

PART U - CF - COMMUNITY FACILITY ZONE

The following provisions shall apply to the use of land and the construction of buildings in all CF Zones subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

(1) Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(a) Main Community Facility Use

- (i) Art Gallery
- (ii) Church and/or Religious Institution
- (iii) Community Centre (iv) Fire Hall
- (v) Public Utility and/or Maintenance Facility Municipal
- (vi) Public Park and Playground
- (vii) Recreation Use
- (viii) Government Administration Building
- (ix) Library
- (x) Museum
- (xi) Public School or Private School
- (xii) Meeting Hall
- (xiii) Cemetery
- (xiv) Day Nursery
- (xv) Public Facility
- (xvi) Group Home (2460-86) (3129-95)
- (xvii) Public Use (2019-64)

(b) Accessory Uses, Buildings or Structures

- (i) Any use, building or structure which is subordinate and customarily incidental to a main use. This may include a dwelling unit or a single detached dwelling either one of which is associated with a church and/or religious institution, provided it is located on the same lot as the church or religious institution.

2. ZONE REQUIREMENTS

- (1) Front Yard Depth (minimum)
 - (2) Rear Yard Depth (minimum)
 - (3) Interior Side Yard Width (minimum)
 - (4) Lot Coverage (maximum): 35 percent
- } 7.5 metres or one half the height of the building, whichever is greater

3. REQUIREMENTS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES

- (1) In addition to the provisions of Part C, Section 7, the following requirements shall apply:
 - (a) Where a dwelling unit is an integral part of the main building the minimum gross floor area of such unit shall be as follows:
 - (i) Bachelor: 28 square metres
 - (ii) One Bedroom: 42 square metres
 - (iii) Two Bedroom: 55 square metres
 - (iv) Three Bedroom: 70 square metres
 - (v) Four Bedroom: 80 square metres
 - (vi) For each additional bedroom: 9.5 square metres
 - (b) Where a dwelling unit is in the form of a single detached dwelling: (3129-95)
 - (i) the provisions of Part I, Sections 2. (3) to (6), and Sections 3, 4, 5 and 6 shall apply; and
 - (ii) the minimum distance between such dwelling and the main building shall be one half of the combined heights of such dwelling and main building.

(c) The residential requirements shall be in addition to the zone requirements of this Part U.

4. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.

5. SPECIAL PROVISIONS

(1) Notwithstanding the provisions of Section 1. (1) of this Part U, within the area zoned CF-1, the existing buildings shall be permitted to be used for business, professional and administrative offices, bank and retail uses in addition to the uses permitted by Section 1(1) of this Part U. Further, that the building formerly used as a post office and located on a parcel of land approximately 1,487 square metres in area, described by a metes and bounds description as per Instrument Number 20319, lodged with the Hastings County Land Registry Office, may also be used as a wholesale/retail outlet of children's furniture and other wooden products, with the allowance for the manufacturing of the said products on the premises as an accessory use (i.e. less than fifty percent (50%) of the gross floor area), to the main commercial sales use. The outside storage of materials or product shall not be permitted.

(3129-95)

(2) (a) Notwithstanding the provisions of Sections 1(1)(b) and Section 3 of this Part U, within the area zoned CF-2 the only permitted main use shall be a community college and student residences shall be deemed to be permitted accessory uses to a permitted community college use and such accessory student residences shall be subject to the following requirements :

(i) Total Number of Residents (maximum): 288

(ii) Front Yard Depth (minimum): 7.5 metres

(ii) Side Yard Width (minimum): 7.5 metres

(iv) Rear Yard Width (minimum): 7.5 metres

(v) Building Height (maximum): 14.0 metres or 4 storeys whichever is the lesser

(vi) Parking Spaces (minimum): 1 parking space per 10 residents
(3129-95)

(b) Notwithstanding Section 2(4) of this Part U and any other provisions to

the contrary, the maximum building floor area for the permitted main use shall be as existing plus that additional building floor area required for a gymnasium complex.

(3129-95)

- (c) Any main building and any student residence building shall be serviced by and connected to:
 - (i) an adequate municipal water supply system; and
 - (ii) an adequate municipal sanitary sewer system.

- (3) Notwithstanding the provisions of Section 1 and Section 2 of this Part U, within the area zoned CF-3 only municipal public works buildings, structures and uses are permitted and such uses shall be deemed to include a municipal sand/salt structure, and such a municipal sand/salt structure shall be subject to the following requirements.
 - (i) Front Yard Depth (minimum): 55.0 metres
 - (ii) Side Yard Width (north) (minimum): 230.0 metres
 - (iii) Side Yard Width (south) (minimum): 184.0 metres
 - (iv) Rear Yard Depth (minimum): 254.0 metres
(2878-91) (3129-95)

- (4) Notwithstanding Section 1(18)(a) of Part B and Sections 1(1)(a) and 2 (1) of this Part U within the area zoned CF-4 the following shall apply:
 - (a) Main Use
 - (i) Art Gallery
 - (ii) Church and/or Religious Institution
 - (iii) Community centre
 - (iv) Fire Hall
 - (v) Government Administration Building
 - (vi) Public Utility and/or Municipal Maintenance Facility
 - (vii) Public Park and Playground

- (viii) Recreation Use
 - (ix) Library
 - (x) Museum
 - (xi) Public School or Private School
 - (xii) Meeting Hall
 - (xiii) Cemetery
 - (xiv) Day Nursery
 - (xv) Public Facility
 - (xvi) Group Home
- (b) Notwithstanding Section 1(1) (b) (i) of this Part U, no dwelling unit or single detached dwelling shall be permitted.
(3129-95)
- (c) Any main building shall be serviced by and connected to an adequate municipal water supply system.
- (d) The minimum lot frontage and lot area shall be as existing on the first day of November, 1991.
- (e) Special Maximum Yard and Setback
- See Part C, Section 13 (1) c).
(3129-95)
- (f) Notwithstanding Section 13 (3) of Part C and Sections 1 and 2 of Part Y-1, a municipal water treatment plant and accessory buildings, structures and uses thereto shall be permitted to be located within the setback from the Bay of Quinte or ES zone on that lot described as Parts 2 and 3 of Plan 21R-10825.
(3129-95)
- (g) Notwithstanding the requirements of Sections 2 and 5 (4) of this Part U within the area zoned CF-4-H, no person shall erect or enlarge any building or structure or alter the external dimensions of any building or structure. The uses permitted within the CF-4-H zone shall be those uses permitted by Section 5 (4) of this Part U. The Holding "H" symbol shall be removed from any lot or lots within the CF-4-H zone in

accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990 provided that all of the following are addressed for the lot or lots in question:

- (i) that an adequate municipal water supply system is available to service and connect to the main use on the lot in question;
- (ii) the submission of engineering or hydrogeological studies regarding the required private sewage disposal system satisfactory to the Ministry of Environment and Energy, the Hastings/Prince Edward Counties Health Unit and the Municipality;
- (iii) that a master drainage plan has been completed for the relevant watershed to the satisfaction of the Ministry of Environment and Energy, the Lower Trent Region Conservation Authority, the Ministry of Natural Resources, and the Municipality;
- (iv) the submission of grading and drainage plans satisfactory to the Municipality and stormwater management plans satisfactory to the Ministry of Environment and Energy, the Ministry of Natural Resources, the Lower Trent Region conservation Authority and the Municipality;
- (v) written confirmation from the Ministry of Natural Resources and the Lower Trent Region Conservation Authority that no significant fish or wildlife habitats or wetlands will negatively be impacted by the development of the lot in question; and
- (vi) written confirmation of road access approval from the appropriate road authority.
(2991-93)
- (h) Notwithstanding section 1(1)(a) of this Part U, within the area zoned CF-5, the only permitted main use shall be a public school, serviced by and connected to an adequate municipal water supply system and an adequate municipal sanitary sewer system. Notwithstanding Section 2(4) of this Part U, the maximum building floor area for the permitted main use shall be as existing on the date of the passing of this By-Law.
- (5) Notwithstanding section 1(1)(a) of this Part U, within the area zoned CF-5, the only permitted main use shall be a public school, serviced by and connected to an adequate municipal water supply system and an adequate municipal sanitary sewer system. Notwithstanding Section 2 (4) of this Part U, the maximum building floor area for the permitted main use shall be 4650 square metres. (3129-95)