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PURPOSE

The purpose of this Part is to provide a number of Parkway Belt Zones, that implement the provisions and regulations of the Parkway Belt West Plan.¹

11.1

GENERAL PROVISIONS FOR PARKWAY BELT ZONES

In addition to the zone provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Parkway Belt Zones shall also apply:

11.1.1 Additional Regulations for an Agricultural Use in a PB2 Zone

All **buildings** and **structures** used for agricultural purposes shall comply with the regulations specified in Table 11.2.1 - PB1 and PB2 Permitted Uses and Zone Regulations, and Table 11.1.1 - Additional Regulations for an Agricultural Use in a PB2 Zone.

Table 11.1.1 - Zone Regulations for an Agricultural Use

| Column | A | B |
|--------|----------------------|---------|
| Line | ZONES | PB2 |
| 1.0 | MINIMUM LOT AREA | 10.0 ha |
| 2.0 | MAXIMUM LOT COVERAGE | 10% |
| 3.0 | MAXIMUM HEIGHT | 15.3 m |

11.1.2

Zone Regulations for a Cemetery Use

All **buildings** and **structures** used for a **cemetery** shall comply with the OS3 permitted uses and zone regulations contained in Table 9.2.1 - OS1 to OS3 Permitted Uses and Zone Regulations except that a **crematorium** shall not be permitted. (0028-2013/OMB Order 2014 July 16)

11.1.3

Driveways and Parking Areas

Driveways and parking areas in PB1 and PB2 zones may be constructed of a permeable type of material.

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

**11.2 PB1 AND PB2 ZONES
(PARKWAY BELT)**
11.2.1 PB1 and PB2 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 11.1 of this By-law, and the **uses** and regulations specified within the applicable zone column contained in Table 11.2.1 - PB1 and PB2 Permitted Uses and Zone Regulations.

Table 11.2.1 - PB1 and PB2 Permitted Uses and Zone Regulations

| Column | A | B | C |
|-------------------------|---|--------|------------------|
| Line | ZONES | PB1 | PB2 |
| PERMITTED USES | | | |
| 2.0 | PARKWAY BELT | | |
| 2.1 | Passive Recreational Uses | ✓ | ✓ |
| 2.2 | Conservation Use | ✓ | ✓ |
| 2.3 | Agricultural Use | | ✓ ⁽¹⁾ |
| 2.4 | Cemetery | | ✓ ⁽²⁾ |
| 2.5 | Golf Course | | ✓ |
| ZONE REGULATIONS | | | |
| 3.0 | MINIMUM FRONT YARD | 18.0 m | 18.0 m |
| 4.0 | MINIMUM EXTERIOR AND INTERIOR SIDE YARDS | 7.5 m | 7.5 m |
| 5.0 | MINIMUM REAR YARD | 15.0 m | 15.0 m |

NOTES: (1) See also Subsection 11.1.1 of this By-law.
(2) See also Subsection 11.1.2 of this By-law.

11.2.2 PB1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

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|--|--|----------------------|---|
| 11.2.2.1 | Exception: PB1-1 | Map # 43E | By-law: 0308-2011, 0212-2015, 0111-2019/ LPAT Order 2021 March 09 |
| In a PB1-1 zone the permitted uses and applicable regulations shall be as specified for a PB1 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 11.2.2.1.1 | (1) Active Recreational Use (2) Accessory Commercial Uses | | |
| Regulations | | | |
| 11.2.2.1.2 | Maximum gross floor area - non-residential for all restaurants | 1 210 m ² | |
| 11.2.2.1.3 | Maximum gross floor area - non-residential used for all accessory commercial uses | 1 490 m ² | |
| 11.2.2.1.4 | Required parking may be located on lands zoned PB1-2 | | |
| 11.2.2.1.5 | "Accessory Commercial Uses" means a restaurant including an outdoor patio | | |

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| 11.2.2.2 | Exception: PB1-2 | Map # 43E | By-law: |
| In a PB1-2 zone the permitted uses and applicable regulations shall be as specified for a PB1 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 11.2.2.2.1 | (1) Parking for uses permitted on lands zoned PB1-1 | | |
| | | | |
| 11.2.2.3 | Exception: PB1-3 | Map # 36E | By-law: |
| In a PB1-3 zone the permitted uses and applicable regulations shall be as specified for a PB1 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 11.2.2.3.1 | (1) Parking for uses permitted on lands zoned OS2-6 | | |

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| 11.2.2.4 | Exception: PB1-4 | Map # 36E | By-law: |
| In a PB1-4 zone the permitted uses and applicable regulations shall be as specified for a PB1 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 11.2.2.4.1 | (1) Parking for uses permitted on lands zoned OS2-6 (2) Golf Course | | |
| Regulation | | | |
| 11.2.2.4.2 | (1) No buildings shall be permitted | | |

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| 11.2.2.5 | Exception: PB1-5 | Map # 53E | By-law: 0247-2020 |
| In a PB1-5 zone the permitted uses and applicable regulations shall be as specified for a PB1 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 11.2.2.5.1 | (1) One detached dwelling and accessory structures legally existing on the date of passing of this By-law | | |

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| 11.2.2.6 | Exception: PB1-6 | Map # 36E | By-law: 0308-2011, 0111-2019/LPAT Order 2021 March 09 |
| In an PB1-6 zone the permitted uses and applicable regulations shall be as specified for an PB1 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 11.2.2.6.1 | (1) Active Recreational Use (2) Accessory Uses to an Arena (3) Office (4) Medical Office | | |
| Regulations | | | |
| 11.2.2.6.2 | Accessory uses to an arena shall be located wholly within a building or structure used for an arena | | |
| 11.2.2.6.3 | Maximum gross floor area - non-residential used for accessory uses to an arena 20% | | |
| 11.2.2.6.4 | "Accessory Uses to an Arena" means a commercial school , dry-cleaning and laundry establishment, sports training and rehabilitation facility, restaurant , a music school, a dance school, a martial arts school and tutoring, directly related to the operation of an arena | | |

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| 11.2.2.7 | Exception: PB1-7 | Map # 53E | By-law: |
| In a PB1-7 zone the applicable regulations shall be as specified for a PB1 zone except that the following uses/regulations shall apply: | | | |
| Permitted Use | | | |
| 11.2.2.7.1 | Lands zoned PB1-7 shall only be used for the following: (1) One Detached Dwelling | | |
| Regulations | | | |
| 11.2.2.7.2 | A detached dwelling shall comply with the R1 zone regulations identified in Subsection 4.2.1 of this By-law except that: (1) minimum front yard 7.6 m (2) minimum southerly interior side yard 4.2 m (3) minimum rear yard 1.5 m (4) maximum height - highest ridge: sloped roof 7.0 m | | |
| 11.2.2.7.3 | An accessory building and structure shall comply with the provisions of Subsection 4.1.2 of this By-law except that: (1) minimum setback of a detached garage to the side lot line 1.0 m | | |

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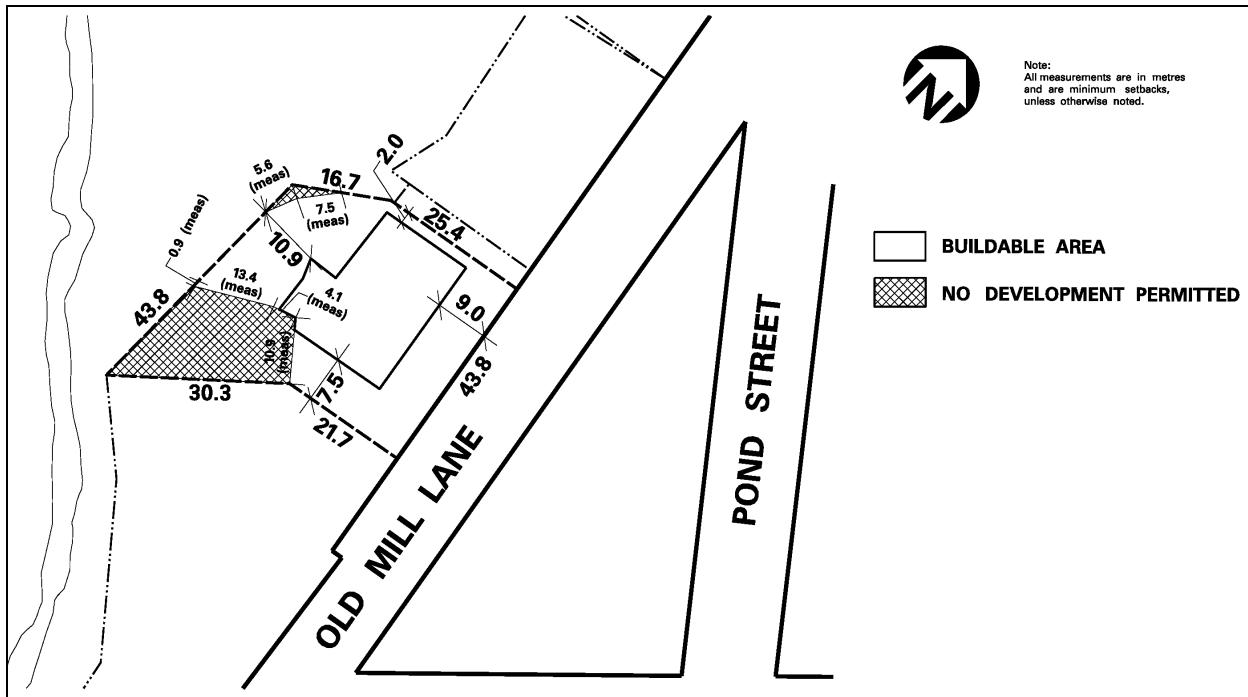
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| 11.2.2.8 | Exception: PB1-8 | Map # 53E | By-law: |
| In a PB1-8 zone the applicable regulations shall be as specified for a PB1 zone except that the following uses/regulations shall apply: | | | |
| Permitted Use | | | |
| 11.2.2.8.1 Lands zoned PB1-8 shall only be used for the following: | | | |
| (1) One Detached Dwelling | | | |
| Regulations | | | |
| 11.2.2.8.2 | A detached dwelling shall comply with the R1 zone regulations identified in Subsection 4.2.1 of this By-law except that: | | |
| | (1) minimum front yard | 5.0 m | |
| | (2) minimum southerly side yard | 66.0 m | |
| | (3) minimum northerly side yard | 4.2 m | |
| | (4) minimum rear yard - interior lot | 5.0 m | |
| 11.2.2.8.3 | An accessory building and structure shall comply with the provisions of Section 4.1.2 of this By-law except that: | | |
| | (1) minimum front yard to a detached garage | 7.3 m | |
| | (2) minimum northerly side yard to a detached garage | 1.4 m | |

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| 11.2.2.9 | Exception: PB1-9 | Map # 53E | By-law: |
| In an PB1-9 zone the permitted uses and applicable regulations shall be as specified for an PB1 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 11.2.2.9.1 | (1) Office of a Conservation Authority | | |

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| 11.2.2.10 | Exception: PB1-10 | Map # | By-law: <i>deleted by 0174-2015</i> |
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| 11.2.2.11 | Exception: PB1-11 | Map # 53E | By-law: 0325-2008 |
| In a PB1-11 zone the permitted uses and applicable regulations shall be as specified for a PB1 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 11.2.2.11.1 | (1) Temporary Tent and/or Stage | | |
| Regulation | | | |
| 11.2.2.11.2 | A temporary tent and/or stage shall comply with the provisions contained in Article 2.1.9.7 of this By-law except that the provisions of Line 3.0 in Table 2.1.9.7 shall not apply | | |

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| 11.2.2.12 | Exception: PB1-12 | Map # 53E | By-law: 0247-2020 |
| In a PB1-12 zone the permitted uses and applicable regulations shall be as specified for a PB1 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 11.2.2.12.1 (1) One detached dwelling and accessory structures | | | |
| Regulation | | | |
| 11.2.2.12.2 All site development plans shall comply with Schedule PB1-12 of this Exception | | | |



Schedule PB1-12
Map 53E

11.2.3 PB2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

| | | | |
|--|---|--------------------|---------|
| 11.2.3.1 | Exception: PB2-1 | Map # 28 | By-law: |
| In a PB2-1 zone the applicable regulations shall be as specified for a PB2 zone except that the following uses/regulations shall apply: | | | |
| Permitted Uses | | | |
| 11.2.3.1.1 Lands zoned PB2-1 shall only be used for the following: (1) Golf Driving Range (2) Accessory uses to a golf driving range | | | |
| Regulations | | | |
| 11.2.3.1.2 | Maximum gross floor area - non-residential used for a pro shop | 185 m ² | |
| 11.2.3.1.3 | No basement including a cafeteria shall be permitted for any building or structure | | |
| 11.2.3.1.4 | Minimum setback of a building or structure to any lot line | 14.0 m | |
| 11.2.3.1.5 | Minimum setback of a parking area to any lot line | 3.0 m | |
| 11.2.3.1.6 | "Accessory Uses to a Golf Driving Range" shall only include a chipping green, putting green miniature golf course and pro shop including a cafeteria | | |

