

PART 14 – PARKS AND INSTITUTIONAL ZONES

14.1 PARKS AND OPEN SPACE ZONE (P1)

.1 Purpose

To accommodate parks and natural areas for recreational and associated uses.

.2 Principal Uses, Buildings and Structures

- (a) Golf course
- (b) Interpretive centre
- (c) Recreational services, outdoor

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Concession stand
- (d) Home based business, minor
- (e) Restaurant

.4 Site Specific Uses, Buildings and Structures – *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel frontage	10.0 m (32.8 ft)
DEVELOPMENT REGULATIONS		
(b)	Maximum density	1 caretaker unit per parcel
(c)	Maximum parcel coverage	35%
(d)	Maximum height	9.0 m (29.5 ft)
SITING REGULATIONS		
(e)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	4.5 m (14.8 ft)
ii.	Rear parcel boundary	3.0 m (9.8 ft)
iii.	Interior side parcel boundary	3.0 m (9.8 ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft)
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations - *Reserved*

14.2 INSTITUTIONAL AND ASSEMBLY ZONE (P2)

.1 Purpose

To accommodate institutional, administrative and associated uses.

.2 Principal Uses, Buildings and Structures

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|---|-------------------------------------|
| (a) Agricultural market | (j) Food bank |
| (b) Cemetery | (k) Group camp |
| (c) Community or assembly hall | (l) Group home |
| (d) Care facility, major | (m) Library, museum, or art gallery |
| (e) Child care, major (centre/facility) | (n) Office |
| (f) Congregate housing | (o) Recreation services, indoor |
| (g) Education facility | (p) Recreation services, outdoor |
| (h) Extended medical treatment facility | (q) Transportation station |
| (i) Fire, police or ambulance service | |

.3 Secondary Uses, Buildings and Structures

- (a) [Accessory uses, buildings and structures](#)
- (b) Restaurant
- (c) Retail, general

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 23, DL 506, ODYD, Plan 29377 (2648 Alhambra Drive): single detached dwelling

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	700 m ² (7,534.7 ft ²)
(b)	Minimum parcel frontage	18.0 m (59.1 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum parcel coverage	50%
(d)	Maximum building height	12.0 m (39.4 ft), except it is 16.0 m (52.5 ft) to a maximum of 4 storeys for an Education facility
SITING REGULATIONS		
(e)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	4.5 m (14.8 ft)
ii.	Rear parcel boundary	3.0 m (9.8 ft)
iii.	Interior side parcel boundary	3.0 m (9.8 ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft)
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations - Reserved