

## SECTION 16 - COMMUNITY FACILITY ZONE (CF) REGULATIONS

### 16.1 GENERAL USE REGULATIONS

#### 16.1.1 PERMITTED USES

No land, building, or structures shall be used or erected in the Community Facility Zone (CF) except for the following purposes:

- a) churches, with or without a cemetery on the same or a separate lot within the town, church halls and religious institutions;
- b) cemetery;
- c) day care centres;
- d) day nursery and adult day care centres;
- e) Federal, Provincial and Municipal government offices buildings and facilities;
- f) historical sites, museums and associated revenue generating uses including a picnic area, gift shop and restaurant;
- g) hospitals;
- h) institutional uses;
- i) libraries and other cultural institutions;
- j) municipal water and sewage pumping stations and treatment facilities;
- k) nursing homes or home for the aged;
- l) police station or firehall;
- m) private club;
- n) public or community halls or centres;
- o) radio transmitting facilities;
- p) schools;
- q) senior citizen housing;
- r) accessory uses, including a dwelling.

16.1.2 PERMITTED BUILDINGS AND OTHER STRUCTURES

No building or structures shall be used or erected in the Community Facility Zone (CF) except for the following purposes:

- a) Buildings and structures for the permitted uses;
- b) Accessory buildings and structures for the permitted uses, including a single-family detached dwelling for one caretaker, watchman, curator, or one person and his family employed in the community facility operation or uses permitted in subsection 16.1.1.

16.1.3 MAXIMUM LOT COVERAGE 50 percent

16.1.4 MINIMUM LANDSCAPED OPEN SPACE 30 percent

16.1.5 MAXIMUM BUILDING HEIGHT 10.6 metres

16.1.6 MINIMUM FRONT YARD DEPTH 7.6 metres

16.1.7 MINIMUM SIDE YARD WIDTH 7.6 metres

16.1.8 MINIMUM REAR YARD DEPTH 7.6 metres

16.1.9 BUFFER STRIP

A buffer strip with a minimum width of three (3.0) metres shall be provided abutting the side and rear lot lines where the Community Facility Zone abuts a residential or holding residential zone, in compliance with subsection 5.23 of this By-law.

16.1.10 OUTSIDE LIGHTING FACILITIES

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

16.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 16.1, the following additional

regulations shall apply to certain specific uses permitted in subsection 16.1.1.

16.2.1 SENIOR CITIZEN HOUSING

Notwithstanding any other provisions of this By-law to the contrary, a senior citizen housing complex may be erected and used in the CF Zone at a density not to exceed 37 dwelling units per gross hectare provided all other provisions of this By-law are complied with.

16.2.2 ACCESSORY DWELLING

The provisions of subsection 6.1.8 shall also apply to any accessory single family detached dwelling. Also, said dwelling shall not be erected, altered or used within 3 metres of a non-residential building.

16.3 EXCEPTIONS

The specific regulations contained in this subsection 16.3 shall apply to the area or areas defined below:

16.3.1 DEFINED AREA CF-1 as shown on Schedule "A", Map 6 to this By-law.

a) Permitted Use

- i) public hall;
- ii) private club;

b) Permitted Buildings and Structures

- i) buildings and structures for the uses permitted in subsection 16.3.1 a).

c) Minimum Landscaped Open Space 15 percent

d) Notwithstanding the requirements of subsection 5.30, a minimum of 115 parking spaces shall be provided;

e) The requirements of subsection 5.34 a) and c) shall not apply;

f) Notwithstanding the requirements of subsection 5.31 h) a parking area will be permitted up to the boundary of a Residential or Holding Residential Zone, provided a solid privacy fence or continuous unpierced hedgerow is erected immediately adjoining the side and rear lot lines as regulated in a site plan agreement.