

PR – Parks and Recreation District

1. Purpose

This District is intended to provide for parks, open space and natural areas with minor accessory developments to serve the active and passive recreational needs of the community.

2. PR – Permitted and Discretionary Development

i. Fundamental Use Provision

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

- a. None.

Building Typologies	Permitted or Discretionary Development
Campground	D
Public Service Building	P
Park and Natural Areas	P
Utility Service (Major)	D
Utility Service (Minor)	P
Renewable Energy Installation	D
Sign	D
Urban Agriculture	D

3. PR – Site Subdivision Regulations

	Interior or Corner Site
Site Area	At the discretion of the Subdivision Authority
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

4. PR – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 6.0m
Rear Yard Setback	Min. 8.0m
Side Yard Setback	Min. 3.0m
Front Flanking Yard Setback	At the Discretion of the Development Authority
Building Height	Max. 14.0m for principal building Max. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 16.0m)
Site Coverage	Max. 40% for all buildings At the Discretion of the Development Authority for any Use without a building

5. PR – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. The development shall in compliance with the following:
 - a. Other applicable provincial legislation.
- iii. Inside or outside storage of chemicals, explosives, flammable liquids, toxic or waste materials shall not be permitted within a Flood Risk area.