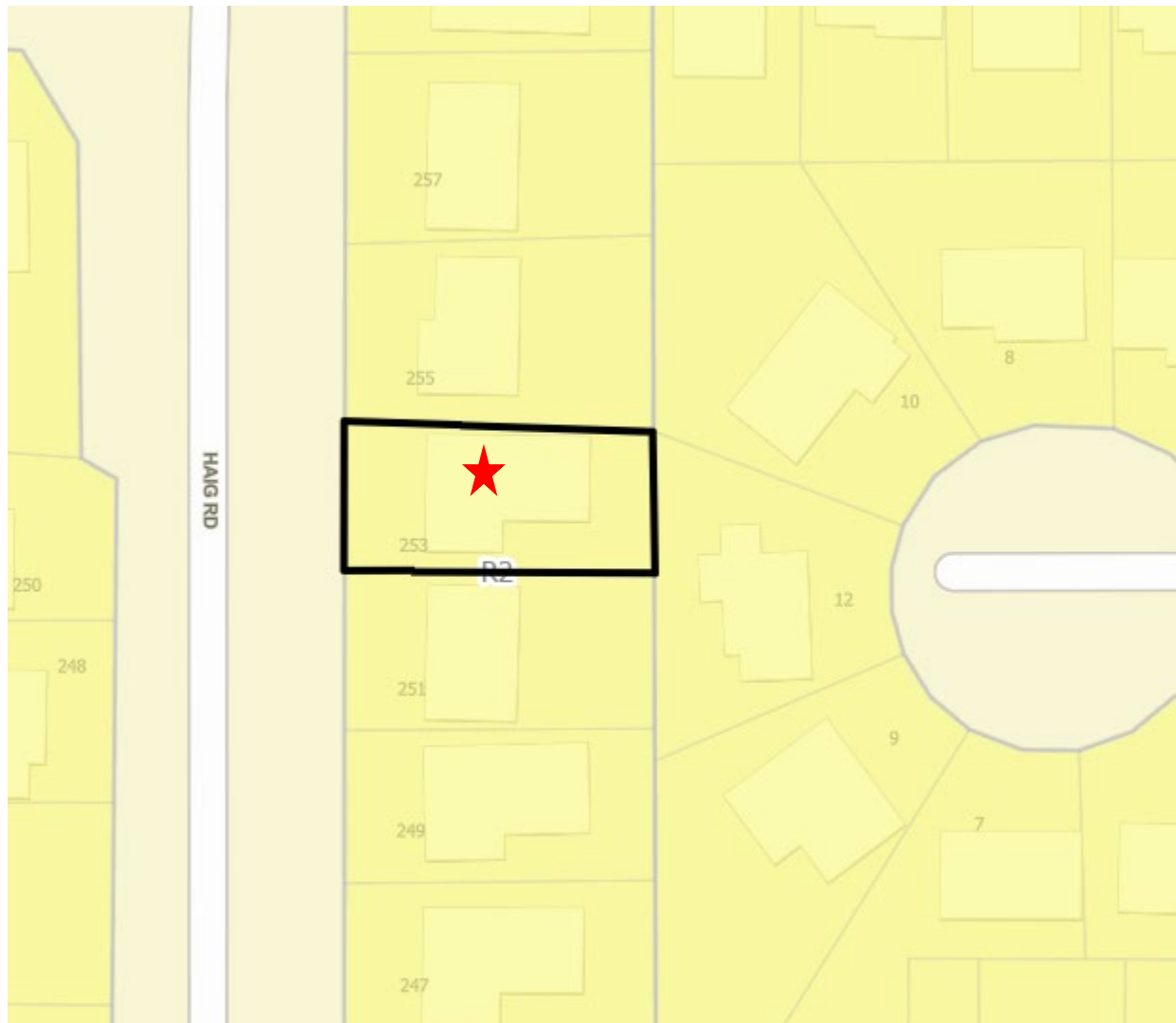
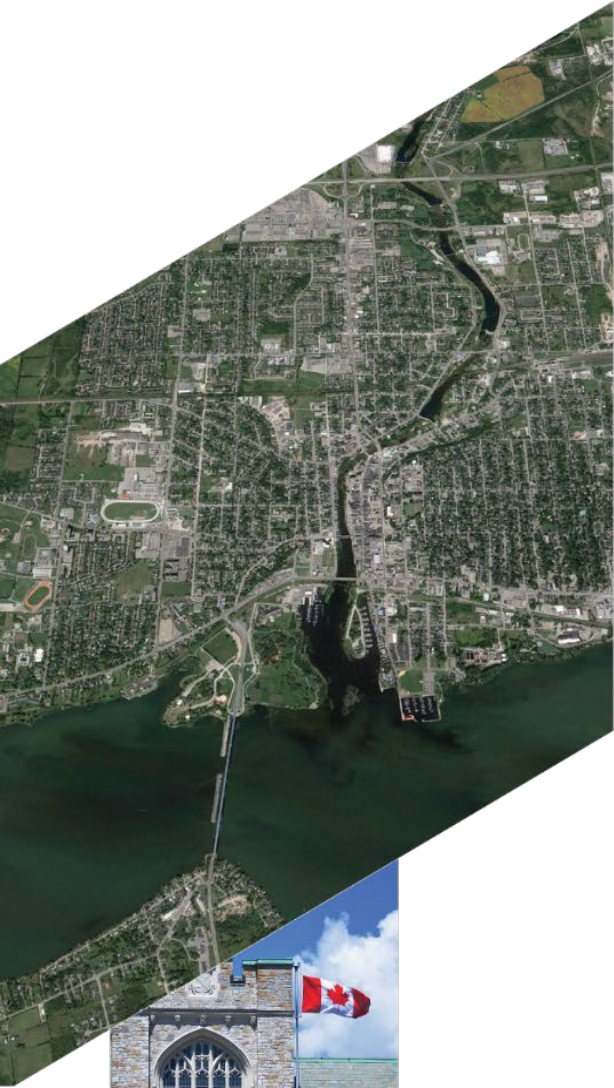


Zoning Map

253 Haig Rd, Belleville



R2 – Residential Type 2



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 16.1 .
 - b) Accessory dwelling unit, see Section 16.13.
 - c) Urban home occupation accessory to a residential use, see Section 16.9.
 - 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 or a horizontal projection of 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 or a horizontal projection of a shared common wall	7.5 metres
Two-unit Dwelling	630.0 square metres	12.0 metres	11.0 metres	45%	40%	3.6 metres	1.5 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	800.0 square metres	16 metres	11.0 metres	35%	40%	3.6 metres	1.5 metres	7.5 metres
Four-unit Dwelling	875.0 square metres	18 metres	11.0 metres	35%	40%	3.6 metres	1.5 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/Retirement 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) All main buildings 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

- (5) 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 R2-1¹³, the following shall apply despite any provisions of this Zoning By-law to the contrary:

¹³ Formerly known as R4-2 in Thurlow Zoning By-law No. 3014.

- 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 lot 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 R2-2¹⁴, 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
 - 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

¹⁴ Formerly known as R3-2 in Thurlow Zoning By-law No. 3014.

- 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 R2-3¹⁵, 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
 - 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.

¹⁵ Formerly known as R3-3 in Thurlow Zoning By-law No. 3014.

- (6) For the lands zoned R2-4¹⁶, 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%
- (7) For the lands zoned R2-5¹⁷, 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

¹⁶ Formerly known as R3-4 in Belleville Zoning By-law No. 10245.

¹⁷ Formerly known as R3-7 in Belleville Zoning By-law No. 10245.

- 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.

(8) For the lands zoned R2-6¹⁸, the following provisions for stacked 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

¹⁸ Formerly known as R5-44 in Belleville Zoning By-law No. 10245. *R5-44 was duplicated in the former By-law.

- 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 lot and the exterior main wall (minimum): 4.5 metres
- (9) For the lands zoned R2-7¹⁹, 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 R2-8²⁰, 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 R2-9²¹, 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 R2-10²², 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
 - 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 lot, and the exterior wall of the main building: 1.67 metres

¹⁹ Formerly known as R4-3 in Thurlow Zoning By-law No. 3014.
²⁰ Formerly known as R5-43 in Belleville Zoning By-law No. 10245.
²¹ Formerly known as R4-57 in Belleville Zoning By-law No. 10245.
²² Formerly known as R6-37 in Belleville Zoning By-law No. 10245. *R6-37 was duplicated in the former By-law.

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 R2-11²³, 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 R2-12²⁴, 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:

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

(15) For the lands zoned R2-13²⁵, 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

²³ Formerly known as R4-61 in Belleville Zoning By-law No. 10245.

²⁴ Formerly known as R4-62 in Belleville Zoning By-law No. 10245.

²⁵ Formerly known as R4-7 in Thurlow Zoning By-law No. 3014.

- 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 R2-14²⁶, 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 lot or Driveway and Main Building (minimum): 0.0 metres

(17) For the lands zoned R2-15²⁷, 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
- e) Lot Coverage (maximum): 40%
- f) Landscaped Area (minimum): 30%

(18) For the lands zoned R2-16²⁸, 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

²⁶ Formerly known as R5-39 in Belleville Zoning By-law No. 10245.

²⁷ Formerly known as R5-40 in Belleville Zoning By-law No. 10245.

²⁸ Formerly known as R5-41 in Belleville Zoning By-law No. 10245.

- 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 R2-17²⁹, 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 lots 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 R2-18³⁰, 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 lot, and the exterior wall of the main building (minimum): 0.0 metres

(21) For the lands zoned R2-19³¹, 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

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

³⁰ Formerly known as R5-45 in Belleville Zoning By-law No. 10245.

³¹ Formerly known as R5-46 in Belleville Zoning By-law No. 10245.

- 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 lot, 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 R2-20³², 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): 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%

³² Formerly known as R5-47 in Belleville Zoning By-law No. 10245.

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 R2-21³³, the following provisions for a long-term care home/retirement 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 R2-22³⁴, 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 R2-23³⁵, 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 lots 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:

1) Site plan control approval has been obtained.

(26) For the lands zoned R2-24³⁶, 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

³³ Formerly known as NH-4 in Belleville Zoning By-law No. 10245.

³⁴ Formerly known as R6-28 in Belleville Zoning By-law No. 10245.

³⁵ Formerly known as R6-34 in Belleville Zoning By-law No. 10245.

³⁶ Formerly known as R6-37 in Belleville Zoning By-law No. 10245. *R6-37 was duplicated in the former By-law.

- 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 lot to either the street line or an exterior wall of the main building (minimum): 3.0 metres

(27) For the lands zoned R2-25³⁷, 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 lot 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 R2-26³⁸, 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 lot 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.

(29) For the lands zoned R2-27³⁹, 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.

³⁷ Formerly known as R6-38 in Belleville Zoning By-law No. 10245.

³⁸ Formerly known as R6-39 in Belleville Zoning By-law No. 10245.

³⁹ Formerly known as R6-40 in Belleville Zoning By-law No. 10245.

e) The minimum distance between a parking lot, 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 R2-29⁴⁰, 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):
 - 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%

⁴⁰ Formerly known as R3-1 in Thurlow Zoning By-law No. 3014.

- 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 R2-30⁴¹, 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):
 - i) One-unit detached dwellings: 45%
- (32) For the lands zoned R2-31⁴², the following shall apply for a two-unit semi-detached dwelling despite any provisions of this Zoning By-law to the contrary:
- a) A maximum of two (2) accessory dwellings are permitted.
 - b) A maximum of one (1) accessory dwelling is permitted on each side of the shared common wall within the two-unit semi-detached dwelling.
 - c) The maximum and minimum number of driveways shall be four (4).
 - d) Despite Subsection c), a maximum of two (2) driveways are permitted on each side of the projection of the shared common wall of the two-unit semi-detached dwelling into the front yard.

⁴¹ As amended by By-law No. 2024-151

⁴² As amended by By-law No. 2024-187

- e) The maximum and minimum width of each driveway shall be 2.85 metres.
- f) The combined total driveway width permitted shall be 11.4 metres.
- g) Driveways shall be separated by a minimum 0.5 metre-wide landscape space.
- h) Despite Subsection g), the two interior-most driveways shall be separated by a minimum 6.0 metre-wide landscaped space.

(33) For the lands zoned R2-32⁴³, the following shall apply despite any provisions of this Zoning By-law to the contrary:

Permitted Uses and Definitions

- a) Permitted uses may include the following:
 - i) Low-rise Multi-unit dwellings;
 - ii) Mid-rise Multi-unit dwellings; and
 - iii) Stacked and Back-to-Back Townhouse Dwellings.
- b) Accessory uses, buildings, or structures:
 - i) Any accessory use and accessory building or structure, which is dependent and related to the main uses, see Section 16.1.
 - ii) Accessory commercial use(s), which is dependent and related to the multi-unit dwellings, uses are limited to those identified in Table 4-1 under the C1 Zone; and
 - iii) Required parking is provided for each use, see Section 18.2.
- c) One-unit detached dwellings and semi-detached dwellings shall be prohibited.
- d) For the purposes of the R2-32 Zone:
 - i) Stacked and Back-to-Back Townhouse dwellings are dwelling types that include orientations that are both stacked and back-to-back as defined under the townhouse dwelling definition.
 - ii) A rear yard for Stacked and Back-to-Back Townhouse dwellings, redefined to be adjacent to a laneway, minimum rear yard setback: nil.
 - iii) A front yard for Stacked and Back-to-Back Townhouse dwellings may be redefined to be the lot width adjacent to a common walkway.
 - iv) Provisions may be calculated on combined condominium lands, not individual blocks, unless otherwise noted.
 - v) Approved noise mitigation measures shall be implemented through site plan approval and building permit process to the satisfaction of relevant Railway.
 - vi) Cantilevered upper-storeys and balconies may project over private laneways, provided such projections do not impede emergency and vehicular access on site to the satisfaction of the City.

Provisions for Main Uses

- e) Special provisions for all lands in the R2-32 Zone:
 - i) Lot frontage along public street (minimum): 24.0 metres.
 - ii) Maximum lot coverage: 30%

⁴³ As amended by By-law No. 2026-045

- iii) Landscaped area (minimum):
 - (1) Blocks for Stacked and Back-to-Back Townhouse dwellings: 25%
 - (2) Front yard of Stacked and Back-to-Back Townhouse dwellings: 0%
 - (3) Overall site: 40%
- iv) Shoreline setback (minimum): 15.0 metres.
- v) Parking aisle widths for residential uses (minimum): 6.4 metres.
- f) Special provisions for Stacked and Back-to-Back Townhouse dwellings, Low-rise Multi-unit dwellings, and Mid-rise Multi-unit dwelling in the R2-32 Zone:

Table 3-4-1 Requirements for Main Uses in the R2-32 Zone

Land Use Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Min. Amenity Space	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
Stacked and Back-to-Back Townhouses Dwellings	97.0 square metres per dwelling unit	15.0 metres on a private road or common walkway	16.0 metres	17.5 square metres per townhouse dwelling unit	3.0 metres	1.2 metres, except where abutting a shared common wall or a horizontal projection of a shared common wall	5.0 metres, except where abutting a shared common wall or a horizontal projection of a shared common wall
Low-rise Multi-unit Dwelling	97.0 square metres per dwelling unit	24.0 metres on a private road or common walkway	16.0 metres	10.0 square metres per dwelling unit	5.0 metres; or 6.0 metres in the exterior-side yard	3.0 metres	3.0 metres
Mid-rise Multi-unit Dwelling	97.0 square metres per dwelling unit	24.0 metres on a private road or common walkway	27.0 metres	10.0 square metres per dwelling unit	5.0 metres; or 6.0 metres in the exterior-side yard	3.0 metres	3.0 metres