

The following provisions shall apply to the use of land and the construction of buildings in all R7 Zones subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

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

- (1) **Main Residential Building**
 - (a) One or more apartment dwellings;
 - (b) Public use.
- 2019-62
- (2) **Accessory Uses, Buildings or Structures**
 - (a) Any use, building or structure, which is subordinate and customarily incidental to the main residential building.
 - (b) A day nursery located within an apartment building.
 - (c) A residential care facility
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2. ZONE REQUIREMENTS

- (1) Lot Frontage (minimum) 45.7 m.
- (2) Lot Area per Dwelling Unit (minimum) 72.3 sq. m.
- (3) Front Yard Depth (minimum) 10.6 m.
- (4) Interior Side Yard Width and Rear Yard Depth (minimum) 7.5 m., or one-half the height of the main building, whichever is the greater
- (5) Gross Floor Area (minimum per dwelling unit)
 - a) Bachelor 28.0 sq. m.
 - b) One Bedroom 42.0 sq. m.
 - c) Two Bedrooms 55.5 sq. m.
 - d) Three Bedrooms 69.5 sq. m.
 - e) Four Bedrooms 79.0 sq. m.
 - f) For each additional bedroom 9.3 sq. m.
- (6) Landscaped Area (minimum) 40%
- (7) Where a lot contains two or more dwellings, the distance between each such dwelling shall be the average of the combined heights of such dwellings.
- (8) Lot Coverage (maximum) 20%

3. FOR SENIOR CITIZENS' HOUSING PROVISIONS

See Part C, Section 20.

3a. FOR RESIDENTIAL CARE FACILITIES

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The requirements of Section 2, of this Part J, with the exception of Subsection 2(2) shall apply, in addition to the requirements of Part C, Section 22.

4. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

5. OFF-STREET PARKING

- (1) Off-street parking shall be provided in accordance with Part C, Sections 14 and 15, and the following Subsections.
- (2) No off-street parking area or internal driveway shall be located closer than 6.0 m. to any street line nor 1.5 m. to any interior side or rear lot line, except that where the land abutting the interior side or rear lot line of an area zoned R7, is used, or zoned, for detached one family dwellings, or is in a RH Zone, any parking area or internal driveway shall be separated from such abutting lot line by a strip of land not less than 3.0 m. in width. Such strip of land shall be reserved for landscaping purposes and shall contain at least one row of hardy shrubs, not less than 1.5 m. in height, and shall be maintained in a healthy growing condition, except for point of ingress and egress.
- (3) The minimum distance between a driveway and/or parking area, and the exterior wall of the main building on the lot, shall be:
 - a) where there are windows to habitable rooms 7.5 m.
 - b) where there are no windows to habitable rooms 1.5 m.
- (4) Width of Driveways:
 - a) minimum width of a one-way driveway 3.0 m.
 - b) minimum width of a two-way driveway 5.5 m.

6. SPECIAL PROVISIONS

- (1) Notwithstanding the provisions of Subsection 2(1) of this Part, within the area zoned R7-1, one apartment building may be erected on such lot which has a frontage of 40.6 m.

13905 Furthermore, notwithstanding the provisions of Section 1.(1), 2., and 5.(2), (3) and (4) of this Part J, within the area zoned R7-1, a maximum of six (6) horizontal multiple attached dwellings or semi-detached dwellings shall be permitted in accordance with the following provisions:

- 1. Lot Frontage Per Dwelling Unit (minimum) 8.5 m.
- 2. Front Lot Line Per Dwelling Unit (minimum) 8.5 m.
- 3. Lot Area Per Dwelling Unit (minimum) 200 sq. m.
- 4. Front Yard Depth (minimum) 3.6 m.
- 5. Rear Yard Depth (minimum) 4.5 m.
- 6. Interior Side Yard Depth (minimum) 1.2 m.
(Except, where the adjacent property is located within the R7-1 zone, the interior side yard depth may be reduced to NIL.)
- 7. Landscaped Area (minimum) 33%
- 8. Parking Spaces Per Unit (minimum) 1 space

10926 (2) Notwithstanding the provisions of Subsection 2(3) and 5(2) of this Part J, within the area zoned R7-2, the uses permitted shall include two apartment buildings with a minimum front yard depth of 6.1 m., and the parking areas of which may abut the common interior side lot line.

11364 (3) Notwithstanding the provisions of Sections 2 and 5 of this Part J, and the provisions of Section 15 of Part C, within the area zoned R7-3 the following provisions shall apply:

(a) Zone Requirements

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| i. | Lot Frontage (minimum) | 31.3 m. |
| ii. | Lot Area per Dwelling Unit (minimum) | 101.0 sq. m. |
| iii. | Front Yard Depth (minimum) | 5.0 m. |
| iv. | Interior Side Yard Width (minimum) | 7.5 m. or one-half the height of the main building, whichever is the greater |
| v. | Rear Yard Depth (minimum) | 6.5 m. |
| vi. | Gross Floor Area (minimum per dwelling unit) | |
| | - Bachelor | 28.0 sq. m. |
| | - One Bedroom | 42.0 sq. m. |
| | - Two Bedrooms | 55.5 sq. m. |
| | - Three Bedrooms | 69.5 sq. m. |
| | - Four Bedrooms | 79.0 sq. m. |
| | - For each additional bedroom | 9.3 sq. m. |
| vii. | Landscaped Area (minimum) | 40% |
| viii. | Lot Coverage (maximum) | 25% |
| ix. | Building Height (maximum) | 10.6 m. |
| x. | Total Number of Dwelling Units per Lot (maximum) | 24 |
| xi. | Where a Lot contains two or more dwellings, the minimum distance between each such dwelling shall be | 6.5 m. |

(b) Off-Street Parking

- i. Off-street parking shall be provided in accordance with Part C, Section 14 and the following Subsections.
- ii. Every parking space shall have a minimum width of 2.7 m. and a minimum length of 6.0 m.
- iii. All off-street parking required for any main use shall be provided on the same lot on which the main use is located.

- iv. Ingress and egress directly to any off-street parking space shall be by means of a hard surfaced aisle having a width of a minimum of 4.9 m.
- v. The parking area shall be constructed of crushed stone, slag, gravel, having an asphalt or cement binder, or any type of permanent type surfacing with drainage facilities that comply with the requirements of the Corporation.
- vi. Every driveway to a parking area shall be surfaced in the same or better manner as the parking area. Such driveway or driveways shall have a minimum width of 5.0 m.
- vii. The lights used for illumination of the parking area shall be so arranged as to divert the light away from adjacent lots.
- viii. Driveways to a parking area shall not pass through zones other than the one containing such parking area.
- ix. When a building or structure accommodates more than one type of use, the off-street parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building or structure occupied by the separate types of use.
- x. No off-street parking area or internal driveway shall be located closer than 3.5 m. to any street line nor 1.5 m. to any interior side or rear lot line. The 1.5 metre minimum strip of land along the interior side or rear lot line shall be reserved for landscaping purposes and shall contain at least one row of hardy shrubs, not less than 1.5 m. in height at maturity, and shall be maintained in a healthy growing condition, except for points of ingress and egress.

11380 (4) Notwithstanding the provisions of Subsection 2.(2) and in addition to the provisions of Section 2 of this Part J, within the area zoned R7-4, the maximum number of dwelling units permitted shall be limited to sixty (60) units and the building height shall be restricted to a maximum of 10.6 m.

12514 (5) Notwithstanding the provisions of Subsections 2.(3), 2.(4), 2.(8) and 5.(2) of this Part J, within the area zoned R7-5 the following provisions respectively shall apply:

- a) Front Yard Depth (minimum) 7.5 m.
- b) Interior Side Yard Width (north side) (minimum) 4.5 m.
- c) Lot Coverage (maximum) 31.5 %
- d) No off-street parking area shall be located closer than 1.5 m. to any street line, nor 3.0 m. closer to any interior side or rear lot line which 3.0 m. separation strip shall be reserved for landscaping purposes and shall contain at least one row of hardy shrubs not less than 1.5 m. in height and shall be maintained in a healthy growing condition.

12862 (6) Notwithstanding but in addition to the uses permitted by the provisions of Subsection 1. of this Part J, within the area zoned R7-6, a public or private park, playground and/or athletic field shall be a permitted use.

13535 (7) Notwithstanding the provisions of Subsections 2.(1), 2.(3), 2.(4), 5.(1), 5.(2), and 5.(3) of this Part J, within the area zoned R7-7, the following provisions shall apply:

a)	lot frontage (minimum)	39.7 m
b)	outside side yard (minimum)	7.6 m
c)	interior side yard (minimum)	3.0 m
d)	distance from parking area to street line (minimum)	3.0 m
e)	distance from parking area to property in residential zone (minimum)	1.5 m
f)	distance from parking area or internal driveway to wall of main building with a window to a habitable room (minimum)	4.0 m
g)	number of parking spaces (minimum)	43
h)	number of dwelling units (maximum)	40

2005-82 (8) Deleted June 5, 2007 and replaced by following:
2007-83 Deleted May 6, 2009 and replaced by following:

2009-51 (8) Notwithstanding the provisions of Subsection 1(16) of Part B, Section 14 of Part C and Subsections 1(1), 2(2), 2(3), 2(4), 2(6), 2(8) and 5(2) and 5(3) a) of this Part J, within the area zoned R7-8, the following uses shall be permitted:

1. A special care residential building, comprising a maximum of 465 units, or;
2. A special care residential building, comprising a maximum of 240 units and an alternate level of care facility, comprising a maximum of 225 units; or
3. A special care residential building, comprising a maximum of 240 units and a senior's apartment building comprising a maximum of 112 units.

The following provisions also apply:

(i)	Front Yard Depth (minimum)	4.0 m
(ii)	Outside Side Yard Depth (minimum)	2.0 m
	- 2 storey	6.0 m
	- 3 storey	9.0 m
	- 5 storey	13.0 m
	- 6 storey	16.0 m
	- 8 storey	20.0 m
(iii)	Interior Side Yard Width (minimum)	3.0 m
	- Next to R2 Zone	15.0 m
(iv)	Rear Yard Depth (minimum)	10.0 m
	- 3 storey	20.0 m
	- 5 storey	28.0 m
	- 7 storey	34.0 m
(v)	Lot Coverage (maximum)	39%
(vi)	Landscaped Area (minimum)	38%
(vii)	Minimum Parking Space Requirements:	
	(a) Special care residential or alternate level of care facility: three (3) units equal one (1) dwelling unit for parking space calculation purposes.	
	(b) Seniors apartment units: (two) seniors apartment units equal one (1) dwelling unit for parking space calculation purposes.	
(viii)	Internal Driveway Distance from a Street Line (minimum)	Nil
(ix)	Distance between Off-Street Parking Area and Rear Lot Line (minimum)	1.5 m
(x)	Driveway Distance from an Exterior Wall of the Main Building containing Habitable Windows (minimum)	2.0 m
(xi)	None of these provisions are deemed to have been contravened by reason of the fact that part of the lot has been conveyed to the municipality.	

2005-82 (9) Notwithstanding the provisions of Sections 2(2), 2(3), 2(4), 2(8) and 5(3) of this Part J, within the area zoned R7-9, two (2) senior's housing units shall equal one (1) dwelling unit for lot area calculation purposes for a condominium apartment comprising a maximum of 125 units subject to the following provisions:

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| (i) | Front Yard Depth (minimum) | 7.5 m |
| (ii) | Interior Side Yard Width (minimum) | 6.0 m |
| (iii) | Lot Coverage (maximum) | 27% |
| (iv) | Driveway Distance from an Exterior Wall of the Main Building containing Habitable Windows (minimum) | 5.0 m |

2006-167 (10) Deleted July 14, 2008 and replaced by following:

2008-134 (10) Notwithstanding the provisions of Section 14 of Part C and Sections 2 (2), 2 (4), 2 (8) and 5 (3) a) of this Part J, within the area zoned R7-10 the only permitted use shall be a special care residential facility to comprise a maximum of 120 units with a maximum height of four (4) storeys, subject to four (4) seniors units equaling one (1) dwelling unit for parking purposes, a minimum lot area per dwelling unit of 60.0 square metres, an outside side yard depth to equal one-half the height of the building, a maximum lot coverage of 35.5 percent, and a minimum distance of 3.0 metres between a driveway and/or parking area and that portion of the building that has windows to habitable rooms.

2006-167 Notwithstanding the provisions of Section 1 of this Part J, within the area zoned R7-10-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 the R7-10-h zone. The "h" holding symbol shall not be removed from the R7-10-h zone until it has been demonstrated to the satisfaction of the municipality that the required environmental remediation has been completed for the site and a Record of Site Condition has been filed.

2007-191 (10) Notwithstanding the provisions of Section 2(3) of this Part J, within the area zoned R7-11, the only permitted use shall be a maximum eighteen (18) unit apartment building with a height of three (3) storeys and a minimum front yard depth of 7.5 metres .

Notwithstanding the provisions of Section 1 of this Part J, within the area zoned R7-11-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 the R7-11-h zone. The "h" holding symbol shall not be removed from the R7-11-h zone until it has been demonstrated to the satisfaction of the municipality that the required environmental remediation has been completed for the site and a Record of Site Condition has been filed.

2008-189 (NOTE TO FILE: By-Law Number 2008-189, passed October 14, 2008, removed the 'h' holding symbol **only from the lands described as 24 Starling Street, City of Belleville, County of Hastings.**)

2018-133 (11) Notwithstanding the provisions of Subsection 14 of Part C and Subsections 2(1), 2(6) and 5(2) of this Part J, within the area zoned R7-12, a maximum one hundred and three (103) unit apartment building with 626 m² of commercial space on the ground floor shall be permitted subject to a minimum lot frontage of 17.3 m along Station Street, a minimum distance from an internal driveway to a street line of 3.4 m, landscaped area of 35%, parking of 1 space per 32.9 m² of commercial space, and parking of 1.17 spaces per residential unit.

7. FOR DAY NURSERY PROVISIONS

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See Part C, Section 21.