

SECTION 33

NEIGHBOURHOOD FACILITY (NF) ZONE

33.1 GENERAL PURPOSE OF THE NF ZONE

This Zone provides for and regulates public and private facility uses which primarily serve a neighbourhood function. They include small to medium scale uses which have minimal impact on surrounding land uses and may be appropriate adjacent to or within residential neighbourhoods. The NF Zone variation permits the lowest impact uses permitted in the zone and typically uses are developed independently. The NF1 Zone variation permits the NF uses plus uses which are generally larger and generate more traffic and activity. Generally, uses are combined on any one site. The NF2 Zone variation is typically applied to facility uses in rural areas where larger lot areas are required because of servicing constraints. (Z-1-051390)

33.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any NF Zone variation for any use other than the following uses:

1) NF

The following are permitted uses in the NF Zone variation:

- a) Places of Worship;
- b) Elementary schools
- c) Day care centres. (Z-1-132222)

2) NF1

The following are permitted uses in the NF1 Zone variation:

- a) Any use permitted in the NF Zone variation (Churches deleted by Z-1-051390)
- b) Community centres;
- c) deleted by (Z-1-132222);
- d) (Elementary schools deleted by Z-1-051390)
- e) Libraries;
- f) Private schools
- g) Fire stations. (O.M.B. File #R 910387 - Appeal #9006-2 June 4, 1993)
- h) Private club; (Z-1-051390)
- i) Police station (Z-1-051390)

3) NF2

The following are permitted uses in the NF2 Zone variation;

- a) Any use permitted in the NF1 Zone variation (Z-1-051390)

33.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any NF Zone variation except in conformity with the regulations as set out in Table 33.3.

33.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard NF Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 33.2 and/or Section 33.3 shall apply.

NF Zone Variation

NF(1)

- a) Permitted Use:
- i) Places of Worship.
(Z.-1-031084)

NF(2)

- a) Regulations
- i) An accessory structure is permitted in the exterior side yard, as of the time of passing of this by-law.
 - ii) Interior Yard 1.5 metres
Depth (minimum) (4.9 feet)
 - iii) Parking 34 spaces
(minimum)
 - iv) Parking for six (6) spaces shall be permitted in the front yard. (Z.-1-081705)

NF(3)

- a) Additional Permitted Uses:
 - i) Places of worship
- b) Regulations:
 - i) Front and Exterior Side Yards Depth (Minimum) 0.0 metres
 - ii) All yard setbacks from the Ultimate Road Allowance (Minimum) 0.0 metres
 - iii) Parking (Minimum) 3 spaces
 - iv) Distance of Parking Area located next to the Ultimate Road Allowance (Minimum) 0.0 metres
- c) Notwithstanding the ultimate road allowance regulations in Zoning By-law Section 4.21;
 - i) the Ultimate Road Allowance for Trafalgar Street (at 608 and 610 Hamilton Rd.) shall be 14.0 metres from centre line,
 - ii) the Ultimate Road Allowance for Hamilton Rd. (specifically at 608 and 610 Hamilton Rd.) shall be 14.0 metres from centre line;
(Z.-1-112039)

NF (15)

- | | | |
|-----|---------------------------------------|---|
| a) | Additional Permitted Use | |
| i) | Community centre | |
| b) | Regulations | |
| i) | Lot Frontage
(Minimum) | 13 metres (43 ft.) |
| | Interior Side Yard
(Minimum) | 0.0 (west side) / 0.3 metres
(east side) |
| ii) | Parking
(Minimum)
(Z.-1-132221) | 0 |

- NF(16)
- a)

Regulations

i)

Front Yard Setback (minimum)

3.0 metres (9.8 feet)

ii)

Exterior Side Yard Setback (minimum) (Z.-1-162467)

3.0 metres (9.8 feet)
- NF(17)
- 2156 Highbury Avenue North
- a)

Permitted Uses:

i)

A place of worship shall only be permitted within the existing building

b)

Regulations:

i)

Parking shall be permitted in the front yard (Z.-1-192729)
- NF1 Zone Variation**
- NF1(1)

a)

Regulations:

i)

Main Building Setback from Existing Imperial Oil Pipeline Easement (Minimum) (Z.-1-91004)

20 metres (65.6 feet)

NF1(2)

a)

Permitted Uses:

i)

Places of Worship, community centres, day care centres, elementary schools, libraries and private schools are only permitted in the existing building. (Z.-1-92076)

NF1(3)

a)

Regulations:

i)

All yard setbacks from the OS4 Zone (Minimum) (Z.-1-93158)

0.0 metres

NF1(4)

a)

Regulations:

i)

Rear Yard Setback from OS4 Zone (Minimum)

0.0 metres

ii)

Capacities for Permitted Uses (Maximum):

Private School

200 students
10 classrooms

Place of Worship (Z.-1-94247 - O.M.B. File No. R 940221 - Order Date: April 15, 1995)

176 persons

NF1(5)

- a) Permitted Uses:
 - i) Fire stations and emergency services.
(Z.-1-99642)

NF1(6)

- a) Regulations
 - i) Setback from a Railway Right-of-Way (Minimum)
(Z.-1-01884) 30 metres
(98.4 feet)

NF1(7)

- a) Permitted Uses:
 - i) In addition to the uses in the NF1 zone, parking accessory to the library at 550 Hamilton Road is permitted.
- b) Regulations:
 - i) Lot Frontage (Minimum)
(Z.-1-01917) 14 metres
(45.9 feet)

NF1(8)

- a) Permitted Use:
 - i) Place of Worship.
- b) Regulations:
 - i) Gross Floor Area (Maximum) 1 400 square metres
(15,070 square feet)
 - ii) Lot Coverage (Maximum) 20%
 - iii) Height (Maximum)
(Z.-1-02997) 10 metres
(32.8 feet)

NF1(9)

- a) Permitted Uses:
 - i) Community centres;
 - ii) Day care centres;
 - iii) Elementary schools;
 - iv) Libraries;
 - v) Private schools;
 - vi) Fire stations.
(Z.-1-071603)

NF1(10)

- a) Additional Permitted Use:
 - i) Emergency services facility.
(Z.-1-091901)

NF1(11) 244 Adelaide Street South

- a) Additional Permitted Use:
 - i) Clinic, accessory to the existing Community Centre
 - ii) Office, medical/dental, accessory to the existing Community Centre

- b) Regulations:
 - i) South Interior Side Yard Setback (Minimum): 1.2 metres (3.93 feet)
 - ii) Front Yard Setback (Minimum): 1.2 metres (3.93 feet)
 - iii) Parking for Community Centre and any accessory uses (Minimum): (Z.-1-192781) 1 space per 30 square metres of gross floor area

NF1(12)

- a) Permitted Uses:
 - i) Places of Worship within the existing building;
 - ii) Elementary schools within the existing building;
 - iii) Community centres within the existing building;
 - v) Day care centres within the existing building;
 - v) Libraries within the existing building;
 - vi) Private schools within the existing building.
- b) Regulations:
 - i) Enlargement of existing gross floor area (Maximum) 10%
 - ii) South Interior Side Yard Depth (Minimum) (Z.-1-122079) 0.0m (0.0 ft.)

NF1(13)

- a) Permitted Uses
 - i) Places of Worship;
 - ii) Elementary schools;
 - iii) Community centres;
 - iv) Day care centres;
 - v) Libraries;
 - vi) Private schools.
- b) Regulations
 - i) North Interior Side Yard Depth for 711 Waterloo Street (minimum) (Z.-1-122137) 0.0m (0.0ft)

NF1(14) 1057, 1059 and 1061 Richmond Street

- a) Permitted Uses
 - i) Dwelling units within the existing building
- b) Regulations
 - i) Front Yard Depth (minimum) – 1.7 metres to the existing building on the date of the passing of the by-law
 - ii) Exterior Side Yard Depth (minimum) – 0.0 metres to the existing building on the date of the passing of the by-law
 - iii) Interior Side Yard Depth (minimum) – 2.8 metres to the existing building on the date of the passing of the by-law
 - iv) Rear Yard Depth (minimum) – 2.8 metres to the existing building on the date of the passing of the by-law

- v) Lot Coverage (maximum) – 42% as existing on the date of the passing of the by-law
- vi) Landscape Open Space (minimum) – 30% as existing on the date of the passing of the by-law
- vii) Density (maximum) – 94 units per hectare
- viii) Parking (minimum) – 0.5 spaces per unit
- ix) Parking Area Setback from East Lot Line (minimum) – 3.8 metres
- x) Parking Area Setback from West and South Lot Line (minimum) – 1.5 metres
- xi) The parking area shall be located south of the southernmost portion of the existing building
- xii) No part of the yard located to the west of the existing building at 1061 Richmond Street shall be used for any purpose other than landscaped open space
(Z.-1-132252 OMB Decision Dated November 26, 2013; deleted and replaced by Z.-1-263450)

NF1(15) 1796 Adelaide Street North

- a) Regulations
 - i) Front Yard Setback (Minimum) 1.0 metres (3.3 feet)
 - ii) Interior Yard Setback (Minimum) 5.0 metres (16.4 feet)
 - iii) Parking (Minimum) 22 spaces
(Z.-1-142285)

NF1(16) 653 Talbot Street

- a) Regulations
 - i) Frontage (Minimum) 25m (82ft)
 - ii) Interior Side Yard setback (north) As existing on the date of the passing of this by-law
 - iii) Interior Side Yard Setback (outh) (Minimum) 2m (6.5ft)
 - iv) Required Parking Spaces (Minimum) 8
 - iv) Required Bicycle Parking Spaces (Minimum) 14
(Z.-1-182640)

NF1(17) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
 - i) Dwelling Units are restricted to the 2nd floor and above, and the regulations of the R8-4(51) Zone shall apply if dwelling units are included in the building.
 - ii) Front Yard and Exterior Side Yard Depth (m)
(Minimum): 1.0 metres (3.3 feet)
(Maximum): 4.0 metres (13.1 feet)
 - iii) Building Orientation – The principle entrance shall be oriented to Street A or at the corner of Street A and Street D.
(Z.-1-192790)

TABLE 33.3
NEIGHBOURHOOD FACILITY (NF) ZONE
REGULATIONS FOR NF ZONE VARIATIONS

Column A			B	C	D**
Line 1	ZONE VARIATIONS		NF	NF1	NF2
2	PERMITTED USES		See Section 33.2(1)	See Section 33.2(2)	See Section 33.2.(3)
3	LOT AREA (m²) MINIMUM		700		1 ha
4	LOT FRONTAGE (m) MINIMUM		30.0		50.0 m
5	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET	6.0		
6		ARTERIAL	8.0		
7		PRIMARY COLLECTOR	6.0		
8		SECONDARY COLLECTOR	6.0		
9	REAR YARD AND INTERIOR YARD DEPTH (m) MINIMUM		6.0*		15.0 m
10	LANDSCAPED OPEN SPACE (%) MINIMUM		25.0		
11	LOT COVERAGE (%) MAXIMUM		30.0		
12	HEIGHT (m) MAXIMUM		12.0		
13	Deleted by Z.-1-94236				

* Z.-1-94236
** Z-1-051390