

## SECTION 19 - CF - COMMUNITY FACILITY ZONE

**19.1** Within an CF - Community Facility Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **19.2** PERMITTED USES

- i) any undertaking established or maintained by a governmental board, authority, agency or commission,
- ii) a place of worship, with accessory uses including a cemetery and a dwelling unit,
- iii) a cemetery,
- iv) any undertaking of a utility company, such as a natural gas company or telephone company,
- v) a school,
- vi) a commercial or private club or fraternal arena lodge,
- vii) a public or private hospital,
- viii) a community centre,
- ix) a nursing home or extended care facility,
- x) a nursery school,
- xi) a library,
- xii) an elderly person's centre,
- xiii) a public park,
- xiv) any other institutional or community facility use,
- xv) charitable camp,
- xvi) museum or art gallery,
- xvii) an accessory building or use to the above uses.

### **19.3** ZONE REGULATIONS

#### **a) For All Principal Buildings or Uses**

- |       |   |                                    |
|-------|---|------------------------------------|
| i)    | Lot Area (Minimum)  | 4000 sq. metres (43,057.1 sq. ft.) |
| ii)   | Lot Frontage (Minimum)  | 45 metres (147.6 ft.)              |
| iii)  | Front Yard (Minimum)  | 10 metres (32.8 ft.)               |
| iv)   | Rear Yard (Minimum)   | 10 metres (32.8 ft.)               |
| v)    | Interior Side Yard (Minimum)  | 7.5 metres (24.6 ft.)              |
| vi)   | Exterior Side Yard (Minimum)  | 10 metres (32.8 ft.)               |
| vii)  | Lot Coverage (Maximum)  | 40 percent                         |
| viii) | Building Height (Maximum)   | 15 metres (49.2 ft.)               |
| ix)   | Off-street parking shall be provided in accordance with Section 5.31. |                                    |

#### **b) For Accessory Buildings Not Attached To The Principal Building**

- |      |                              |                      |
|------|------------------------------|----------------------|
| i)   | Rear Yard (Minimum)          | 1.5 metres (4.9 ft.) |
| ii)  | Interior Side Yard (Minimum) | 1.5 metres (4.9 ft.) |
| iii) | Exterior Side Yard (Minimum) | 10 metres (32.8 ft.) |

iv) Building Height (Maximum) 4.5 metres (14.8 ft.)

c) **For Lands Abutting A Residential Zone or Residential Use**

Notwithstanding the above provisions, where a rear yard and/or interior side yard abuts a residential zone or existing residential use then such interior side yard shall be a minimum of 10 metres (32.8 ft.) and such rear yard shall be a minimum of 15 metres (49.2 ft.). The 1 metre (3.3 ft.) strip immediately adjacent to the rear yard and/or interior side yard shall be landscaped.

**19.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the CF - Community Facility Zone.

**19.5 SPECIAL CF - COMMUNITY FACILITY ZONES**