum Rear Setback:		
(i) Main Buildings	40 ft.	40 ft.
(ii) Accessory Buildings	40 ft.	20 ft.
(f) Maximum Building Height:		
(i) Main Buildings	45 ft.	45 ft.
(ii) Accessory Buildings	20 ft.	20 ft.

11.3.4 Additional Requirements

11.3.4.1 Campgrounds

Campgrounds shall be subject to requirements below:

- (a) A one unit dwelling shall be permitted as an accessory use for the residence of the owner or operator of the campground.
- (b) All developments, including parking areas, camp sites, public gathering areas, loading areas, and outdoor storage shall be set back 40 feet from side and rear lot boundaries.
- (c) Recreational cabins shall have a maximum building footprint of 500 square feet.
- (d) Campgrounds that existed on the date of adoption of this By-law and that do not meet the above requirements shall be permitted provided any expansions do not further encroach on the side or rear setbacks.
- (e) All new or expansions of existing campgrounds shall maintain a natural wooded area at least 40 feet in width along all side and rear lot lines. If the 40 foot wide area is already wooded, it shall be maintained as such. If the 40 foot wide area is cleared, then trees and shrubs that would naturally spread in the area shall be grown.

11.3.4.2 Non-profit Camps

Non-profit camps shall be subject to the requirements below.

- (a) A one-unit dwelling shall be permitted as an accessory use for the residence of the owner or operator of the non-profit camp.
- (b) All developments, including main and accessory buildings, parking areas, camp sites, public gathering areas, loading areas, and outdoor storage shall be set back 40 feet from side and rear lot boundaries.
- (c) Accessory uses shall cater to overnight users of the non-profit camp lot and not the general public.
- (d) Recreational cabins shall have a maximum building footprint of 500 square feet.
- (e) All new or expansions of existing non-profit camps shall maintain a natural wooded area at least 40 feet in width along all side and rear lot lines. If the 40 foot wide area is already wooded, it shall be maintained as such. If the 40 foot wide area is cleared, then trees and shrubs that would naturally spread in the area shall be grown.

11.3.4.3 Golf Courses

Golf courses shall be subject to the requirements below:

- (a) A one-unit dwelling shall be permitted as an accessory use for the residence of the owner or operator of the golf course within the Commercial Recreation (P1) Zone. *(Amended June 19, 2023, File 21-12)*

11.3.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below 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.
- (b) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (c) Uses considered by Development Agreement in all zones listed in section 14.7.

