

# Section 25 –Community Facility (CF)

## 25.1 Preamble

Within a Community Facility Zone (CF), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

## 25.2 25.2.1. Permitted Principal Uses

- a) A cemetery;
- b) A commercial or private club;
- c) A community centre;
- d) A group home, in accordance with the provisions of Section 5.37 of this By-law;
- e) A library;
- f) A day nursery;
- g) A nursing home;
- h) A place of worship with accessory uses including a cemetery and a dwelling unit;
- i) A public or private hospital;
- j) A public park;
- k) A school;
- l) Any undertaking established or maintained by a government board, authority, agency or commission;
- m) Any undertaking of a utility company, such as a natural gas company or telephone company; and/or
- n) Any other institutional or community facility use.

## 25.2.2. Permitted Accessory Uses

- a) An accessory building or use to the above uses.

## 25.3 Zone Regulations

### 25.3.1. For the property

- a) Lot Area: 4,000 square metres (0.99 acres) minimum;
- b) Lot Frontage: 45 metres (147.6 feet) minimum;
- c) Lot Coverage: 40% maximum;
- d) Building Height: 15 metres (49.2 feet) maximum;
- e) Off-street parking shall be provided in accordance with Section 5.35;
- f) Off-street loading shall be provided in accordance with Section 5.36; and
- g) A sight triangle of 15 metres (49.2 feet) minimum shall be provided on a corner lot.

#### 25.3.2. For Principal Building

- a) Front Setback: 10 metres (32.8 feet) minimum;
- b) Rear Setback: 10 metres (32.8 feet) minimum;
- c) Interior Side Setback: 7.5 metres (24.6 feet) minimum;
- d) Exterior Side Setback: 10 metres (32.8 feet) minimum;
- e) When abutting a residential zone or use:
  - i. Rear Setback: 15 metres (49.2 feet)\* minimum; and
  - ii. Interior Side Setback: 10 metres (32.8 feet)\* minimum.

\*The 1 metre (3.3 feet) strip immediately adjacent to the rear yard and/or interior side yard abutting a residential zone or residential use shall be landscaped and/or a fence shall be erected on the property line. The nature and extent of landscaping and/or fencing shall be determined through Site Plan Approval.

#### 25.3.3. For Accessory Buildings

- a) Front Setback: 8 metres (26.2 feet) minimum;
- b) Rear Setback: 1.5 metres (4.9 feet) minimum;
- c) Interior Side Setback: 1.5 metres (4.9 feet) minimum;
- d) Exterior Side Setback: 8 metres (26.2 feet) minimum; and
- e) Building Height: 4.5 metres (14.8 feet) maximum

#### 25.4 General Provisions

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Community Facility Zone (CF).

#### 25.5 Special Community Facility Zones (CF)

All other provisions of the By-law shall apply except as specified by each special zoning requirement.

##### 25.5.1 Special Community Facility-1 (CF-1)

The lands subject to this By-law amendment are described as follows:

- Part Lot 19, Concession I

Notwithstanding any provisions of this By-law to the contrary, on lands zoned CF-1, the following special provisions shall apply:

That Section 25.5.1 be added.

- a) Non-Residential
  - i. A day nursery shall be a permitted use.

##### 25.5.2 Special Community Facility-2 (CF-2)

The lands subject to this By-law amendment are described as follows:

- Part Lot 6, Concession VIII

Notwithstanding any provisions of this By-law to the contrary, on lands zoned CF-2, the following special provisions shall apply:

That Section 25.5.2 be added.

a) Residential uses

- i. No residential uses shall be permitted.

b) Non-residential uses

- i. An existing cemetery (4.9 metres x 6.7 metres) (16 feet x 22 feet) shall be permitted.

25.5.3 Special Community Facility-3 (CF-3) By-law 2005-23

The lands subject to this by-law amendment are described as follows:

- Part Lot 15/16, Concession I
- Danforth Road

Notwithstanding any provisions of this by-law to the contrary, on lands zoned CF-3, the following special provisions shall apply:

That Section 25.5.3 be added.

a) Residential uses

- i. 1 accessory dwelling unit (one bedroom)

b) Non-Residential uses

- i. a nursery school in addition to all other uses permitted in the Community Facility (CF) zone.

25.5.4 Special Community Facility-4 (CF-4)

The lands subject to this by-law amendment are described as follows:

- Part Lot 34, Concession VIII

Notwithstanding any provisions of this by-law to the contrary, on lands zoned CF-4, the following special provisions shall apply:

That Section 25.5.4 be added.

a) Zone Regulations

- i. Interior Side Yard - 2.5 metres (8.2 feet) minimum;
- ii. Exterior Side Yard - 2.5 metres (8.2 feet) minimum;
- iii. Rear Yard - 2.5 metres (8.2 feet) minimum.

25.5.5 Special Community Facility-5 (CF-5) By-law 2017-47

The lands subject to this by-law amendment are described as follows:

- Ontario Street - Hospice
- Part of Lot 19 in Concession 1, Hamilton Township
- More particularly described as
- Part 1 on RP 39R-13697

That Section 25.5.5 be added to the by-law to regulate the use of the land with respect to the following provisions:

25.5.5 Zone Provisions

Notwithstanding any zone provisions to the contrary, the following zone provisions shall apply to this parcel:

- a) The use of a Hospice Palliative Care Facility shall be added to the

- permitted uses;
- b) The development of a Hospice Palliative Care Facility shall be subject to the completion of a Site Plan Agreement with the Township; and
  - c) The definition of Hospice Palliative Care Facility shall be:

“A facility that offers a program designed to provide palliative care and emotional support to the terminally ill and their significant others, at no cost to the user, in a home or homelike setting so that quality of life is maintained and family members may be participants in care. Such a facility is a health care facility and shall be part of a registered charity. It may be located in a free-standing building or co-located in another healthcare setting. It shall be operated within the parameters of the overarching Ministry of Health & Long Term Care (MOHLTC) palliative care plan where patients will receive palliative care expertise 24 hours a day, 7 days a week delivered by an interprofessional team.”

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the subject lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.