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

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**

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.

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.

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
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.

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.

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.
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 m² (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 m²

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 m²
- Club Room – 186 m²
- Lounge – 112 m²
- Bocce Court Area – 558 m²

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.

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.

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.