

L1 – Community Leisure Facility Zone (Sections 173-174)

Purpose of the Zone

The purpose of the L1-Community Leisure Facility Zone is to:

- (1) *permit recreational uses that meet the needs of the surrounding community to be located on land designated as **General Urban Area, Major Open Space, Mixed Use Centre and Central Area** in the Official Plan; and*
- (2) *impose regulations which ensure that the scale and intensity of these uses is compatible with any adjacent residential uses.*

173. In the L1 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 173(3) (By-law 2008-341)
 - community centre**
 - day care**
 - emergency service**
 - library**
 - municipal service centre**
 - park**
 - recreational and athletic facility**
 - retail food store, limited to a farmers' market** (By-law 2016-134)
 - sports arena** (By-law 2008-341)
 - urban agriculture, see Part 3, Section 82** (By-law 2017-148)
 - (b) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
 - (i) parking lot;
 - (ii) yard abutting a parking lot; and,
 - (iii) front or corner side yard;associated with the other use. (By-law 2016-134)
- (2) The following conditional use is permitted subject to:
 - (a) the provisions of subsection 173(3), and
 - (b) the use being ancillary to a place of worship or community centre, and
 - (c) the use occupying a maximum of 30% of the gross floor area of the building in which it is located, or if the use is located in the basement of a place of worship or community centre, the entire basement may be so used.
 - community health and resource centre**
 - (By-law 2008-341)

Zone Provisions

(3) The zone provisions are set out in Table 173 below. (By-law 2008-341)

TABLE 173 - L1 ZONE REGULATIONS

I Zoning Mechanisms	II Zone Provisions
(a) Minimum Lot Width (m)	6
(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 (%)	40

(4) For other applicable provisions, see Part 2-General Provisions, Part 3-Specific Use Provisions and Part 4-Parking, Queuing and Loading Provisions. (By-law 2008-341)

L1 SUBZONES

174. In the L1 Zone, the following subzones apply:

L1A SUBZONE

(1) In the L1A Subzone, the following use is also permitted:
office

L1B SUBZONE

(2) In the L1B Subzone, the following use is also permitted:
cemetery