

SECTION 18.— REQUIREMENTS FOR COMMUNITY FACILITY (CF) ZONES

18.1 PERMITTED USES

No person shall use land, or erect or use a building or structure in any CF Zone except for:

(a) Residential Uses

- accessory single detached dwelling
- home for the aged
- nursing home
- senior citizens home

(b) Non-Residential Uses

- assembly hall
- camp, recreation
- cemetery
- church
- clinic
- community centre
- day nursery
- park
- private club
- public building
- public garage
- religious education facility
- school
- transfer station

18.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any CF Zone except in accordance with the following provisions:

- | | | |
|-----|----------------------------|---------------------|
| (a) | Lot Area (minimum) | 2025 m ² |
| (b) | Lot Frontage (minimum) | 30 metres |
| (c) | Front Yard Depth (minimum) | 10.5 metres |

(d)	Interior Side Yard Width (minimum)	5 metres or ½ the height of the building, whichever is greater
(e)	Exterior Side Yard Width (minimum)	10.5 metres
(f)	Rear Yard Depth (minimum)	15 metres
(g)	Dwelling Unit Area (minimum)	65 m ²
(h)	Lot Coverage (maximum)	40%
(i)	Building Height (maximum)	10.5 metres
(j)	Open Storage:	In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
(k)	Parking and Loading:	In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law.
(l)	Separation Distance:	In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law.
(m)	Setbacks:	In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.

18.3 **EXCEPTION ZONES**

(a) **Community Facility - Exception One**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located within the Community Facility - Exception One Zone in Lot 35, Con. XIII and XIV, all land uses shall be restricted only to those permitted uses which are associated with a recreation camp.