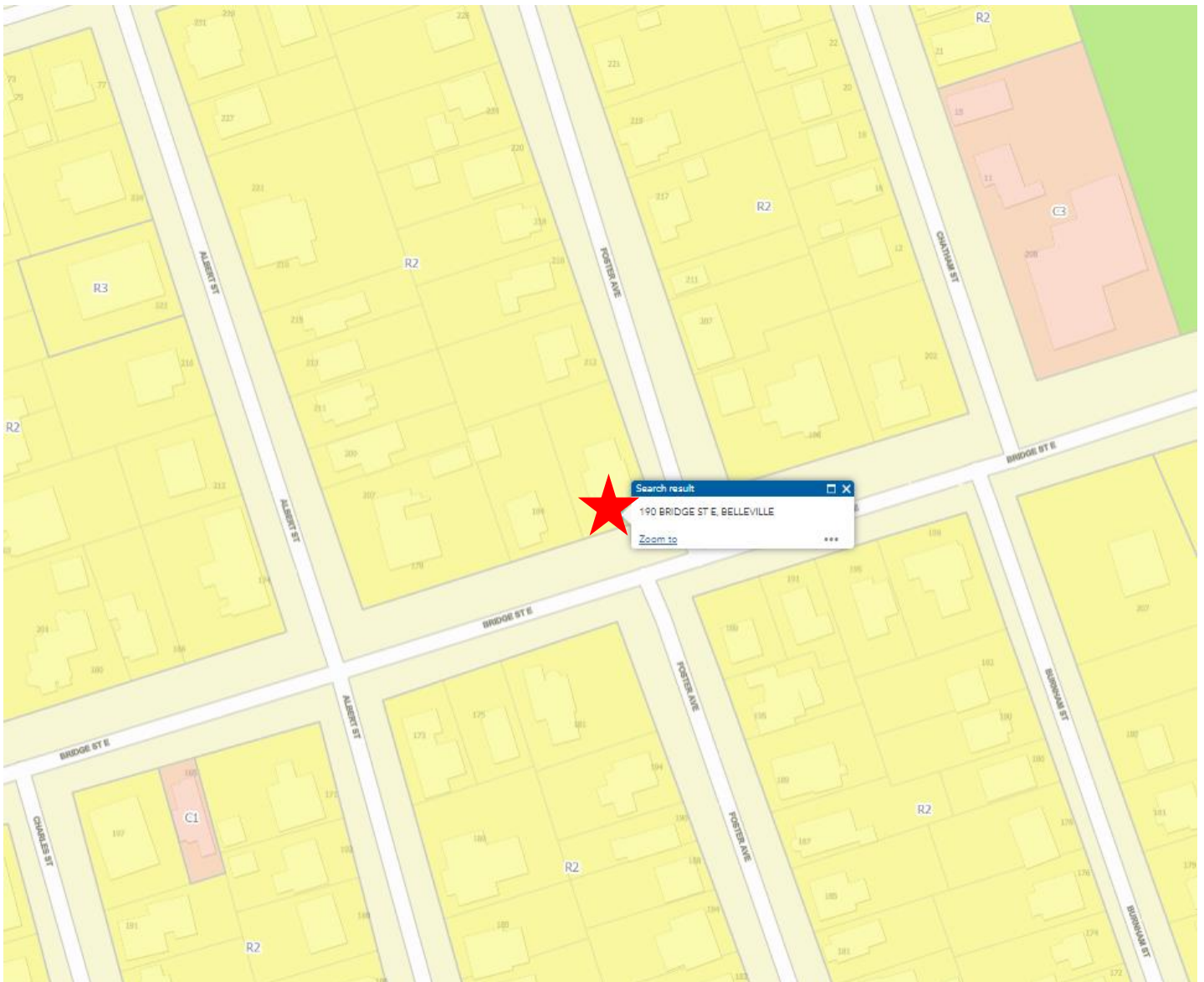
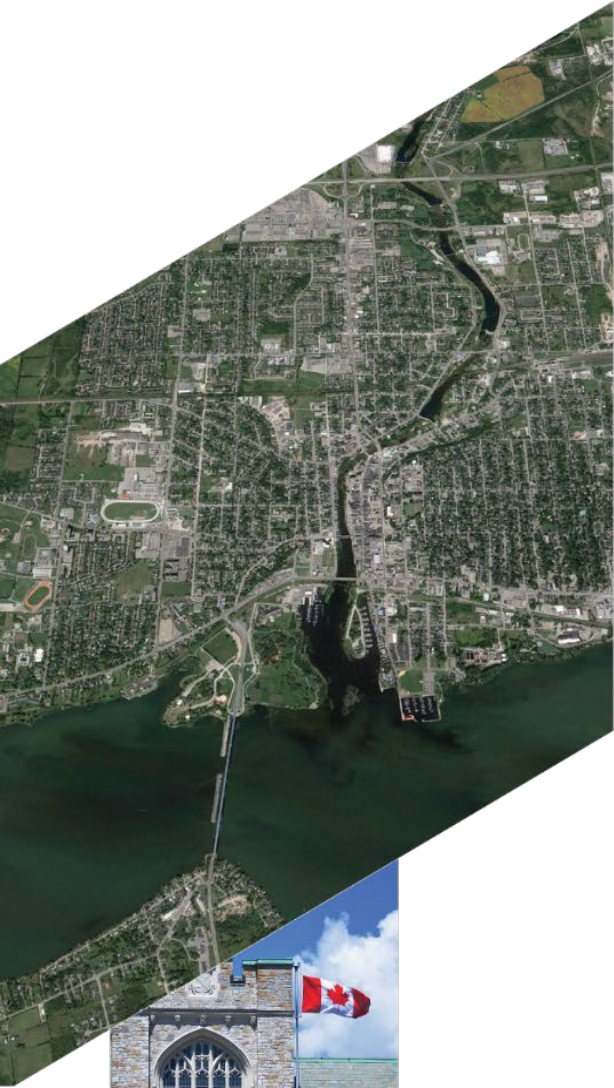


Zoning Information

190 Bridge Street East



R2 – Residential Zone



City of Belleville

Zoning By-law

By-law 2024-100

March 11, 2024

3.2 Residential Type 2 – R2

The following provisions apply to the use of land and erecting, locating, or using of buildings or structures in the R2 Zone 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 3-1.
- (2) Accessory uses, buildings, or structures:
 - a) Any accessory use and accessory building or structure, which is dependent and related to the main use, see Section 15.1 .
 - b) Accessory dwelling unit, see Section 15.13.
 - c) Urban home occupation accessory to a residential use, see Section 15.9.
 - d) Home-based childcare.

Provisions for Main Uses

- (3) The following requirements shall apply to the main uses in the R2 Zone:

Table 3-3 Requirements for Main Uses in the R2 Zone

Land Use 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
One-unit Detached Dwelling	340.0 square metres	11.0 metres	11.0 metres	40%	40%	3.6 metres	1.2 metres	7.5 metres
One-unit Semi-detached Dwelling	275.0 square metres	8.0 metres	11.0 metres	45%	40%	3.6 metres	1.2 metres, except where abutting a shared common wall	7.5 metres

Land Use 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
One-unit Townhouse Dwelling	200.0 square metres per townhouse dwelling	6.0 metres per townhouse dwelling Within a condominium development, 24.0 metres is required along a municipal street but vehicular access shall only be permitted via a private street	12.0 metres	60%	25%	3.6 metres	1.2 metres, except where abutting a shared common wall	7.5 metres
Two-unit Dwelling	660.0 square metres	12.0 metres	11.0 metres	45%	40%	3.6 metres	1.8 metres	7.5 metres
Two-unit Semi-detached Dwelling	550.0 square metres	16.0 metres	11.0 metres	45%	40%	3.6 metres	1.2 metres	7.5 metres
Three-unit Dwelling	836.0 square metres	22.5 metres	12.0 metres	35%	40%	3.6 metres	2.4 metres	7.5 metres
Four-unit Dwelling	910.0 square metres	22.5 metres	12.0 metres	35%	40%	3.6 metres	2.4 metres	7.5 metres
Back-to-back Townhouse Dwellings	161.5 square metres per dwelling unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater	7.5 metres

Land Use 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
Stacked Townhouse Dwellings	161.5 square metres per dwelling unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater	7.5 metres
Low-rise multi-unit Dwelling	161.5 square metres per dwelling unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater 7.5 metres, when abutting a one-unit detached dwelling	7.5 metres
Long-term Care Home	161.5 square metres per unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater 7.5 metres, when abutting a one-unit detached dwelling	7.5 metres

Supplementary Provisions

- (4) Main buildings must not contain more than one doorway entrance on the front wall of the building.
- (5) Subsection (4) does not:

a) Prohibit an internal lobby or vestibule with a common doorway entrance on the front wall.

b) Prohibit the addition of one doorway entrance along the front wall of a building on a corner lot where there is no doorway entrance along that front wall, but where there is one along the corner side wall of the building.

- c) Prohibit doorway entrances to one-unit townhouse dwellings, back-to-back townhouse dwellings, or stacked townhouse dwellings within a condominium development (a maximum one (1) doorway entrance is permitted on the front wall of the building per unit).
 - d) Prohibit two doorway entrances on the front wall of a two-unit semi-detached dwelling.
- (6) All one-unit or two-unit dwellings with an attached garage or carport facing the front lot line or exterior side lot line are subject to the following:
- a) The entrance to any garage doors and carports shall be set back a minimum of 6.0 metres from a front lot line or exterior side lot line.
 - b) The entrance to any garage doors and carports shall not project more than 1.8 metres from either:
 - i) The principal entrance; or
 - ii) The front edge of a landing or porch, giving access to the principal entrance, or the portion of a projecting landing or porch that does not fall within a required yard.
 - c) A maximum of 60 percent of the width of an exterior façade may contain one or more garage doors. This calculation shall be based on the entire building in the case of semi-detached or townhouse dwellings.

Residential Care Facilities

- (7) The following provisions apply to Residential Care Facilities:
- a) A residential care facility shall be located within a detached dwelling type permitted in the R2 Zone.
 - b) Accessory counselling services associated with a residential care facility are not permitted.

3.2.1 R2 Exception Zones

- (1) For the lands zoned R2-H1 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, as amended, when the following has been completed to the satisfaction of the municipality:
- 1) A draft plan of subdivision;
 - 2) An environmental impact study;
 - 3) A traffic impact study;
 - 4) A functional servicing report;
 - 5) A stormwater management plan; and
 - 6) A planning justification report.
- (2) For the lands zoned R2-H2 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 (H2) Symbol is removed. The Holding (H2) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

- 1) A traffic impact study;
 - 2) A functional servicing report;
 - 3) A stormwater management plan; and
 - 4) A planning justification report.
- (3) For the lands zoned R2-1¹², the following shall apply despite any provisions of this Zoning By-law to the contrary:
- a) One-unit townhouse dwellings shall be a permitted use subject to the following requirements:
 - i) Lot area (minimum): 185.0 square metres
 - ii) Front yard depth (minimum): 6.0 metres
 - iii) Exterior side yard width (minimum): 3.0 metres
 - iv) Lot coverage (maximum): 50%
 - v) Minimum distance between parking area or driveway and main building: 0.0 metres
 - b) The following provisions shall apply to one-unit semi-detached dwellings:
 - i) Lot area (minimum): 300.0 metres
 - ii) Front yard depth (minimum): 6.0 metres
 - iii) Exterior side yard width (minimum): 3.0 metres
 - iv) Lot coverage (maximum): 50%

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 (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

- 1) Stormwater management plan has been completed, including the construction of a permanent sanitary sewer outlet to Millennium Drive and the preparation of a watermain servicing report to confirm adequate supply and pressure.
- (4) For the lands zoned R2-2¹³, the following shall apply despite any provisions of this Zoning By-law to the contrary:
- a) Lot Area (minimum):
 - i) 340 square metres for a one-unit detached dwelling
 - ii) 230 square metres for a one-unit semi-detached dwelling
 - iii) 180 square metres for a multi-storey one-unit townhouse dwelling

¹² Formerly known as R4-2 in Thurlow Zoning By-law No. 3014.

¹³ Formerly known as R3-2 in Thurlow Zoning By-law No. 3014.

- iv) 230 square metres for a single storey one-unit townhouse dwelling
- b) Lot Frontage (minimum):
 - i) 11.0 metres for a one-unit detached dwelling and 12.2 metres on a corner lot
 - ii) 7.5 metres for a one-unit semi-detached dwelling and 8.7 metres on a corner lot
 - iii) 6.0 metres for a multi-storey one-unit townhouse dwelling and 8.4 metres on a corner lot
 - iv) 7.5 metres for a single storey one-unit townhouse dwelling and 9.9 metres on a corner lot
- c) Front Yard Depth (minimum): 6.0 metres
- d) Interior Side Yard Width (minimum):
 - i) One-unit detached dwelling: 1.2 metres, and 0.6 metres on the other side
- e) Exterior Side Yard Width (minimum): 2.4 metres
- f) Rear Yard Depth (minimum): 7.0 metres
- g) Lot Coverage (maximum):
 - i) One-unit detached dwelling: 45%
 - ii) One-unit semi-detached dwelling: 48%
 - iii) Multi-storey one-unit townhouse dwelling: 48%
 - iv) Single storey one-unit townhouse dwelling: 56%
- (5) For the lands zoned R2-3¹⁴, the following shall apply despite any provisions of this Zoning By-law to the contrary:
 - a) Permitted uses shall be limited to one-unit semi-detached dwellings and one-unit townhouse dwellings.
 - b) Lot Area (minimum):
 - i) Dwelling unit with one wall attached: 232 square metres
 - ii) Dwelling unit with more than one wall attached: 105 square metres
 - c) Lot Frontage (minimum): 15 metres
 - d) Front Yard Depth (minimum): 6.0 metres
 - e) Interior Side Yard Width (minimum): 1.2 metres except where the interior side yard is adjacent to a common wall where the minimum width shall be 0.0 metres.
 - f) Exterior Side Yard Depth (minimum): 2.4 metres

¹⁴ Formerly known as R3-3 in Thurlow Zoning By-law No. 3014.

- g) Rear Yard Depth (minimum): 6.0 metres
 - h) Landscaped Area (minimum): 30%
 - i) Lot Coverage (maximum): 45%
 - j) For the purposes of calculating lot coverage, a lot shall be deemed to be all of the lands within the total block of land on the plan of subdivision, irrespective of whether a condominium corporation is created.
- (6) For the lands zoned R2-4¹⁵, the following provisions for one-unit detached dwellings, one-unit semi-detached dwellings, and one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:
- a) Lot Area (minimum):
 - i) 390 square metres for a single detached dwelling
 - ii) 290 square metres for a semi-detached dwelling
 - iii) 200 square metres for a multi-storey one-unit townhouse dwelling
 - iv) 250 square metres for a single storey one-unit townhouse dwelling
 - b) Lot Frontage (minimum):
 - i) 12.2 metres for a one-unit detached dwelling and 14.6 metres for a single detached dwelling on a corner lot
 - ii) 8.7 metres for a one-unit semi-detached dwelling and 11.1 metres for a one-unit semi-detached dwelling on a corner lot
 - iii) 6.0 metres for a multi-storey one-unit townhouse dwelling and 9.7 metres for a multi-storey one-unit townhouse dwelling on a corner lot
 - iv) 7.5 metres for a single storey one-unit townhouse dwelling and 11.1 metres for a single storey one-unit townhouse dwelling on a corner lot
 - c) Front Yard Depth (minimum): 6.0 metres
 - d) Exterior Side Yard Width (minimum): 3.6 metres
 - e) Rear Yard Depth (minimum): 7.0 metres
 - f) Lot Coverage (maximum):
 - i) One-unit detached dwelling: 45%
 - ii) Multi-storey one-unit townhouse dwelling: 55%
 - iii) Single-storey one-unit townhouse dwelling: 55%

¹⁵ Formerly known as R3-4 in Belleville Zoning By-law No. 10245.

- (7) For the lands zoned R2-5¹⁶, the following provisions for one-unit detached dwellings, one-unit semi-detached dwellings, and one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:
- a) Lot Area (minimum):
 - i) 390 square metres for a single detached dwelling
 - ii) 290 square metres for a semi-detached dwelling
 - iii) 200 square metres for a multi-storey one-unit townhouse dwelling
 - iv) 250 square metres for a single storey one-unit townhouse dwelling
 - b) Lot Frontage (minimum):
 - i) 12.2 metres for a single detached dwelling and 14.6 metres for a single detached dwelling on a corner lot
 - ii) 8.7 metres for a semi-detached dwelling and 11.1 metres for a semi-detached dwelling on a corner lot
 - iii) 6.0 metres for a multi-storey one-unit townhouse dwelling and 9.7 metres for a multi-storey one-unit townhouse dwelling on a corner lot
 - iv) 7.3 metres for a single storey one-unit townhouse dwelling and 11.1 metres for a single storey one-unit townhouse dwelling on a corner lot
 - c) Front Yard Depth (minimum): 6.0 metres
 - d) Exterior Side Yard Width (minimum): 3.6 metres
 - e) Rear Yard Depth (minimum): 7.0 metres
 - f) Lot Coverage (maximum):
 - i) 45% for a single detached dwelling
 - ii) 55% for a multi-storey one-unit townhouse dwelling
 - iii) 55% for a single storey one-unit townhouse dwelling
 - g) Despite the above provisions, when dwelling units, including back-to-back townhouses, are located on a private driveway or condominium road, the following additional provisions shall apply:
 - i) Lot Frontage (minimum): 30.0 metres
 - ii) Exterior Side Yard Depth (minimum): 6.0 metres
 - iii) Parking spaces per dwelling unit (minimum): 1.5 spaces
 - iv) The entirety of the lot or block shall be used for the purposes of determining compliance with the applicable zone provisions irrespective of whether a condominium corporation is created.

¹⁶ Formerly known as R3-7 in Belleville Zoning By-law No. 10245.

- (8) For the lands zoned R2-6¹⁷, the following provisions for one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:
- a) Lot Area Per Unit (minimum): 149.0 square metres
 - b) Lot Frontage (minimum): 18.23 metres
 - c) Front Yard Depth (minimum): 1.5 metres
 - d) Interior Side Yard Width (minimum): 3.0 metres
 - e) Rear Yard Depth (minimum): 3.0 metres
 - f) Building Height (maximum): 3 storeys or 14.0 metres, whichever is less
 - g) Distance between dwellings on lot (minimum): 1.2 metres
 - h) Distance between a driveway and/or parking area and the exterior main wall (minimum): 4.5 metres
- (9) For the lands zoned R2-7¹⁸, the following shall apply for one-unit townhouse dwellings despite any provisions of this Zoning By-law to the contrary:
- a) Number of Dwelling Units (maximum): 16
 - b) Rear Yard Depth (minimum): 6.0 metres
 - c) Lot Frontage (minimum) 7.5 metres
- (10) For the lands zoned R2-8¹⁹, the following provisions for one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:
- a) Building Height (maximum): one storey, but shall not exceed 11.0 metres
 - b) Exterior Side Yard Width (minimum): 3.0 metres
- (11) For the lands zoned R2-9²⁰, the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:
- a) Rear Yard Depth (minimum): 7.0 metres
 - b) Lot Coverage (maximum): 45%
- (12) For the lands zoned R2-10²¹, the following shall apply for a four-unit dwelling despite any provisions of this Zoning By-law to the contrary:
- a) Lot Frontage (minimum): 12.4 metres
 - b) Lot Area/ dwelling unit (minimum): 124.9 square metres

¹⁷ Formerly known as R5-44 in Belleville Zoning By-law No. 10245. *R5-44 was duplicated in the former By-law.
¹⁸ Formerly known as R4-3 in Thurlow Zoning By-law No. 3014.
¹⁹ Formerly known as R5-43 in Belleville Zoning By-law No. 10245.
²⁰ Formerly known as R4-57 in Belleville Zoning By-law No. 10245.
²¹ Formerly known as R6-37 in Belleville Zoning By-law No. 10245. *R6-37 was duplicated in the former By-law.

- c) Front Yard Depth (minimum): 0.61 metres
- d) Interior Side Yard Width (minimum): 0.61 metres
- e) Exterior Side Yard Width (minimum): 0.61 metres
- f) Building Height (maximum): 15.9 metres
- g) Landscaped Area (minimum): 31.2%
- h) Off-street parking setback from the street line (minimum): 0.0 metres
- i) The minimum distance between a driveway and/or parking area, and the exterior wall of the main building: 1.67 metres

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 (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

- 1) An environmental site assessment (ESA) of the subject land is completed and a record of site condition is filed for the subject land.

(13) For the lands zoned R2-11²², the following shall apply for 5-unit multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

- a) A detached accessory dwelling unit is permitted on a lot containing a five-unit multi-unit dwelling.
- b) Lot Area (minimum): 1,550.0 square metres
- c) Gross Floor Area of detached accessory dwelling unit (maximum): 112.0 square metres
- d) Interior Side Yard Width for a detached accessory dwelling unit (minimum): 0.4 metres

(14) For the lands zoned R2-12²³, the following shall apply for a one-unit detached dwelling despite any provisions of this Zoning By-law to the contrary:

- a) Lot Frontage (minimum): 12.2 metres
- b) Front Yard Depth (minimum): 3.0 metres
- c) Interior Side Yard Width (minimum):
 - i) 1.2 metres on one side
 - ii) 2.7 metres on the other side
- d) Interior Side Width and Rear Yard Depth for accessory buildings existing on the date of the passing of this by-law (minimum): 0.2 metres

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 (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

²² Formerly known as R4-61 in Belleville Zoning By-law No. 10245.

²³ Formerly known as R4-62 in Belleville Zoning By-law No. 10245.

1) An Occupancy Permit has been issued for each existing residential dwelling unit.

(15) For the lands zoned R2-13²⁴, the following provisions shall apply despite any provisions of this Zoning By-law to the contrary:

- a) One-unit townhouse dwellings shall be the only permitted use, up to a maximum of 25 units.
- b) Lot Coverage (maximum): 39%
- c) Interior Side Yard Width (minimum): 2.0 metres except where the interior side yard is adjacent to 107 Cloverleaf Drive where the minimum width shall be 4.0 metres
- d) A maximum of three (3) parking spaces shall be permitted within the front yard, provided they do not obstruct any required sight triangle.
- e) Setback from a wetland to a dwelling (minimum): 15.0 metres

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 (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

1) Adequate servicing capacity is available.

(16) For the lands zoned R2-14²⁵, the following provisions for one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:

- a) Lot Frontage (minimum): 6.1 metres
- b) Lot Area (minimum): 190.0 square metres
- c) Front Yard Depth (minimum): 6.0 metres
- d) Interior Side Yard Width (minimum): 1.5 metres and 0.0 metres where a one-unit townhouse dwelling is attached to a separate one-unit townhouse dwelling on another lot.
- e) Exterior Side Yard Width (minimum): 4.5 metres
- f) Lot Coverage (maximum): 58%
- g) Landscaped Area (minimum): 30%
- h) Distance between Parking Area or Driveway and Main Building (minimum): 0.0 metres

(17) For the lands zoned R2-15²⁶, the following provisions for one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:

- a) Lot Frontage (minimum): 5.2 metres
- b) Lot Area (minimum): 165.0 square metres
- c) Interior Side Yard Width (minimum): 1.2 metres, except 0.0 metres where there is a shared common wall
- d) Exterior Side Yard Width (minimum): 3.0 metres

²⁴ Formerly known as R4-7 in Thurlow Zoning By-law No. 3014.

²⁵ Formerly known as R5-39 in Belleville Zoning By-law No. 10245.

²⁶ Formerly known as R5-40 in Belleville Zoning By-law No. 10245.

- e) Lot Coverage (maximum): 40%
- f) Landscaped Area (minimum): 30%

(18) For the lands zoned R2-16²⁷, the following provisions for one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:

- a) Lot Area (minimum): 212.0 square metres
- b) Front Yard Depth (minimum): 4.8 metres
- c) Exterior Side Yard Width (minimum): 3.0 metres
- d) Rear Yard Depth (minimum): 6.0 metres
- e) Lot Coverage (maximum): 62%
- f) Landscaped Area (minimum): 18%

(19) For the lands zoned R2-17²⁸, the following provisions for one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:

- a) The existing parking areas are permitted to cross property lines.
- b) Distance between parking spaces and the wall of the main building (minimum): 0.0 metres

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 (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

- 1) Site plan control approval has been obtained.

(20) For the lands zoned R2-18²⁹, the following provisions for one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:

- a) Lot Frontage (minimum): 7.3 metres
- b) Front Lot Line (minimum): 4.0 metres
- c) Lot Area (minimum) 227 square metres
- d) Front Yard Depth (minimum): 6.0 metres
- e) Interior Side Yard Width (minimum): 2.0 metres on end unit except where the interior side yard is adjacent to a common wall of a one-unit townhouse dwelling unit, the side yard shall be 0.0 metres
- f) Lot Coverage (maximum): 50%
- g) Landscaped Area (minimum): 30%
- h) Distance between a driveway and/or parking area, and the exterior wall of the main building (minimum): 0.0 metres

²⁷ Formerly known as R5-41 in Belleville Zoning By-law No. 10245.
²⁸ Formerly known as R5-44 in Belleville Zoning By-law No. 10245. *R5-44 was duplicated in the former By-law.
²⁹ Formerly known as R5-45 in Belleville Zoning By-law No. 10245.

(21) For the lands zoned R2-19³⁰, the following provisions for one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:

- a) A maximum of 25 one-unit townhouse dwellings shall be permitted
- b) Front Yard Depth (minimum): 3.8 metres
- c) Exterior Side Yard Width (minimum): 1.7 metres
- d) Interior Side Yard Width (minimum): 5.4 metres
- e) Landscaped Area (minimum): 41%
- f) Building Height (maximum): 9.0 metres
- g) Amenity Area per Dwelling Unit (minimum): 6.0 square metres
- h) Communal amenity area (minimum): 1,300 square metres
- i) Distance between dwellings on lot between two exterior walls containing window to a habitable room (minimum): 12.6 metres
- j) Distance between a driveway and/or parking area, and the exterior wall of the main building on the lot, where there are windows to habitable rooms (minimum): 1.6 metres
- k) Fence height in front yard and exterior side yard (maximum): 1.0 metres

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 (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

- 1) A site plan that is consistent with the Traffic Analysis completed in support of the City’s Schedule B Municipal Class Environmental Assessment process for the widening of Sidney Street (from Bridge Street West to south of Wilkins Street), and improvements to the Sidney Street and Bridge Street West intersection.
- 2) The required Environmental Site Assessments have been conducted.
- 3) The environmental remediation has been completed and a Record of Site Condition has been filed.
- 4) It has been demonstrated that adequate municipal water and sanitary sewer capacity is available.
- 5) A landscape plan has been completed.
- 6) An illumination plan has been completed.
- 7) A stormwater management plan has been completed.
- 8) Adequate pedestrian access is shown on the site plan.
- 9) Site plan control approval has been obtained.

(22) For the lands zoned R2-20³¹, the following provisions for one-unit townhouse dwellings shall apply despite any provisions of this Zoning By-law to the contrary:

- a) Lot Frontage (minimum): 5.2 metres

³⁰ Formerly known as R5-46 in Belleville Zoning By-law No. 10245.

³¹ Formerly known as R5-47 in Belleville Zoning By-law No. 10245.

- b) Lot Area (minimum): 157.0 square metres
- c) Front Yard Depth (minimum): 6.0 metres
- d) Rear Yard Depth (minimum): 7.5 metres, except when abutting a one-unit detached dwelling, the rear yard shall be a minimum 9.0 metres.
- e) Interior Side Yard Width (minimum): 1.2 metres, except where the interior side yard is adjacent to a common wall of a horizontal attached dwelling, the side yard shall be 0.0 metres.
- f) Exterior Side Yard Width (minimum): 2.8 metres
- g) Lot Coverage (maximum): 60%
- h) Landscaped Area (minimum): 30%

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 (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

- 1) A servicing report demonstrating sufficient sanitary sewer capacity has been completed.

(23) For the lands zoned R2-21³², the following provisions for a long-term care home shall apply despite any provisions of this Zoning By-law to the contrary:

- a) Number of Units (maximum): 67

(24) For the lands zoned R2-22³³, the following shall apply for a multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

- a) Parking Space Length (minimum): 5.5 metres
- b) Lot Area per Dwelling Unit (minimum): 159.9 square metres

(25) For the lands zoned R2-23³⁴, the following shall apply for a multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

- a) Parking Space Length (minimum): 5.5 metres
- b) Existing parking areas are permitted to cross property lines.
- c) The existing parking is recognized on adjacent land zoned R2-17
- d) Set back between parking spaces and the wall of the main building: 0.0 metres

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 (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

³² Formerly known as NH-4 in Belleville Zoning By-law No. 10245.

³³ Formerly known as R6-28 in Belleville Zoning By-law No. 10245.

³⁴ Formerly known as R6-34 in Belleville Zoning By-law No. 10245.

1) Site plan control approval has been obtained.

(26) For the lands zoned R2-24³⁵, the following shall apply for a multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

- a) Front Yard Depth (minimum): 6.0 metres
- b) Interior Side Yard Width (minimum): 6.0 metres
- c) Exterior Side Yard Width (minimum): 6.0 metres
- d) Rear Yard Depth (minimum): 6.0 metres
- e) Building Height (maximum): 11.0 metres
- f) Distance Between Buildings (minimum): 10.0 metres
- g) Set back between the driveway and/or parking area to either the street line or an exterior wall of the main building (minimum): 3.0 metres

(27) For the lands zoned R2-25³⁶, the following shall apply for a four-unit dwelling despite any provisions of this Zoning By-law to the contrary:

- a) Lot Frontage (minimum): 15.04 metres
- b) Lot Area (minimum): 619.12 square metres
- c) Front Yard Depth (minimum): 0.0 metres
- d) Distance between a parking area and/or internal driveway (minimum):
 - i) From the front lot line: 0.0 metres
 - ii) From the north interior side lot line: 0.0 metres
 - iii) From an exterior wall of the main building: 0.0 metres

(28) For the lands zoned R2-26³⁷, the following shall apply for a multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

- a) Building Height (maximum): 11.4 metres
- b) Distance between a driveway and/or parking area and the exterior wall of the main building on the lot (minimum): 5.5 metres

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 (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

1) The Owner has addressed all comments and concerns from Canadian National Railway to the satisfaction of Canadian National Railway.

³⁵ Formerly known as R6-37 in Belleville Zoning By-law No. 10245. *R6-37 was duplicated in the former By-law.

³⁶ Formerly known as R6-38 in Belleville Zoning By-law No. 10245.

³⁷ Formerly known as R6-39 in Belleville Zoning By-law No. 10245.

(29) For the lands zoned R2-27³⁸, the following shall apply for a multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

- a) Lot Frontage (minimum): 21.1 metres
- b) Front Yard Depth (minimum): 6.0 metres
- c) Exterior Side Yard Width (minimum): 3.0 metres
- d) The minimum distance between a driveway, and the exterior wall of the main building on the lot, shall be 1.0 metres where there are windows to habitable rooms.
- e) The minimum distance between a parking area, and the exterior wall of the main building on the lot, shall be 6.0 metres where there are windows to habitable rooms.

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 (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the Canadian National Railway Company:

- 1) The Owner shall implement the mitigation measures mentioned in points 4 and 5; and the additional mitigation measures, recommended by CN in the conclusion of the peer review report, prepared by Jade Acoustics and dated April 19, 2022.
- 2) The Owner shall enter into an Agreement with CN stipulating how CN’s concerns will be resolved and will pay CN’s reasonable costs in preparing and negotiating the agreement.
- 3) The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

(30) For the lands zoned R2-29³⁹, the following shall apply despite any provisions of this Zoning By-law to the contrary:

- a) The only permitted uses shall be one-unit detached dwellings, one-unit semi-detached dwellings, and one-unit townhouse dwellings.
- b) Lot Area (minimum):
 - i) One-unit detached dwellings and one-unit semi-detached dwellings: 270 square metres
 - ii) One-unit townhouse dwellings: 210 square metres
- c) Lot Frontage (minimum):
 - i) One-unit detached dwellings and one-unit semi-detached dwellings: 8.5 metres
 - ii) One-unit detached dwellings and one-unit semi-detached dwellings on a corner lot: 9.7 metres
 - iii) One-unit townhouse dwelling: 6.7 metres
 - iv) One-unit townhouse dwelling on a corner lot: 9.1 metres
- d) Front Yard Depth (minimum): 3.0 metres
- e) Rear Yard Depth (minimum): 6.7 metres
- f) Interior Side Yard Width (minimum):

³⁸ Formerly known as R6-40 in Belleville Zoning By-law No. 10245.

³⁹ Formerly known as R3-1 in Thurlow Zoning By-law No. 3014.

- i) One-unit detached dwelling: 1.2 metres on one side and 0.6 metres on the other side
 - ii) One-unit semi-detached dwelling: 1.2 metres, except where abutting a shared common wall
 - iii) One-unit townhouse dwelling: 1.2 metres, except where abutting a shared common wall
 - g) Exterior Side Yard Width (minimum): 2.4 metres
 - h) Lot Coverage (maximum):
 - i) One-unit detached dwellings and one-unit semi-detached dwellings: 65%
 - ii) One-unit townhouse dwelling: 75%
 - i) The following provisions shall apply to an accessory building to be used as a private garage with rear lane access:
 - i) Distance to rear of dwelling (minimum): 4.6 metres
 - ii) Interior Side Yard Width (minimum): 0.6 metres on one side and 2.1 metres on the other side
 - iii) Despite Subsection ii), if the dwelling includes a common wall between the private garages, then the setback is 0.0 metres
 - iv) Exterior Side Yard Width (minimum): 2.4 metres
 - v) Rear Yard Depth (minimum): 0.6 metres
 - j) An accessory building to be used as a private garage may be attached to the dwelling through an enclosed walkway subject to the following provisions:
 - i) Width of the enclosed walkway at point of attachment to private garage and within the required rear yard setback of the dwelling (maximum): 3.5 metres
 - ii) Height of the enclosed walkway at point of attachment to private garage and within the required rear yard setback (maximum): 1 storey
 - iii) Height of accessory building (maximum): 7.5 metres
 - k) For an accessory dwelling unit located above a private garage accessed by a lane, the calculation of the width for the required additional parking space may include contiguous land on an adjacent lot that is secured by an easement which is registered on title.
 - l) An accessory dwelling unit located on the same lot as a one-unit townhouse dwelling, access may be from a private road.
 - m) Rear and interior side yard setbacks for an accessory dwelling unit located above a private garage shall be 0.6 metres. If the dwelling includes a common wall between the private garages, then the setback for the accessory dwelling unit is 0.0 metres from interior side lot line.
 - n) All residential lots shall have rear lane vehicular access only.
 - o) Number of one-unit townhouse dwellings in one block (maximum): 6
- (31) For the lands zoned R2-30⁴⁰, the following shall apply despite any provisions of this Zoning By-law to the contrary:
- a) Lot Frontage (minimum):
 - i) One-unit townhouse dwellings: 5.2 metres
 - b) Lot Coverage (maximum):

⁴⁰ As amended by By-law No. 2024-151

i) One-unit detached dwellings: 45%