

O1 – Parks and Open Space Zone (Sections 179-180)

Purpose of the Zone

The purpose of the O1-Parks and Open Space Zone is to:

- (1) permit parks, open space and related and compatible uses to locate in areas designated as **General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre, Village, Greenbelt Rural and Central Area** as well as in **Major Recreational Pathway areas and along River Corridors** as identified in the Official Plan, and
- (2) ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.

179. In the O1 Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 179(2).
 - environmental preserve and education area**
 - park**
 - urban agriculture**, see Part 3, Section 82 (By-law 2017-148)
 - (b) a **retail food store, limited to a farmer's market** is a permitted use in the O1A, O1B, O1D, O1E, O1F, O1G, O1H subzones, subject to:
 - (i) no building or structure other than one farmer's market stand is permitted;
 - (ii) the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmer's market stand is 28 square metres, and;
 - (iii) a farmer's market stand may only be located in a parking lot or in a front or corner side yard. (By-law 2016-135)

Zone Provisions

- (2) The zone provisions are set out in Table 179 below.

TABLE 179 - O1 ZONE REGULATIONS

I Zoning Mechanisms	II Zone Provisions
(a) Minimum Lot Width (m)	No minimum
(b) Minimum Lot Area (m ²)	No minimum

(c) Minimum Front Yard Setback (m)	7.5
(d) Minimum Rear Yard Setback (m)	
(e) Minimum Interior Side Yard Setback (m)	
(f) Minimum Corner Side Yard Setback (m)	
(g) Maximum Height (m)	11
(h) Maximum Lot Coverage (%)	20

- (3) For other applicable provisions, see Part 2- General Provisions, Part 3 -Specific Use Provisions and Part 4-Parking, Queuing and Loading Provisions.
- (4) (a) Despite any provisions to the contrary the minimum required front yard setback or minimum corner side yard setback for a park building may be reduced in the following instances:
- (i) Where located on a lot that abuts a residential zone on the same street, the minimum front yard setback of the abutting residential zone may be used as the minimum front yard or minimum corner side yard setback of the park building, where the park building facing the same street as that abutting residential zone;
 - (ii) Where located on a lot that abuts two different residential zones on the same street, the minimum front yard setback of the abutting residential zone with the smaller minimum required front yard setback may be used as the minimum front yard setback or minimum corner side yard setback of the park building, where the park building is facing the same street as that abutting residential zone;
 - (iii) Where located on a lot that does not abut a residential zone on the same street the minimum corner side yard setback and minimum front yard setback may be 3m.
- (b) Subsection 139(3) does not apply in the application of subsection 179(4). (By-law 2018-155)

O1 SUBZONES

180. In the O1 Zone, the following subzones apply:

O1A SUBZONE

- (1) In the O1A Subzone, the following use is also permitted:
- golf course**

O1B SUBZONE

- (2) In the O1B Subzone, the following uses are also permitted:

community centre
sports arena

O1C SUBZONE

- (3) In the O1C Subzone, the following use only is permitted:
park

O1D SUBZONE

- (4) In the O1D Subzone, the following uses are also permitted:
community centre
museum
library

O1E SUBZONE

- (5) In the O1E Subzone,
(a) the following uses are also permitted:
museum
parking garage
parking lot
recreational and athletic facility
(b) no setbacks are required.

O1F SUBZONE

- (6) In the O1F Subzone,
(a) the following uses are also permitted:
cemetery
fairground
golf course
sports arena
(b) no setbacks are required.

O1G SUBZONE

- (7) In the O1G Subzone, the following use is also permitted:
municipal service centre

O1H SUBZONE

- (8) In the O1H Subzone, the following use is also permitted:
marine facility
recreational and athletic facility limited to a boating club

O1I SUBZONE

- (9) In the O1I Subzone,
- (a) the following use is also permitted:
restaurant
 - (b) Section 56 does not apply.

O1J SUBZONE

- (10) In the O1J Subzone,
- (a) the following use is also permitted:
theatre
 - (b) no parking is required for a theatre.

O1K SUBZONE

- (11) In the O1K Subzone, the following use is also permitted:
cemetery

O1L SUBZONE

- (12) In the O1L Subzone, the following use is also permitted:
marine facility

O1M SUBZONE

- (13) In the O1M Subzone, the following use is also permitted:
restaurant, full service

O1N SUBZONE

- (14) In the O1N Subzone, the following uses are also permitted:
parking garage
parking lot

O1O SUBZONE- Trans Canada Pipeline Subzone

- (15) In the O1O Subzone,
- (a) the following uses only are permitted:

agricultural use, see *Part 2, Section 62*

environmental preserve and education area

on-farm diversified use, see *Part 3, Section 79A* (By-law 2019-41) (By-law 2021-222)

utility installation limited to a high pressure natural gas pipeline and compressor station; and

- (b) lands abutting the O1O Subzone are subject to the setback provisions outlined in Section 72.

O1P SUBZONE- Hydro Corridor Subzone

(16) In the O1P Subzone,

- (a) the following uses are also permitted:

accessory use to a permitted use on land immediately abutting an O1P subzone subject to the provisions of subsection 16(b)

agricultural use, see *Part 2, Section 62* (By-law 2013-224)

on-farm diversified use, see *Part 3, Section 79A* (By-law 2019-41) (By-law 2021-222)

- (b) An accessory use to a permitted use on land immediately abutting an O1P subzone is permitted provided:

- (i) the use is wholly contained within a radius of 120 metres from the abutting property to which that use is accessory;
- (ii) the use complies with the provisions in this by-law for the abutting zone as though that use were an accessory use to the permitted use on the abutting property; and
- (iii) no building is allowed under these provisions.(By-law 2013-224)

O1Q SUBZONE- Waterfront Access Point Subzone

(17) In the O1Q Subzone

- (a) the following use only is permitted:

park limited to open space only; and

- (b) no buildings are permitted and only structures such as a boat launch, dock, walkway, stairs, fence, retaining wall, information signage, standpipe or other similar structure providing for local access and service are permitted.

O1R SUBZONE

(18) In the O1R Subzone, the following uses only are permitted:

environmental preserve and education area

forestry operation

O1S SUBZONE – LANSDOWNE

(19) In the O1S subzone,

- (a) the following additional uses are permitted:
- stormwater management facility to serve lands located within both the O1S and L2C subzones;
 - temporary surface loading and temporary surface parking to support temporary uses, activities and/or events within both the O1S and L2C subzones provided areas for temporary loading and temporary parking are not designed specifically for this purpose and that no at grade or above grade parking garage, which are not permitted uses in the O1S subzone, be established;
 - shuttle bus drop off and pick up to support uses and activities within both the O1S and L2C subzones; and
 - ancillary and accessory uses to the L2C subzone in accordance with the Urban Park Programming Plan that is to be developed and approved by the City as set out in the conditions of site plan approval given by Council on November 22, 2010.
- (b) Uses permitted by Section 175 and uses accessory or ancillary to uses and activities within the adjacent L2C subzone that are complementary and supportive so as to have a compatible relationship with either or both the activities and uses within the O1S and L2C subzones are permitted for the Aberdeen Pavilion.
- (c) Buildings and structures are limited in height to the heights shown on Schedule 258-A.
- (d) With the exception of the Aberdeen Pavilion, all accessory and ancillary uses located within buildings shall locate within buildings with no more than 1 storey that has a height for the storey of a maximum of 4 m with the roof of such building being within the 6 m height limit shown on Schedule 258-A.
- (e) Notwithstanding Table 179, small scale pavilion buildings accommodating non-residential uses that are ancillary to and/or associated with the urban park as set out in (a) and (d) may be located within the required 7.5 m setback from the Queen Elizabeth Driveway.
- (f) Elements that are public art elements are exempt from the height limits shown on Schedule 258-A and the height limits set out in Section 55 for accessory structures.
- (g) Lands within the O1S subzone and adjacent L2C subzone shall be considered one lot for by-law purposes. (OMB Order #PL101256 issued June 15, 2011)