



13.1 Neighbourhood Community Facility (CFN) Zone



Municipal Plan Context

The Neighbourhood Community Facility (CFN) zone accommodates a limited range of community-oriented facilities, such as arenas, community centres, elementary schools, and recreational facilities that are complementary to surrounding residential neighbourhoods.

The Neighbourhood Community Facility (CFN) zone is intended mainly for land inside the Primary Development Area in an appropriate designation.



13.1(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following:

- Community Arena;
- Community Centre;
- Community Policing Office;
- Crisis Care Facility;
- Cultural Establishment;
- Day Care Centre;
- Emergency Services Facility;
- Library;
- Place of Worship;
- Recreation Facility;
- School (K-8);
- Supportive Facility;
- Supportive Housing;
- The *existing* use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the CFN zone.



13.1(2) Zone Standards

(a)	Minimum Lot Area	800	square metres
(b)	Minimum Lot Frontage	20	metres
(c)	Minimum Lot Depth	30	metres
(d)	Minimum Front Yard	3	metres
(e)	Maximum Front Yard	22	metres
(f)	Minimum Rear Yard	7.5	metres
(g)	Minimum Side Yard	7.5	metres
(h)	Minimum Flankage Yard	7.5	metres
(i)	Minimum Building Height	2	storeys
(j)	Maximum Building Height	12	metres
(k)	Buildings shall have a prominent entrance orientated toward a street.		
(l)	No parking or outdoor display area shall be permitted within a required setback.		
(m)	Maximum Lot Occupancy	50	percent
(n)	Other Requirements	In accordance with the General Provisions, Parts 4-9	