

**PART 13**

**SPECIALIZED PARK**

**(P) ZONES**



## Specialized Park (P) **Zones**

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the Park (P) **Zones**. In these cases, specific Park (P) Restricted Defined Areas (Specialized P **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g., P.1-1, P.2-1, P.3-1, etc.).

The P **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any P Restricted Defined Area.

The following P Restricted Defined Areas (Specialized P **Zones**) are herein set out:

### 9.3.1 Specialized Conservation Land (P.1) **Zones**

15903

#### 9.3.1.1 P.1-1

As shown on Defined Area Map Number 58 of Schedule "A" of this **By-law**.

#### 9.3.1.1.1 Permitted **Uses**

- Informal play or recreation area
- Storm water management pond
- Private **Outdoor Sportsfield Facilities**
- A **Club** house (only the existing stone **Dwelling** may be **Used** for this purpose)
- A storage **Building** (only the existing stone **Dwelling** may be **Used** for this purpose)

#### 9.3.1.1.2 Regulations

In accordance with Section 4 (General Provisions) and Section 9.2 (Conservation Land [P.1]) Zoning Regulations.



9.3.2 **Specialized Neighbourhood Park (P.2) Zones**

15170 9.3.2.1 **P.2-1**  
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

9.3.2.1.1 **Permitted Uses**  
In accordance with the **Uses** permitted by Section 9.1.2 of **By-law** Number (1995)-14864, as amended.

9.3.2.1.2 **Regulations**  
In accordance with the provisions of Section 9.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

9.3.2.1.2.1 **Minimum Lot Frontage**  
Notwithstanding Row 3 of Table 9.2 of **By-law** Number (1995)-14864, as amended, the required minimum **Lot Frontage** shall be 210 metres.

16170 9.3.2.2 **P.2-2**  
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

9.3.2.2.1 **Regulations**  
In accordance with the provisions of Section 9.2 of this **By-law**, as amended, with the following exception:

9.3.2.2.1.1 **Minimum Lot Frontage**  
20 metres.

19676 9.3.2.3 **P.2-3**  
As shown on Defined Area Map Number 62 of Schedule “A” of this **By-law**.

9.3.2.3.1 **Permitted Uses**  
In accordance with Section 9.1.2 of By-law Number (1995)-14864.

9.3.2.3.2 **Regulations**  
In accordance with Section 9.2 and Table 9.2 with the following additions and exception:

9.3.2.3.2.1 **Minimum Lot Frontage**  
30 metres



9.3.3 **Specialized Community Park (P.3) Zones**

9.3.3.1 **P.3-1**

As shown on Defined Area Map Numbers 4, 9, 11, 14, 16, 18, 23, 35 and 46 of Schedule "A" of this **By-law**.

9.3.3.1.1 **Regulations**

9.3.3.1.1.1 **Additional Regulations for Lighted Outdoor Sportsfield Facilities**  
**Outdoor Sportsfield Facilities** shall be permitted to have lighting facilities developed in accordance with Section 4.18.1.

16170 9.3.3.2 **P.3-2**

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

9.3.3.2.1 **Regulations**

In accordance with the provisions of Section 9.2 of this **By-law**, as amended, with the following exception:

9.3.3.2.1.1 **Minimum Lot Frontage**  
140 metres.

20360 9.3.3.3 **P.3-3**

89 Beechwood Avenue

As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

9.3.3.3.1 **Permitted Uses**  
**Recreation Trail**

9.3.3.3.2 **Regulations**  
Table 9.2 of the **Zoning By-law** does not apply to this **Zone** as the purpose of this specialized regulation is to recognize the existing **City** trail that will be dedicated to the **City** prior to site plan approval.

15006 9.3.4 **Specialized Regional Park (P.4) Zones**9.3.4.1 **P.4-1**

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

9.3.4.1.1 **Permitted Uses**

- ***Municipal Parkland*** or recreation area
- ***Conservation Area***
- ***Cemetery***
- ***Service Club***
- ***Public Hall***
- A ***Dwelling Unit*** or units for staff (subject to approval of the Medical Officer of Health)

For the purpose of this **By-law** the following definitions shall apply:  
**“Service Club”** shall mean a ***Building*** or ***Structure Used*** for social, literary, cultural, political, education or recreation purposes.

**“Public Hall”** shall mean a ***Building*** or ***Structure*** or part thereof, where facilities are provided for public assembly, athletic, civic, educational, recreational, political, religious or social events.

9.3.4.1.2 **Regulations**

In accordance with all regulations of Sections 4 and 9.2 of Zoning **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

9.3.4.1.2.1 **Maximum Building Size (Gross Floor Area)**

2137 m<sup>2</sup> (23,000 square feet), which may include a recital hall with a maximum capacity of 200 seats.

9.3.4.1.2.2 **Off-Street Parking**

A minimum of forty (40) ***Parking Spaces*** shall be provided.

9.3.4.1.2.3 **Parking Stall Sizes**

2.72 metres by 5.5 metres.

9.3.4.1.2.4 **Parking in the Setback**

Parking shall be permitted to be in the required ***Setback***, but not within 1.5 metres of the front ***Lot Line***.

9.3.4.1.2.5 **Rear Yard**

No ***Rear Yard*** shall be required.



9.3.4.1.2.6

Planting Area

A landscaped area consisting of shrubs and trees shall be maintained between the front **Lot Line** and any **Parking Area**, with the exception of entry ramps.

9.3.5 **Specialized Commercial Recreation (P.5) Zones**

9.3.5.1 **P.5-1**

135 Ferguson St.

As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

9.3.5.1.1 **Permitted Uses**

- **Club** with a maximum floor area of 2300 m<sup>2</sup>

9.3.5.1.2 **Regulations**

9.3.5.1.2.1 **Maximum Floor Area**

The maximum floor area **Used** in the operation of the **Club** functions shall not exceed the following floor areas stated for each function:

Banquet Room – 725 m<sup>2</sup>

**Club** Room – 186 m<sup>2</sup>

Lounge – 112 m<sup>2</sup>

Bocce Court Area – 558 m<sup>2</sup>

9.3.5.1.2.2 **Minimum Front Yard**

- 3.8 metres along Ferguson Street except that the canopy may extend into the **Front Yard** area.
- 7.5 metres along Morris Street.

9.3.5.1.2.3 **Minimum West Side Yard**

0.5 metres.

9.3.5.1.2.4 **Minimum Rear Yard**

**Buildings** may be located to the **Lot Line**.

9.3.5.2 **P.5-2**

Ferguson St.

As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

9.3.5.2.1 **Permitted Uses**

A parking **Lot** for a **Club** containing a minimum of 132 **Parking Spaces**.

9.3.5.2.2 **Regulations**

9.3.5.2.2.1      Sizes of Off-Street **Parking Spaces**  
All **Parking Spaces** within the **Club** parking **Lot** shall have dimensions of not less than 2.7 metres by 6 metres.

9.3.5.2.2.2      Parking in **Front Yard**  
Despite Section 4.13.2.3, parking may be located within 3 metres of the **Street Line**.

9.3.5.2.2.3      **Buffer Strips**  
A 1.5 metre wide **Buffer Strip** shall be provided and maintained along all **Side Lot Lines** except within 3 metres of the **Street Line**.

The **Buffer Strips** shall consist of a solid and unbroken planting of shrubs or trees, the initial height of which is not less than 1.2 metres and the ultimate height of which is not less than 2 metres as well as a **Fence** 1.5 metres in height. This **Fence** shall be a solid screen **Fence** and located along the boundaries of residential properties.

9.3.5.3      **P.5-3**  
373-377 College Ave. W.  
As shown on Defined Area Map Number 16 of Schedule "A" of this **By-law**.

9.3.5.3.1      Permitted **Uses**  
• **Club**

9.3.5.3.2      Regulations

9.3.5.3.2.1      **Street Frontage**  
None Required.

9.3.5.3.2.2      Minimum **Side Yard**  
None required.

9.3.5.3.2.3      Minimum **Rear Yard**  
0.3 metres.

9.3.5.3.2.4      Off-Street Parking  
None required.

9.3.5.4      **P.5-4**  
Northeasterly section of Centennial Park, near Municipal St. and Denver Rd.

As shown on Defined Area Map Number 16 of Schedule “A” of this **By-law**.

9.3.5.4.1 Permitted **Uses**

- Private or semi-private tennis facility, including a clubhouse

9.3.5.4.2 Regulations

9.3.5.4.2.1 Off-Street Parking

a) Parking Ratio:

Tennis Facility – 53 **Parking Spaces** in total; based on 3 spaces per court for the tennis facility and 35 spaces for public **Use**.

b) Screening of **Parking Area**:

The main **Parking Area** on the site shall be improved with a landscaped screen where visible from Municipal Street.

9.3.5.4.2.2 Minimum **Parking Space** Dimensions

Each **Parking Space** shall have minimum dimensions of 2.75 metres by 5.5 metres.

9.3.5.4.2.3 Garbage and Refuse Storage

No garbage or refuse shall be stored on the site, except within the **Main Building**, any accessory **Building** or **Structure**, or in a container in the **Side Yard** or **Rear Yard**.

- a) A garbage and refuse storage area shall have a visual screen consisting of **Fencing**.

15271 9.3.5.5

**P.5-5**

176 Morris Street

As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

9.3.5.5.1 Permitted **Uses**

Despite Section 9.1.5 of this **By-law**, permitted **Uses** in the P.5-5 **Zone** shall be limited to the following:

- Live theatre, for the entertainment of a viewing audience occupying a fixed seating area which has a maximum of 288 seats
- **Accessory Uses** in accordance with Section 4.23

9.3.5.5.2 **Regulations**  
 In accordance with all regulations of Section 9.2 of this **By-law**, with the following exceptions:

9.3.5.5.2.1 **Minimum Front Yard**  
 Despite Row 5 of Table 9.2 of this **By-law**, the minimum **Front Yard** of 3 metres shall be provided.

9.3.5.5.2.2 **Off-Street Parking Location**  
 Despite Section 4.13.2.3 of this **By-law**, off-street **Parking Spaces** may be permitted adjacent to the **Street Line**.

9.3.5.5.2.3 **Off-Street Parking Number**  
 Despite Section 4.13.4 of this **By-law**, a minimum of 70 **Parking Spaces** shall be provided.

9.3.5.5.2.4 **Off-Street Parking Surface**  
 Despite Section 4.13.3.3.3 of this **By-law**, all **Parking Areas** and **Driveways** shall be paved with asphalt and shall be properly demarcated with painted lines, according to the parking layout as approved by the **City**.

9.3.5.5.2.5 **Fencing**  
 Despite Section 4.20 of this **By-law**, all fencing shall be subject to the **City's** approval in accordance with Section 41 of The Planning Act.

9.3.5.6 **P.5-6**  
 200 Clair Road West and 25 Poppy Drive  
 As shown on Defined Area Maps 30 and 72 of Schedule "A" of this **By-law**.

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9.3.5.6.1 **Permitted Uses**  
 In accordance with all of the **Uses** permitted in Sections 9.1.4 and 9.1.5 of Zoning **By-law** (1995)-14864 with the following additional **Uses**:

- **Day Care Centre**
- **Library**
- **Recreation Trails**
- **Religious Establishment**
- **School**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

9.3.5.6.2 Regulations

In accordance with Section 4 (General Provisions), Section 9.2 and Table 9.2 (Park **Zones** Regulations) of Zoning **By-law** (1995)-14864, as amended with the following exceptions and additional regulations:

9.3.5.6.2.1 Off Street Parking

Despite Section 4.13.1, the required parking for a **School** will be permitted to be developed on the adjacent **City** property in accordance with an off-Site Parking Agreement or partnership agreement between the Wellington District Catholic School Board and the **City** of Guelph.

9.3.5.6.2.2 Maximum **Building Height** for a **School**

4 **Storeys** and in accordance with Section 4.16 and 4.18.

