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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)
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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 1.0	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

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		

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		

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	

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		

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 contained in 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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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 contained in Subsection 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

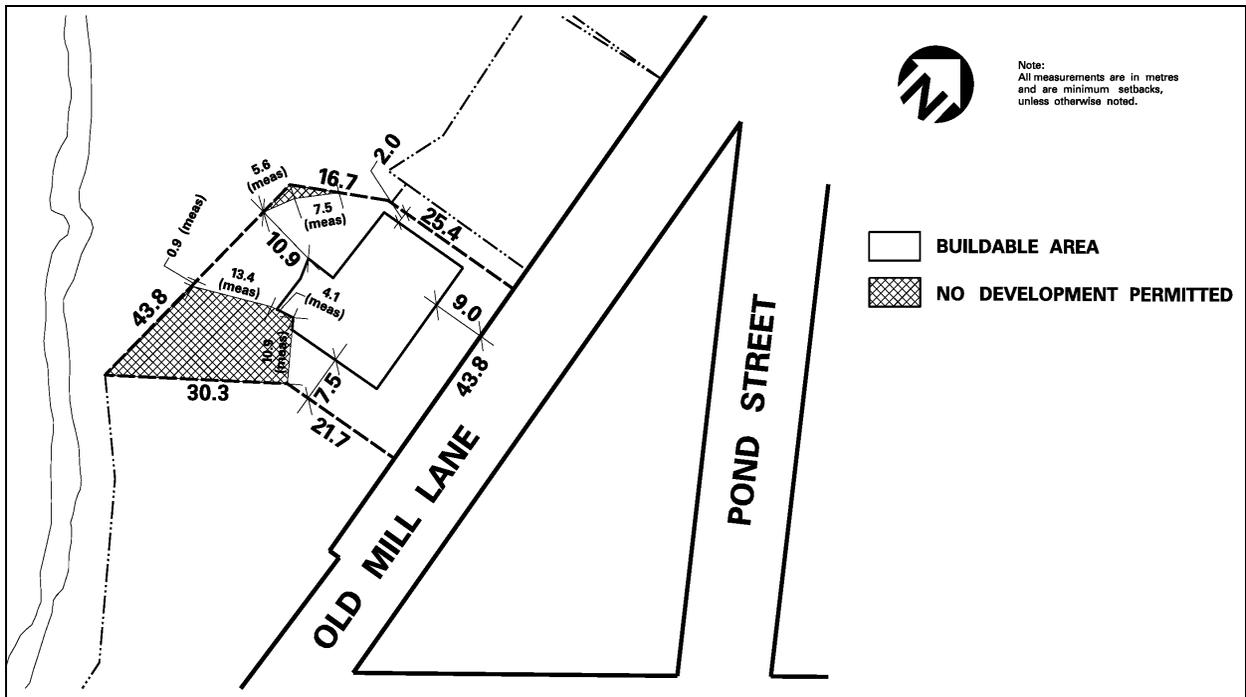
11.2.2.9	Exception: PB1-9	Map # 53E	By-law:
In an PB1-9 zone the permitted uses and applicable regulations shall be as specified for an PB1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
11.2.2.9.1	(1)	Office of a Conservation Authority	

11.2.2.10	Exception: PB1-10	Map #	By-law: <i>deleted by 0174-2015</i>

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 contained 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
<p>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:</p>			
<p>Additional Permitted Use</p>			
11.2.2.12.1	(1)	One detached dwelling and accessory structures	
<p>Regulation</p>			
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		

