

## **SECTION 18 - COMMUNITY FACILITY (CF) ZONE**

No person shall within a Community Facility (CF) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **18.1 PERMITTED USES**

- 18.1.1** an accessory single detached dwelling which is accessory only to a place of worship
- 18.1.2** an accessory dwelling unit which is accessory only to a place of worship
- 18.1.3** an arena
- 18.1.4** an assembly hall or auditorium
- 18.1.5** a cemetery
- 18.1.6** a community centre
- 18.1.7** a curling rink
- 18.1.8** a day nursery
- 18.1.9** an elderly persons centre
- 18.1.10** a fraternal lodge
- 18.1.11** a home for the aged or retirement lodge
- 18.1.12** a hospital
- 18.1.13** a medical or dental clinic
- 18.1.14** a municipal office
- 18.1.15** a municipal fire hall
- 18.1.16** a museum
- 18.1.17** a nursing home
- 18.1.18** a place of worship
- 18.1.19** a private club
- 18.1.20** a library;
- 18.1.21** a public or private school
- 18.1.22** a parking lot
- 18.1.23** a public park

### **18.2 REGULATIONS FOR USES PERMITTED IN SECTION 18.1**

- |               |                                  |                    |
|---------------|----------------------------------|--------------------|
| <b>18.2.1</b> | Minimum Lot Area:                | 0.4 ha (0.99 ac.)  |
| <b>18.2.2</b> | Minimum Lot Frontage:            | 30.0 m (98.3 ft.)  |
| <b>18.2.3</b> | Minimum Front Yard Depth         | 12.0 m (39.37 ft.) |
| <b>18.2.4</b> | Minimum Exterior Side Yard Width | 12.0 m (39.37 ft.) |

18.2.5	Minimum Interior Side Yard Width	7.5 m (24.60 ft.)
	- except where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be	10.5 m (34.45 ft.)
18.2.6	Minimum Rear Yard Depth	7.5 m (24.60 ft.)
	- except where the rear lot line abuts a Residential Zone, the minimum rear yard shall be	10.5 m (34.45 ft.)
18.2.7	Minimum Accessory Single Detached Dwelling Floor Area	93.0 m <sup>2</sup> (1,001.08 ft. <sup>2</sup> )
18.2.8	Maximum Building Height	11 m (36.09 ft.)
18.2.9	Maximum Lot Coverage of All Buildings	50%
18.2.10	Minimum Landscaped Open Space	30%
18.2.11	Maximum Number of Single Detached Dwellings or Dwelling Units Per Lot	1

**18.3 BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line abuts a Residential Zone, a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

**18.4 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Community Facility (CF) Zone shall apply.

**18.5 SPECIAL COMMUNITY FACILITY (CF) ZONES**

**18.5.1 Community Facility-1 (CF-1) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Community Facility-1 (CF-1) Zone the following provisions shall apply:

- (a) Permitted Uses:

(i) A municipal fire hall, which may include the following uses or facilities:

- Facilities for vehicle parking
- Apparatus bays
- Equipment storage
- Staff administration offices
- Staff locker rooms
- Staff lunch rooms
- Training areas
- A hose drying tower
- A dispatch centre
- An emergency operations centre
- Public washrooms

(b) Special Regulations:

- |        |   |             |
|--------|---|-------------|
| (i)    | Minimum Lot Area  | As existing |
| (ii)   | Minimum Lot Frontage  | As existing |
| (iii)  | Minimum Front Yard Depth  | 6.5 metres  |
| (iv)   | Minimum Interior Side Yard Width  | 5.5 metres  |
| (v)    | Minimum Exterior Side Yard Width  | 4.0 metres  |
| (vi)   | Minimum Rear Yard Depth   | 4.5 metres  |
| (vii)  | Parking Spaces (minimum)  | 9 spaces    |
| (viii) | Parking Space Location: A parking space may extend over a street line, but shall not be located closer than 4.5 metres to any lot line that abuts a Residential Zone. |             |

### 18.5.2 **Community Facility-2 (CF-2) Zone**