

The following provisions shall apply to the use of land and the construction of buildings in all CF 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 Community Facility Uses**

- a) arena;
- b) armoury;
- c) art gallery;
- d) board of education administration building;
- e) church and/or religious institution;
- f) community centre;
- g) day nursery;
- h) fire hall;
- i) government administration building;
- j) library;
- k) museum;
- l) police station;
- m) public hospital;
- n) public, separate or private school, or college;
- o) public use.

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(2) **Main Residential Uses**

- a) Student housing in the form of an apartment dwelling or as dwelling units which are an integral part of the community facility building;
- b) A detached one family dwelling which is associated with a church or religious institution.
- c) Transition Home.

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(3) **Accessory Uses, Buildings or Structures**

Any use, building or structure, which is subordinate and customarily incidental to a main use of the building.

2. ZONE REQUIREMENTS FOR COMMUNITY FACILITY USES EXCEPT FOR A DAY NURSERY

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- (1) Front Yard Depth (minimum)) 7.5 m. or one-half the
- (2) Rear Yard Depth (minimum)) height of the building,
- (3) Interior Side Yard Width (minimum)) whichever is the greater
- (4) Lot Coverage (maximum) 33%

3. ZONE REQUIREMENTS FOR RESIDENTIAL USES

- (1) Where student housing is in the form of an apartment dwelling, such dwelling shall comply with the provisions of Part J.

(2) Where the dwelling units are an integral part of the community facility building, each dwelling unit shall comply with the following minimum gross floor area requirements:

a)	bachelor	28.0 sq. m.
b)	1 bedroom	42.0 sq. m.
c)	2 bedrooms	55.5 sq. m.
d)	3 bedrooms	69.5 sq. m.
e)	4 bedrooms	79.0 sq. m.
f)	for each additional bedroom	9.3 sq. m.

(3) Where a detached one family dwelling is associated with a church or religious institution, such dwelling shall comply with the following provisions:

a)	Front Yard Depth (minimum)	7.5 m.
b)	Rear Yard Depth (minimum)	7.5 m.
c)	Interior Side Yard Width	1.2 m. on each side plus 0.6 m. for each additional partial storey above one storey
d)	Gross Floor Area	93.0 sq. m.

3. a) FOR TRANSITION HOMES

13027 See Part C, Section 23.

4. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

5. FOR OFF-STREET PARKING PROVISIONS

(1) See Part C, Sections 14 and 15.

10413 (2) Notwithstanding the provisions of Part C, Sections 14 and 15, within the lot known as Parts 1 and 2, Plan 21R-3668 and zoned CF-1, fifteen (15) parking spaces shall be provided for the Government Administration Building to be located on the lot.

6. SPECIAL PROVISIONS

(1) This section deleted by By-Law Number 13842.

13698 (2) Notwithstanding the provisions of Subsection 1.(1) and 1.(2), and Section 2, of this Part, within the area zoned CF on the south side of the Canadian Pacific Railway line at Sidney Street, the Belleville Utilities Commission Water Treatment Plant and associated works shall be permitted.

10413 (3) Notwithstanding the provisions of Section 2 of this Part Y, those provisions shall not apply to the areas zoned CF-1.

10413 (4) Notwithstanding the provisions of Section 1 of this Part Y, within the lot zoned CF-2 only a "day nursery" shall be allowed as a permitted use.

12384 (5) Notwithstanding the provisions of Subsection 5.(1) of this Part Y, within the area zoned CF-3, the minimum required number of parking spaces shall be fifty (50) spaces, and the following supplementary requirements shall apply to the required parking area:

- a) the minimum length of eighteen (18) parking spaces facing Bridge Street East shall be 5.85 m.; and
- b) the minimum width of a traffic aisle giving access to such eighteen (18) parking spaces shall be 6.4 m.

12862 (6) Notwithstanding but in addition to the uses permitted by the provisions of Subsection 1. of this Part Y, within the area zoned CF-4, one or more dwelling units for resident staff at a public, separate or private school or college shall be permitted as a main residential use. As well, a public or private park, playground and/or athletic field shall be a permitted use.

12908 (7) Notwithstanding but in addition to the provisions of Section 1 of this Part Y, within the area zoned CF-5, the permitted uses shall include a transition home for a maximum of ten (10) children between thirteen (13) and eighteen (18) years of age.

Furthermore, notwithstanding the provisions of Section 3 of this Part Y, within the area zoned CF-5, the following provisions shall apply:

Lot Frontage (minimum)	18.0 m.
Front Lot Line (minimum)	16.5 m.
Lot Area (minimum)	696.5 sq. m.
Front Yard Depth (minimum)	7.5 m.
Rear Yard Depth (minimum)	7.5 m.

Interior Side Yard Width (minimum)

- a) Where no garage or carport is attached to, or is built as an integral part of the main building, on one side 2.4 m. on the other side 1.2 m. plus 0.6 m. for each additional or partial storey above one storey.
- b) Where a garage or carport is attached to, or is built as an integral part of the main building,
 - i. on the side where the garage or carport is attached or built
 - (aa) where there is no living accommodation above the garage or carport, 1.2 m.
 - (bb) where there is living accommodation above such garage or carport, 1.2 m. plus 0.6 m. for each additional or partial storey above the garage or carport.
 - ii. on the other side 1.2 m. plus 0.6 m. for each additional or partial storey above one storey.

Lot Coverage (maximum)	35%
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Building Height (maximum)	10.6 m.
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(7) Floor Area (minimum) 18.5 sq. m. per resident, including staff member(s)

Yard Area (minimum) 7 sq. m. per resident, which shall be maintained as accessible landscaped open space.

- 13842 (8) Notwithstanding the provisions of Section 1. Subsections (1) and (2) of this Part Y, within the area zoned CF-6, the Belleville Water Pollution Control Plant and its associated works shall be a permitted main Community Facility use.

Furthermore, notwithstanding and in addition to the provisions of Section 2. of this Part Y, within the area zoned CF-6, no building or structure shall be permitted within 30 m. of the Bay of Quinte 1:100 year flood line. As well, a vegetated buffer having a minimum depth of 30 m., consisting of a continuous strip of land with trees, grasses, and shrubs, and including a waterfront trail, shall be maintained adjacent to the Bay of Quinte.

- 14105 (9) Notwithstanding the provisions of Section 14. of Part C, within the area zoned CF-7, the minimum number of parking spaces required for a public, separate or private school or college shall be one hundred forty (140).

- 99-121 (10) Notwithstanding and in addition to the provisions Section 1. of this Part Y, within the area zoned CF-8, an assembly hall, commercial school, conference facilities, exhibition area, institution, park, accessory gift shop, and accessory food service, shall be permitted. Furthermore, within the area zoned CF-8, the minimum number of parking spaces to be provided shall be 85 spaces, notwithstanding the provisions of Part C, Section 14. Furthermore, notwithstanding the provisions of Part C, Section 15, with respect to the requirements for ingress and egress to off-street parking spaces, the minimum aisle width for such ingress/egress to parking spaces at 90° shall be 6.0 m. Notwithstanding and in addition to the requirements of Section 12 of Part C of this by-law, attachments to a building such as stairs, ramps or similar features shall be located no closer than 1.5 m to any lot line.

- 2000-06 (11) Notwithstanding but in addition to the provisions of Section 1(1) of this Part Y, within the area zoned CF-9, a commercial dance school shall be a permitted use.

Furthermore, notwithstanding the provisions of Section 2(3) of this Part Y, within the area zoned CF-9, the minimum side yard depth shall be 6.7 m or one half the height of the building, whichever is the greater.

- 2003-27 (12) Notwithstanding the provisions of Section 2 of this Part Y, within the area zoned CF-10, the minimum easterly yard shall be 6.0 metres.

- 2003-27 (13) Notwithstanding the provisions of Section 1 (1) of this Part Y, within the area zoned CF-11, a parking area used in association with a public hospital shall be the only permitted use.

- 2006-128 (14) Notwithstanding the provisions of Subsections 1 (1) and 2 (1) of this Part Y and the provisions of Section 14, Part C, within the area zoned CF-12, a business, professional and/or administrative office and a medical clinic, shall be permitted uses in addition to the permitted uses of Section 1 of Part Y, subject to a minimum front yard depth of 5.0 metres, a maximum height of 17 metres for an approximate 3.1 metre by 3.1 metre children's play area tower and the provision of a minimum of 148 parking spaces.

Notwithstanding the provisions of Section 1 of this Part Y, within the area zoned CF-12-h, no person shall erect any building or structure or use the land for any purpose other than the uses existing on the day of the passing of the CF-12-h zone. The "h" holding symbol shall not be removed from the CF-12-h zone until it has been demonstrated to the satisfaction of the municipality that adequate sanitary sewer capacity is available.

- 2007-132 (NOTE TO FILE: By-Law Number 2007-132, passed July 16, 2007, removed the "h" holding symbol **from the lands described as** 363, 371, 375 and 377 Dundas Street West, City of Belleville, County of Hastings.)

2013-93 (15) Notwithstanding the provisions of Subsection 1 (1) of this Part Y, within the area zoned CF-13 a storm water management pond shall be a permitted use.

7. FOR DAY NURSERY PROVISIONS

See Part C, Section 21.