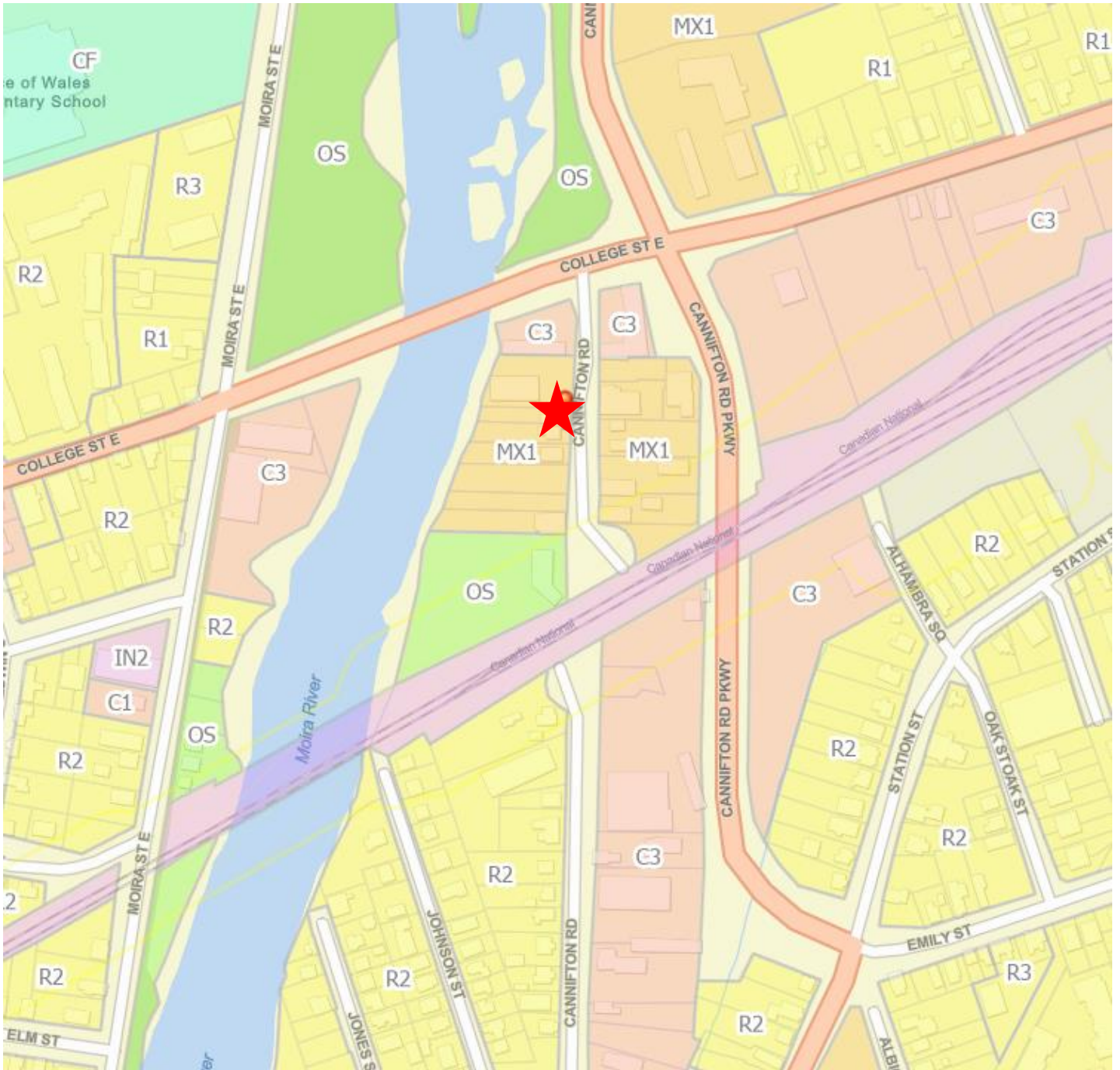


# Zoning Information

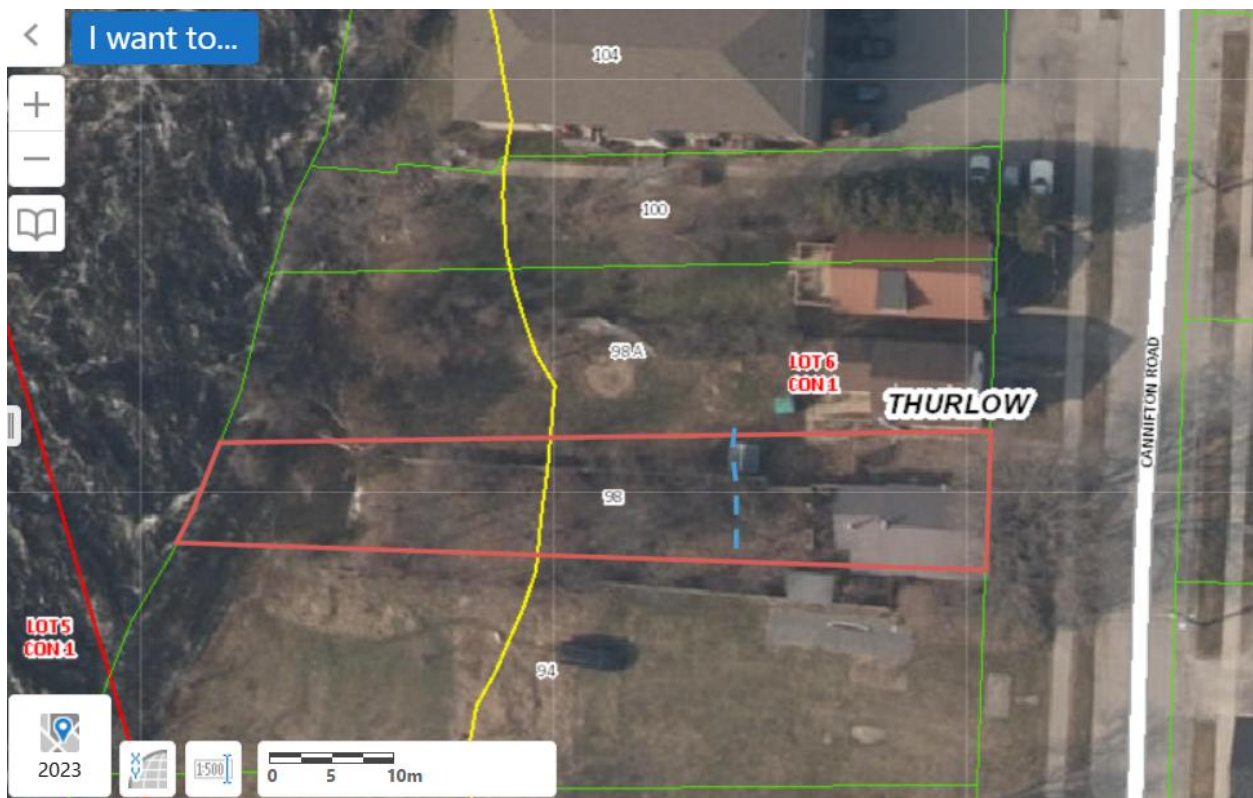
## 98 Cannifton Road Belleville



MX1 – Mixed Use Zone

Please see an aerial image of the property below, where I have outlined the property with the red solid line, the yellow line represents the floodplain, and the blue dashed line represents the approximate 15m setback from the floodplain.

Majority of this property is regulated by our office by virtue of O. Reg. 41/24. Any development within 30m of the yellow floodplain will require a permit from our office. As well, a 15m development setback must be met from the floodplain, as is approximately shown with the blue dashed line on the aerial image below. Development is not permitted within the floodplain.



**Irene Filice** (she/her)

Planning & Regulations Administrator

P: 613-968-3434 or 613-354-3312 ext. 129

RR#2, 2061 Old Hwy #2, Belleville, ON K8N 4Z2



## General Property Information

Assessment Roll Number: 12080301001360000000

Street Address: 98 CANNIFTON RD

Municipality: BELLEVILLE CITY

## Contact Information

If your property appears to be within a regulated area, CONTACT US:

tel.: (613) 968-3434 Belleville Office

tel.: (613) 354-3312 Napanee Office

or

e-mail: [info@quinteconservation.ca](mailto:info@quinteconservation.ca)

[Online Permit Application](#)

[Site Visit Request Form](#)

## Property Regulation Details

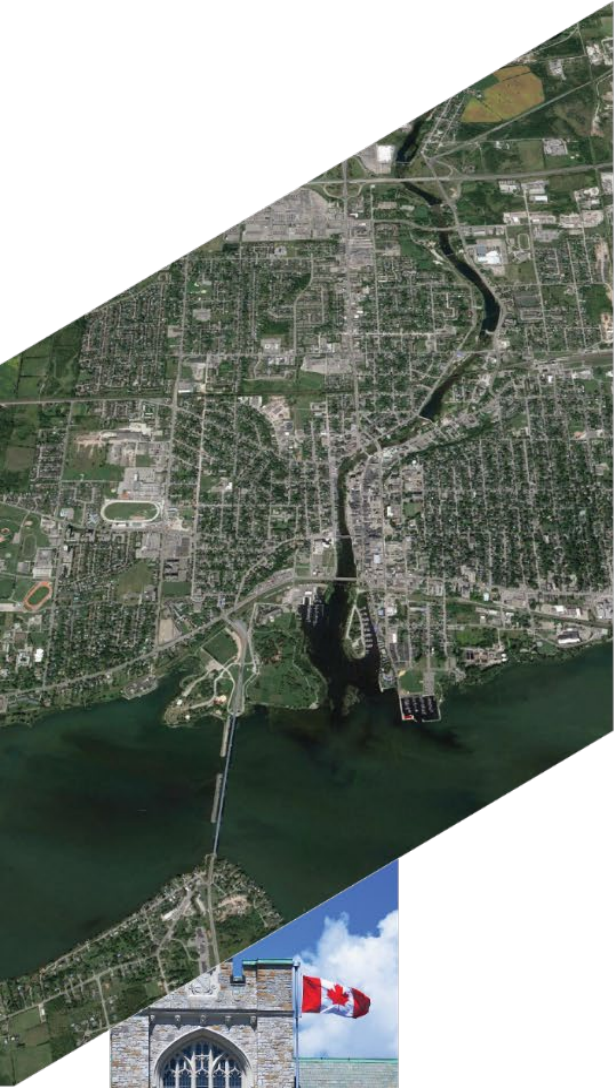
Is my property subject to approvals under Ontario Regulation 41/24?

**Yes - Selected property may be subject to O. Reg. 41/24 - Contact QC for more information or click on the links to request a site visit or to apply for a permit.**

If your property is within a regulated area, you will require a permit from QC for any proposed development. Not all regulated areas have been identified in this mapping application and it is important to know that the Regulation still applies under these circumstances. The screening limit data is conceptual in nature.

## Parcel Map





City of Belleville  
**Zoning By-law**  
By-law 2024-100

March 11, 2024

**5.1 Mixed-Use Type 1 – MX1**

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in all MX1 Zones subject to the provisions of Sections 14, 15, 16, 17, and 18 of this By-law.

**Permitted Uses**

- (1) Main uses are those uses identified in Table 5-1 and Table 5-2.
- (2) Accessory uses, buildings, or structures:
  - a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 15.1
  - b) Urban home occupation accessory to a residential use, see Section 15.9
  - c) Ground floor dwelling unit(s) within a mixed-use building, provided:
    - i) A minimum 60% of the ground floor area (excluding any service areas such as but not limited to corridors, hallways, stairwells, and elevator shafts), is maintained as a commercial use;
    - ii) The first 9.0 metres of depth of the ground floor, measured in from the front wall or any wall facing a public street, is maintained as a commercial use; and
    - iii) A minimum of 95.0 square metres of commercial ground floor space is maintained and shall be located on the most prominent street-facing side of the building.

**Provisions for Main Uses**

- (3) The following requirements shall apply to the main uses in the MX1 Zone:

**Table 5-3 Requirements for Main Uses in the MX1 Zone**

Land Use or Building Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
<b>Low-rise Building</b>	The greater of: (a) <b>150.0 square metres</b> ; or, (b) <b>87.0 square metres</b> per dwelling unit	<b>10.0 metres</b>	<b>13.5 metres</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>3.5 metres</b> , except where abutting a shared common wall	<b>7.5 metres</b>

Land Use or Building Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
<b>Mid-rise Building</b>	The greater of: (a) <b>200.0 square metres</b> ; or, (b) <b>87.0 square metres</b> per dwelling unit	<b>24.0 metres</b>	<b>27 metres</b>	<b>65%</b>	<b>N/A</b>	<b>N/A</b>	<b>3.5 metres</b> , except where abutting a shared common wall	<b>7.5 metres</b>

#### Residential Care Facilities

(4) The following provisions apply to Residential Care Facilities:

- a) A residential care facility shall be located within a dwelling type permitted in the MX1 Zone.
- b) Accessory counselling services associated with a residential care facility are permitted.

#### **5.1.1 MX1 Exception Zones**

(1) For the lands zoned MX1-H1<sup>69</sup>, 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 this By-law until such time as the Holding (H1) Symbol is removed. The Holding (H1) Symbol shall be removed in accordance with the provisions of the Planning Act, when the following has been completed to the satisfaction of the municipality:

- 1) Cash-in-lieu of required parking spaces has been paid to the City.

(2) For the lands zoned MX1-1<sup>70</sup>, the following shall apply despite any provisions of this Zoning By-law to the contrary:

- a) One (1) ground floor residential unit is permitted but shall be located at the rear of the building provided the gross floor area of the residential unit does not exceed 55 square metres.
- b) One (1) residential unit is permitted below-grade.

<sup>69</sup> Formerly known as C2-53 in Belleville Zoning By-law No. 10245.

<sup>70</sup> Formerly known as C2-54 in Belleville Zoning By-law No. 10245.