SECTION 22 COMMUNITY FACILITY (CF) ZONE

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

* 1. PERMITTED USES
     1. Residential Uses

a) single detached dwelling house accessory to a place of worship or private school

22.1.2 Non-Residential Uses

a) arena

b) assembly hall or auditorium

c) cemetery

d) community centre

e) day nursery

f) elderly persons centre

g) farmer’s open air market

h) firehall

i) fraternal lodge

j) home for the aged

k) hospital

l) land based ambulance station

m) medical or dental clinic

n) municipal administration complex

o) museum

p) nursing home

q) place of worship

r) police station

s) post office

t) private club

u) public library

v) public park

w) public or private school

x) public use or utility in accordance with the provisions of 4.25 of this By-law

22.1.3 Accessory Uses

Uses, buildings and structures accessory to any of the foregoing permitted uses specified under 22.1.1 or 22.1.2 hereof and in accordance with the provisions of 4.1 as set forth in this By-law.

* 1. **REGULATIONS FOR RESIDENTIAL USES**

All regulations for residential uses as set out in 9.2 of this By-law shall apply within the Community Facility (CF) Zone, subject to the spatial separation requirements stated hereunder in 22.3 of this By-law.

* 1. **SPATIAL SEPARATION REQUIREMENTS**

Where a dwelling house is erected or any building or structure is altered or used for the purposes of a dwelling house, as permitted in accordance with the provisions of 22.1.1 hereof, such dwelling house shall not be erected nor shall any building be altered or used for such purposes within 3 m (9.84 ft.) of a permitted non-residential use.

* 1. **REGULATIONS FOR NON-RESIDENTIAL USES**

**22.4.1** Minimum Lot Area Requirements

a) public water supply and sewage disposal 900 m² (10,000 sq. ft.)

b) public water supply and private sewage disposal 8000 m² (86,114 sq. ft.)

c) private water supply and sewage disposal 8000 m² (86,114 sq. ft.) 1.98 Acres

* + 1. Minimum Lot Frontage Requirement

a) public water supply and sewage disposal 15 m (50 ft.)

b) public water supply and private sewage disposal 45 m (150 ft.)

c) private water supply and sewage disposal 45 m (150 ft.)

**22.4.3** Minimum Front Yard 15 m (50 ft.)

**22.4.4** Minimum Exterior Side Yard 15 m (50 ft.)

* + 1. Minimum Interior Side Yard

a) abutting any commercial or community facility zone 3 m (10 ft.)

b) abutting any other zone 15 m (50 ft.)

* + 1. Minimum Rear Yard

a) abutting an industrial zone 12 m ( 40 ft.)

b) abutting any other zone 20 m (65 ft.)

**22.4.7** Maximum Lot Coverage of All Buildings 50 percent

**22.4.8** Minimum Setback from Street Centreline

a) Provincial Highway 32 m (105 ft.)

b) Municipal Road/Connecting Link 20.5 m (67.26 ft.)

**22.4.9** Minimum Landscaped Open Space Requirement 30 percent

**22.4.10** Maximum Height of Buildings 17 m (55 ft.)

* 1. **BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line abuts a Residential Zone, an area adjoining such abutting lot line or portion thereof shall be used for no other purpose than for a buffer strip in accordance with the requirements of 4.5 as set forth in this By-law.

* 1. **GENERAL ZONE PROVISIONS**

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

* 1. **LOADING AND PARKING PROVISIONS**

All provisions of Section 5, Loading and Parking Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the Community Facility (CF) Zone shall apply.