

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 or 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

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

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| 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 ² (1,001.08 ft. ²) |
| 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 the 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:

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| (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. | |