

SECTION 6 – ZONE PROVISIONS

6.18 – Community Facility (CF) Zone

6.18 COMMUNITY FACILITY (CF) ZONE

6.18.1 PERMITTED USES

No person shall within a Community Facility (CF) Zone use any land or erect, alter or use any building or structure except as permitted or required herein.

6.18.1.1 Residential uses

6.18.1.1.1 Home for the aged

6.18.1.1.2 Single family dwelling house

6.18.1.1.3 Dwelling unit as part of a non-residential building

6.18.1.2 Non-residential uses

6.18.1.2.1 Athletic field

6.18.1.2.2 Arena

6.18.1.2.3 Assembly hall

6.18.1.2.4 Cemetery

6.18.1.2.5 Community centre

6.18.1.2.6 Conservation area

6.18.1.2.7 Day care/nursery centre

6.18.1.2.8 Educational facility

6.18.1.2.9 Elderly persons centre

6.18.1.2.10 Fairgrounds

6.18.1.2.11 Golf Course

6.18.1.2.12 Government administration building & services buildings

6.18.1.2.13 Group home

6.18.1.2.14 Hospice

6.18.1.2.15 Hospital

6.18.1.2.16 Law enforcement establishment

6.18.1.2.17 Library

6.18.1.2.18 Museum

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- 6.18.1.2.19 Nursing home
- 6.18.1.2.20 Park including tent & trailer park
- 6.18.1.2.21 Place of worship
- 6.18.1.2.22 Post office
- 6.18.1.2.23 Private club or fraternal lodge
- 6.18.1.2.24 Public use
- 6.18.1.2.25 School
- 6.18.1.3 Accessory uses
 - Uses, buildings and structures accessory to any of the permitted uses in accordance with 4.1 of this By-law..
- 6.18.1.4 REGULATIONS FOR RESIDENTIAL USES
 - The regulations for residential uses as specified in 6.1 and 6.5 hereof, for serviced and un-serviced development shall apply within the Community Facility (CF) Zone. In addition, the following requirements shall apply.
 - 6.18.1.4.1 Minimum separation
 - Where a dwelling house is erected or any building or structure is altered or used as a dwelling house, such dwelling house shall not be located closer than 3 metres from a permitted non-residential use.
 - 6.18.1.4.2 Dwelling units in a non-residential building
 - 6.18.1.4.2.1 Maximum number of dwelling units: 4
 - 6.18.1.4.2.2 Maximum number of dwelling units in a senior citizens home
 - 6.18.1.4.2.3 Dwelling unit area
 - 6.18.1.4.2.3.1 Bachelor: 42 sq. metres
 - 6.18.1.4.2.3.2 One bedroom: 55 sq. metres
 - 6.18.1.4.2.3.3 Two bedrooms: 70 sq. metres
 - 6.18.1.4.2.3.4 More than two bedrooms: 70 sq. metres plus 9 sq. metres above two bedrooms
- 6.18.1.5 REGULATIONS FOR NON-RESIDENTIAL USES
 - 6.18.1.5.1 Minimum lot area

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- 6.18.1.5.1.1 Municipal services: none
- 6.18.1.5.1.2 Private services: 4,000 sq. metres
- 6.18.1.5.2 Minimum lot frontage
 - 6.18.1.5.2.1 Municipal services: none
- 6.18.1.5.3 Minimum ground floor area: none
- 6.18.1.5.4 Maximum lot coverage: 50 percent
- 6.18.1.5.5 Maximum height of buildings: 11 metres
- 6.18.1.5.6 Minimum landscaped open space: 30 percent
- 6.18.1.5.7 Minimum yards
 - 6.18.1.5.7.1 Front yard depth: 7.5 metres
 - 6.18.1.5.7.2 Exterior side yard width: 7.5 metres
 - 6.18.1.5.7.3 Interior side yard width: 7.5 metres
 - 6.18.1.5.7.4 Interior side yard width abutting a Residential Zone: 10 metres
 - 6.18.1.5.7.5 Rear yard depth: 7.5 metres
 - 6.18.1.5.7.6 Rear yard depth abutting a Residential Zone: 10 metres
- 6.18.1.5.8 Driveways
 - 6.18.1.5.8.1 Maximum width at property line: 9 metres
 - 6.18.1.5.8.2 Minimum separation between driveways: 15 metres
- 6.18.1.5.9 Setback from centre line of street
 - 6.18.1.5.9.1 Provincial highway: 26 metres
 - 6.18.1.5.9.2 County or collector road: 21 metres
 - 6.18.1.5.9.3 Township road: 17.6 metres
 - 6.18.1.5.9.4 Where a service road is a requirement an additional setback of 12.2 metres shall apply
- 6.18.1.5.10 REGULATIONS FOR DETACHED ACCESSORY BUILDINGS
 - 6.18.1.5.10.1 Exterior side yard width: 5 metres
 - 6.18.1.5.10.2 Interior side yard width: 5 metres

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6.18.1.5.10.3 Rear yard depth: 7.5 metres

6.18.1.5.11 REGULATIONS FOR OFF-STREET PARKING

Refer to Section 4.15

6.18.1.5.12 SPECIAL PROVISIONS

6.18.1.5.12.1 Planting strips and screens

Where the interior side yard or rear yard of a lot in a Community Facility (CF) Zone abuts a residential zone, the requirement of 4.16 of this By-law shall apply.

6.18.1.5.12.2 Single Family Dwelling

A single family dwelling house may be erected in a Community Facility (CF) Zone provided it is ancillary to a permitted non-residential use and is occupied by a person employed by the non-residential use.

OMB File No. R880022

CF-1 (Included in subsection 5.30)

5.30 Those parts of Lots 10 & 11, Concession 5 & 6 shown as CF-1 on Schedules A2 & A5 shall be limited to use as a private shooting preserve and club house facilities.

CF-2 (Included in subsection 5.41)

(3123) 5.41 Notwithstanding the provisions of Sections 6.18.1, 6.18.1.5 to the contrary, that part of Lot 5, Concession 3 shown as CF-2 on Schedule A1 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.41.1 PERMITTED USES

5.41.1.1 Residential uses

5.41.1.1.1 Dwelling unit as part of a non-residential building

5.41.1.2 Non-residential uses

5.41.1.2.1 Retirement home

5.41.2 REGULATIONS FOR NON-RESIDENTIAL USES

5.41.2.1 Minimum lot area: 1.2 hectares

5.41.2.2 Minimum lot frontage: 45 metres

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- CF-3** (Included in subsection 5.141)
(3644) 5.141 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2, to the contrary on that part of Lots 5, 6 and 7, Concession 3, in the Township of Thurlow as shown as CF-3 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:
- 5.141.1 Permitted residential uses: none
- 5.141.2 Permitted non-residential uses:
- Athletic field
 - Conservation area
 - Park (excluding a tent and trailer park)
 - Public use not requiring above ground structures
- 5.141.3 Prohibited uses: those uses which require buildings and/or municipal water and sewage treatment services.
- CF-4** (Included in subsection 5.142)
(3645) 5.142 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2, to the contrary on that part of Lots 5, 6, and 7, Concession 3, in the Township of Thurlow as shown as CF-4 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:
- 5.142.1 Permitted residential uses: none
- 5.142.2 Permitted non-residential uses:
- Athletic field
 - Conservation area
 - Park (Excluding a tent and trailer park)
 - Public uses not requiring above ground structures
- 5.142.3 Prohibited uses: those uses which require buildings and or municipal water and sewage treatment services.
- CF-4** (Included in subsection 5.199)
(3902) 5.199 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2, to the contrary on that part of Lots 5, 6 and 7, Concession 3, in the Township of Thurlow as shown as CF-4 on Schedule A1 as amended, the following Special provisions shall apply in addition to all other applicable provisions of this By-law:
- 5.199.1 Permitted residential uses: none
- 5.199.2 Permitted non-residential uses:
- Athletic field
 - Conservation area
 - Park (excluding a tent and trailer park)

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- Public use not requiring above ground structures

5.199.3 Prohibited uses: those uses which require buildings and/or municipal water and sanitary sewer services.

CF-5 (Included in subsection 5.201)

(3907) 5.201 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2 to the contrary on that part of Lots 1 and 2, Concession 3 in the Township of Thurlow as shown as CF-5 on Schedule A1, as amended, the following special provisions shall apply, in addition to all other applicable provisions of the By-law:

5.201.1 Permitted residential uses: none

5.201.2 Permitted non-residential uses:

- Athletic field
- Conservation area
- Park (excluding a tent and trailer park)
- Public use not requiring above ground structures

CF-6 (Included in subsection 5.215)

(3983) 5.215 Notwithstanding the provisions of Sections 6.18.1.2 and 6.18.1.5.7.5 to the contrary on that part of Lot 6, concession 4, in the Township of Thurlow shown as CF-6 on Schedule A attached here to, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.215.1 Permitted use: crematorium

5.215.2 Rear yard setback for all cemetery plots: 91 metres (300 feet)

CF-6

(98-136)

File No.: B-77-591

Part of Park Lot 1, Registered Plan 124, part of Lot 6, Concession 3, formerly in the Township of Thurlow, now City of Belleville, County of Hastings

6.18.1.5.13 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2 the permitted uses in the CF-6 Zone shall be restricted to the following:

Stormwater management facilities; passive park; public uses

CF-7

(2003-173)

File No: B-77-735

Part of Lots 9, 10, 11, Concession 5 and part of Lots 8, 10, 11, Concession 6, (Black Bear Ridge), formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.18.1.5.14 Notwithstanding provisions of Sections 6.18.1.1 and 6.18.1.2 of this By-Law, within the area zoned CF-7 the permitted uses shall be limited to golf courses, club house and pro shop, golf maintenance facilities, a golf

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teaching academy with visitor's accommodations and practice ranges.

CF-7-h HOLDING PROVISION

(2003-173) *i) File No: B-77-735
Part of Lots 9, 10, 11, Concession 5 and part of Lots 8, 10, 11, Concession 6,
(Black Bear Ridge), formerly in the Township of Thurlow, now in the City of
Belleville, County of Hastings*

6.18.1.5.14 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2 of this By-Law, within the area zoned CF-7-h, no person shall erect any building or structure or use any building, structure or land for any purpose, other than the uses that existed on the day of the passage of this By-Law. The 'h' holding symbol shall be removed in accordance with Section 36 of the Planning Act, R.S.O., 1990, as amended, provided that an Environmental Impact Study has been completed to the satisfaction of the City of Belleville in consultation with Quinte Conservation.

(2004-41) **(NOTE TO FILE:** By-Law Number 2004-41 passed April 13, 2004 removed 'h - holding' symbol on this property.)

CF-8

(2003-173) File No: B-77-735
Part of Lots 9, 10, 11, Concession 5 and part of Lots 8, 10, 11, Concession 6, (Black Bear Ridge), formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.18.1.5.15 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2 of this By-Law, within the area zoned CF-8, the permitted uses shall be limited to boat docking and launching facilities, tennis courts and other outdoor recreational facilities, a clubhouse including visitors accommodations and parking space ancillary thereto.

CF-8-h HOLDING PROVISION

(2003-173) *i) File No: B-77-735
Part of Lots 9, 10, 11, Concession 5 and part of Lots 8, 10, 11, Concession 6,
(Black Bear Ridge), formerly in the Township of Thurlow, now in the City of
Belleville, County of Hastings*

6.18.1.5.15 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2 of this By-Law, within the area zoned CF-8-h, no person shall erect any building or structure or use any building, structure or land for any purpose, other than the uses that existed on the day of the passage of this By-Law. The 'h' holding symbol shall be removed in accordance with Section 36 of the Planning Act, R.S.O., 1990, as amended, provided that an environmental impact study has been completed to the satisfaction of the City of Belleville in consultation with Quinte Conservation and that a Stage 2 Archeological Assessment has been completed to the satisfaction of the Ministry of Culture.

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CF-9

(2006-193) File No.: B-77-806

Plan 21R-17781, Part 7, part of Lots 1 and 2, Concession 3, (Maitland Drive – Settlers' Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.18.1.5.16 Notwithstanding the provisions of Subsection 6.18.1, within the area (2006-193) zoned CF-9, the permitted uses shall be limited to a storm water management pond and landscaped open space.

CF-9-H HOLDING PROVISION

(2006-193) i) *File No.: B-77-806*

Plan 21R-17781, Part 7, part of Lots 1 and 2, Concession 3, (Maitland Drive – Settlers' Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.18.1.5.16 Notwithstanding the subsections 6.18.1, within the area zoned CF-9-h, no person shall erect any building or structure or use the land for any purpose other than the use existing on the day of the passing of this By-law. The h- holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that sufficient water supply and pressure is available to service the development, and a sanitary sewer servicing strategy, Stormwater Management Report, Hydrogeological Report, and a Geotechnical Report have been prepared all to the satisfaction of the City of Belleville.

(2009-77) (NOTE TO FILE: By-Law Number 2009-77 passed May 11, 2009 removed 'h' - holding symbol on this property.)

CF-10

(2006-193) File No.: B-77-806

Plan 21R-17781, Part 7, part of Lots 1 and 2, Concession 3, (Maitland Drive – Settlers' Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.18.1.5.17 Notwithstanding the provisions of Subsection 6.18.1, within the area zoned CF-10, the permitted uses shall be limited to a municipal park and recreational facilities.

CF-10-h HOLDING PROVISION

(2006-193) i) *File No.: B-77-806*

Plan 21R-17781, Part 7, part of Lots 1 and 2, Concession 3, (Maitland Drive – Settlers' Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.18.1.5.17 Notwithstanding the provisions of Subsection 6.18.1, within the area zoned CF-10-h, no person shall erect any building or structure or use the land for any purpose other than the use existing on the day of the passing of this by-law. The h – holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended,

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provided that sufficient water supply and pressure is available to service the development, and that a sanitary sewer servicing strategy, Stormwater Management Report, Hydrogeological Report and a Geotechnical Report have been prepared all to the satisfaction of the City of Belleville.

(2010-102) (NOTE TO FILE:

By-Law Number 2010-102 passed June 14, 2010 removed 'h' - holding symbol on this property.)