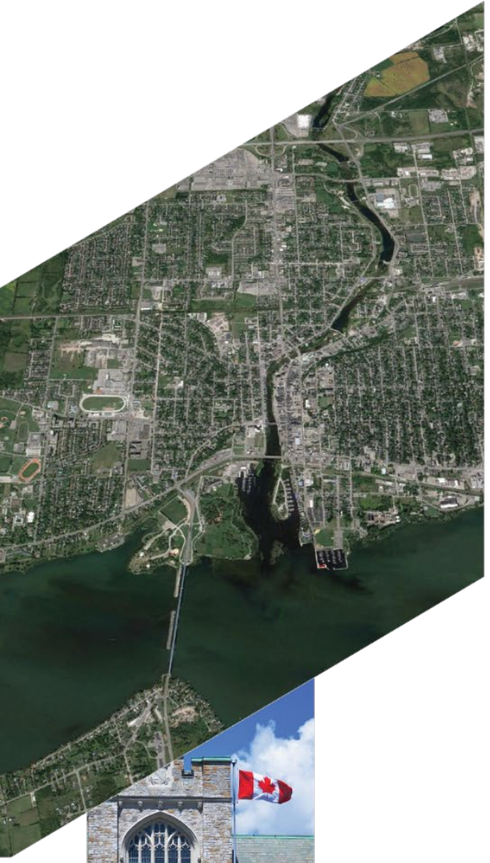

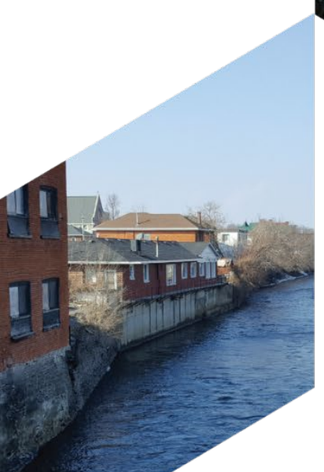

City of Belleville

Zoning By-law

By-law 2024-100

March 11, 2024

Consolidated Zoning By-law 2024-100

The City of Belleville Zoning By-law No. 2024-100 came into effect on March 11, 2024.

The following table lists all the City of Belleville Zoning By-law 2024-100 amendments approved since March 11, 2024.

While every effort has been made to incorporate all approved amendments, the City of Belleville does not guarantee there are no errors or omissions in this consolidated version of the Zoning By-law.

This consolidated version of the Zoning By-law has been prepared for the purpose of convenience only. For accurate reference, the original Zoning By-law, and amendments to it, should be consulted by contacting the City of Belleville directly.

By-law Number	Council Approval	LPAT Approval	Clerk Certificate	Amendment Description
2024-62	April 15, 2024		May 9, 2024	New Exception Zone & Map Edit
2024-63	April 15, 2024		May 9, 2024	New Exception Zones & Map Edit
2024-64	April 15, 2024		May 9, 2024	Map Edit
2024-110	May 13, 2024		N/A	Map Edit
2024-125	June 10, 2024		July 3, 2024	Map Edit
2024-136	July 8, 2024		July 31, 2024	New Exception Zone & Map Edit
2024-137	July 8, 2024		July 31, 2024	Map Edit
2024-138	July 8, 2024		July 31, 2024	Provision Edits & Map Edits
2024-151	August 12, 2024		September 4, 2024	Provision Edits & Map Edits
2024-159	September 9, 2024		October 3, 2024	Map Edit
2024-187	November 13, 2024		December 6, 2024	Provision Edits & Map Edits
2024-188	November 13, 2024		December 6, 2024	Map Edit
2025-18	February 10, 2025		March 5, 2025	Map Edit
2025-19	February 10, 2025		March 5, 2025	Map Edit
2025-20	February 10, 2025		March 5, 2025	Provision Edits & Map Edits
2025-36	March 10, 2025		April 2, 2025	Map Edit

By-law Number	Council Approval	LPAT Approval	Clerk Certificate	Amendment Description
2025-37	March 10, 2025		April 2, 2025	Provision Edits
2025-64	April 14, 2025		May 7, 2025	Map Edit
2025-93	May 12, 2025		June 4, 2025	Provision Edits & Map Edits
2025-109	June 9, 2025		July 3, 2025	Map Edit
2025-110	June 9, 2025		July 3, 2025	Provision Edits & Map Edits
2025-151	September 8, 2025		October 1, 2025	Provision Edits & Map Edits
2025-154	September 8, 2025		October 1, 2025	Provision Edits & Map Edits
2025-179	November 10, 2025		December 3, 2025	Map Edit
2025-197	December 8, 2025		December 31, 2025	Map Edit
2026-015	February 9, 2026		March 4, 2026	Map Edit
2026-016	February 9, 2026		March 4, 2026	Provision Edits & Map Edits
2026-045	April 13, 2026		May 6, 2026	Provision Edits & Map Edits
2026-063	May 6, 2026 (Delegated Approval)		June 2, 2026	Map Edit
2026-064	May 6, 2026 (Delegated Approval)		June 2, 2026	Map Edit
2026-089	July 27, 2026		August 19, 2026	Map Edit
2026-115	September 9, 2026		October 6, 2026	Map Edit

Belleville Zoning By-law Number 2024-100

A by-law to regulate the use of land and the height, bulk, location, size, floor area, spacing, character and use of buildings within the City of Belleville, pursuant to Section 34 of the Planning Act.

Read a first time this 11th day of March, 2024.

Read a second time this 11th day of March, 2024.

Read a third time and finally passed this 11th day of March, 2024.

MATT MACDONALD, CITY CLERK

NEIL ELLIS, MAYOR

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1. How to Use this By-law

The City of Belleville Official Plan sets out the general policies and designations for future land use. The Zoning By-law implements the Official Plan and provides for its day-to-day administration.

The layout of this Zoning By-law is intended to provide a straightforward format for the reader. The reader should be able to look up their home or building in the maps, then find their applicable zoning and go to their zone's requirements, and finally find the applicable general and special provisions. Definitions are provided at the end of the document.

Section 2 provides details on the Zoning Maps. Sections 3 through 13 provide guidelines and requirements for standard zones while Section 15 provides information for Overlay Zones. Sections 15 through 17 include provisions that apply City-wide. Section 19 provides details on the administration of the Zoning By-law, and Section 20 provides definitions for terms used throughout the document.

2. Zones

2.1 Establishment of Zones

(1) For the purposes of this By-law, the following Zones are now in place and shall be referred to in the text and in the accompanying and attached Zoning Maps and Schedules by the descriptive name or the symbol provided in this Section.

Table 2-1 Land Use Zones in the City of Belleville

Zone	Symbol
Residential Type 1	R1
Residential Type 2	R2
Residential Type 3	R3
Rural Residential	RR
Residential Mobile Home	RMH
Mixed-Use Type 1	MX1
Mixed-Use Type 2	MX2
Neighbourhood Commercial	C1
Community Commercial	C2
Regional Commercial	C3
Rural Commercial	C4

Zone	Symbol
Water-oriented Commercial	C5
Recreation Commercial	C6
General Industrial	IN1
Service Industrial	IN2
Rural Industrial	IN3
Aggregate and Extractive Industrial	IN4
Waste Disposal	IN5
Rural	RU
Agriculture	AG
Community Facility	CF
Open Space	OS
Environmental Protection	EP
Loyalist College	LC
Development Control	DC

2.2 Interpretation of the Zoning Map

(1) The zoning symbols on Table 2-1 that appear in the Zoning Map indicate that the lands are zoned to the corresponding Zone in Table 2-1 (e.g., 'C3' on the Zoning Map means the lands are zoned Regional Commercial). The symbology for any overlays applied to properties shown on the Zoning Map mean that the provisions of the respective overlay in Section 15 apply to those lands. Where the Zone symbol on the Zoning Map is followed by a dash and a number (e.g., 'R2-1'), then exception provisions apply to such lands. Such exception provisions will be found by reference to the "Exception Zones" subsection of that particular Zone. Lands zoned in this manner shall be subject to all the provisions of the Zone, except as otherwise provided by the exception provisions.

(2) Where the boundary of any Zone shown on the zoning maps is uncertain then the following rules of interpretation apply, in the following order:

a) The Zone boundary is the boundary that appears to follow the lot lines shown on a registered plan of subdivision or lot lines on the zoning maps;

b) The Zone boundary is the boundary that appears to follow the edge of a street, lane, utility right-of-way, railway right-of-way, watercourse, wetland, or natural hazard feature, or that appears to follow the top of bank of a watercourse, high water mark of the Bay of Quinte, regulated floodplain, wellhead protection area in the Quinte Region Source Protection Plan, or intake protection zone in the Quinte Region Source Protection Plan;

   i) The City may consult with the Conservation Authority to assist in determining the location of a natural hazard feature or natural hazard feature buffer.

c) The Zone boundary is the boundary that appears to follow the centreline of a street, lane, utility right-of-way, railway right-of-way, or watercourse;

d) The Zone boundary is the boundary that appears to be parallel to a street at a distance which is not indicated, and the resultant distance from the street shall be determined according to the scale shown on the Zoning Map; and

e) The Zone boundary is the centreline of a closed street or lane, if that closed street or lane:

   i) originally formed a boundary between two or more different Zones, and

   ii) the closed street or lane is included in the Zone of the abutting land.

(3) Where a lot is divided into more than one zone, each portion of the lot must be used in accordance with the provisions of the applicable zone unless provided otherwise.

(4) The Zoning Map shows the lands in the City of Belleville that are affected by Minister's Zoning Orders (MZOs). These are orders issued under the Planning Act by the Ontario Minister of Municipal Affairs and Housing that may regulate the use of land and/or requirements for lots, buildings and structures. In the event of a conflict between this Zoning By-law, the former Zoning By-law No. 3014, and an MZO, the MZO prevails.[1]

2.3 Zoning Maps

(1) Zoning Maps are included as Schedule 'A' to this By-law.

[1] As amended by By-law No. 2025-151.

3. Residential Zones

(1) For the purposes of this By-law, Residential Zones include:

1. Residential Type 1 – R1
2. Residential Type 2 – R2
3. Residential Type 3 – R3
4. Rural Residential – RR
5. Residential Mobile Home – RMH

(2) The following table identifies the permitted main uses in each Residential Zone:

Table 3-1 Permitted Main Uses in the Residential Zones

Permitted Use	R1	R2	R3	RR	RMH
One-unit Detached Dwelling	✓	✓		✓	
One-unit Semi-detached Dwelling	✓	✓			
One-unit Townhouse Dwelling	✓	✓			
Two-unit Dwelling	✓	✓			
Two-unit Semi-detached Dwelling	✓	✓			
Three-unit Dwelling	✓	✓			
Four-unit Dwelling	✓	✓			
Back-to-back Townhouse Dwelling		✓			
Stacked Townhouse Dwelling		✓			
Mobile Home Dwelling					✓
Low-rise Multi-unit Dwelling		✓	✓		
Mid-rise Multi-unit Dwelling			✓		

Permitted Use	R1	R2	R3	RR	RMH
High-rise Multi-unit Dwelling			✓		
Residential Care Facility	✓	✓	✓	✓	
Long-term Care Home/Retirement Home	✓	✓	✓		

3.1 Residential Type 1 – R1

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the R1 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 use and accessory building or structure, which is dependent and related to the permitted 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 R1 Zone:

Table 3-2 Requirements for Main Uses in the R1 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	**450 square metres**	**12.0 metres**	**11.0 metres**	**35%**	**40%**	**6.0 metres**	**1.2 metres**	**7.5 metres**
One-unit Semi-detached Dwelling	**300.0 square metres**	**9.0 metres**	**11.0 metres**	**45%**	**40%**	**6.0 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	**230.0 square metres** per townhouse dwelling	**7.0 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	**11.0 metres**	**50%**	**35%**	**6.0 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	**660.0 square metres**	**15.0 metres**	**11.0 metres**	**45%**	**40%**	**6.0 metres**	**1.5 metres**	**7.5 metres**
Two-unit Semi-detached Dwelling	**600.0 square metres**	**18.0 metres**	**11.0 metres**	**45%**	**40%**	**6.0 metres**	**1.2 metres**	**7.5 metres**
Three-unit Dwelling	**825.0 square metres**	**18.0 metres**	**11.0 metres**	**35%**	**40%**	**6.0 metres**	**1.5 metres**	**7.5 metres**
Four-unit Dwelling	**900.0 square metres**	**20.0 metres**	**11.0 metres**	**35%**	**40%**	**6.0 metres**	**1.5 metres**	**7.5 metres**
Long-term Care Home/Retirement Home	**161.5 square metres** per unit	**24.0 metres**	**11.0 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 R1 Zone.
b) Accessory counselling services associated with a residential care facility are not permitted.

3.1.1 R1 Exception Zones

(1) For the lands zoned R1-1[2], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) Lot Area (minimum): 408.0 square metres
b) Lot Coverage (maximum): 40%

(2) For the lands zoned R1-2[3], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) Lot Area (minimum): 340.0 square metres
b) Lot Frontage (minimum): 11.0 metres
c) Lot Frontage for a Corner Lot (minimum): 12.0 metres
d) Lot Coverage (maximum): 45%
e) Interior Side Yard Width (minimum): 1.2 metres on one side and 0.6 metres on the other side. The 0.6 metre setback shall be beside a 1.2 metre setback on the adjacent property.
f) Exterior Side Yard Width (minimum): 2.4 metres

[2] Formerly known as R1-23 in Thurlow Zoning By-law No. 3014.
[3] Formerly known as R1-27 in Thurlow Zoning By-law No. 3014.

(3) For the lands zoned R1-3[4], the following provisions for one-unit semi-detached dwellings shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Area (minimum): 293 square metres
b) Lot Frontage (minimum): 7.8 metres
c) Unenclosed steps, with or without a landing, above or below the surface of the yard, which project no more than 1.0 metre into or over any required side yard

(4) For the lands zoned R1-4[5], the following provisions for a one-unit detached dwelling shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Frontage (minimum): 29 metres
b) Front Yard Depth (minimum): 91.4 metres

(5) For the lands zoned R1-5[6], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) Lot Coverage (maximum): 40%
b) Interior Side Yard Width (minimum): 1.2 metres

(6) For the lands zoned R1-6[7], the following shall apply for two-unit dwellings despite any provisions of this Zoning By-law to the contrary:

a) Lot Area (minimum): 510 square metres
b) Exterior Side Yard Width (minimum): 3.6 metres

(7) For the lands zoned R1-7[8], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) Lot Area (minimum): 360 square metres
b) Front Yard Depth (minimum): 3.4 metres
c) Rear Yard Depth (minimum): 5.7 metres
d) Interior Side Yard Width (minimum): 1.4 metres
e) Unenclosed porches, balconies and porches are permitted to project not more than 1.2 metres in a front yard, or no more than 1.2 metres into a required rear yard

(8) For the lands zoned R1-8[9], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

---

[4] Formerly known as R3-6 in Belleville Zoning By-law No. 10245.
[5] Formerly known as R1-13 in Thurlow Zoning By-law No. 3014.
[6] Formerly known as R1-17 in Thurlow Zoning By-law No. 3014.
[7] Formerly known as R4-51 in Belleville Zoning By-law No. 10245.
[8] Formerly known as R4-58 in Belleville Zoning By-law No. 10245.
[9] Formerly known as R4-59 in Belleville Zoning By-law No. 10245.

a) Rear Yard Depth (minimum): 2.5 metres
b) Lot Coverage (maximum): 40%
c) Unenclosed porches, balconies and porches are permitted to project not more than 1.2 metres in a front yard and are prohibited in a required rear yard.
d) Front Yard Depth (minimum): 3.6 metres

(9) For the lands zoned R1-9[10], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) Front Yard Depth (minimum): 2.09 metres

(10) For the lands zoned R1-10[11], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) Interior Side Yard Width (minimum): 1.2 metres
b) Exterior Side Yard Width (minimum): 5.0 metres
c) Lot Coverage (maximum): 40%

(11) For the lands zoned R1-11, no development shall be permitted, except for:

a) Dwellings, existing on the day of the passing of this By-law, may be extended or enlarged provided that such extension or enlargement complies with the provisions of Section 3.1.
b) Main uses under the R1 Zone as identified in Table 3-1, provided such use is connected to full municipal services and complies with the provisions of Section 3.1.
c) Any accessory building or structure which is dependent and related to a main residential building may be erected, used, and maintained provided that such building or structure complies with the provisions of Section 16.1 and 16.13, as applicable.

(12) For the lands zoned R1-12[12], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) A one-unit detached dwelling shall be permitted to be developed on private on-site water and sewage service.

[10] Formerly known as R4-60 in Belleville Zoning By-law No. 10245.
[11] Formerly known as R4-41 in Belleville Zoning By-law No. 10245.
[12] Formerly known as R2-31 in Belleville Zoning By-law No. 10245.

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 R2-1[13], 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 R2-2[14], 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 R2-3[15], 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 R2-4[16], 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 R2-5[17], 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 R2-6[18], 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 R2-7[19], 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 R2-8[20], 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 R2-9[21], 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 R2-10[22], 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

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[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 R2-11[23], 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 R2-12[24], 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 R2-13[25], 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 R2-14[26], 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 R2-15[27], 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 R2-16[28], 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

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[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 R2-17[29], 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 R2-18[30], 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 R2-19[31], 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

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[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 R2-20[32], 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 R2-21[33], 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 R2-22[34], 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 R2-23[35], 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 R2-24[36], 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

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[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 R2-25[37], 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 R2-26[38], 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 R2-27[39], 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.

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[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 R2-29[40], 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 R2-30[41], 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 R2-31[42], 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.

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[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 R2-32[43], 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**

3.3 Residential Type 3 – R3

The following provisions apply to the use of land and the erecting, locating, and using of buildings in the R3 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 uses, see Section 16.1.

b) Ground floor commercial use(s), provided:

i) Commercial uses are limited to those identified in Table 4-1 under the C1 Zone;

ii) Maximum gross floor area of all commercial uses does not exceed 200 square metres; and

iii) Required parking is provided for each use, see Section 18.2.

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 R3 Zone:

Table 3-5 Requirements for Main Uses in the R3 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
Low-rise Multi-unit Dwelling	**87.0 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**
Mid-rise Multi-unit Dwelling	**87.0 square metres** per dwelling unit	**24.0 metres**	**27.0 metres**	**30%**	**40%**	**7.5 metres**	**One half the height of the building**	**7.5 metres**
High-rise Multi-unit Dwelling	**87.0 square metres** per dwelling unit	**24.0 metres**	**58.0 metres**	**40%**	**45%**	**7.5 metres**	**One half the height of the building**	**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
Long-term Care Home/Retirement Home	**161.5 square metres** per unit	**24.0 metres**	**27.0 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**

Residential Care Facilities

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

a) A residential care facility shall be located within a detached dwelling type permitted in the R3 Zone.
b) Accessory counselling services associated with a residential care facility are not permitted.

3.3.1 R3 Exception Zones

(1) For the lands zoned R3-1[44], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A long-term care home/retirement home shall be the only permitted use.
b) Number of Units (maximum): 50
c) Front Yard Depth (minimum): 6.3 metres
d) Exterior Side Yard Width (minimum): 1.7 metres
e) The required landscaped area shall include the area of a rooftop terrace.

(2) For the lands zoned R3-2[45], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Number of Multi-unit Dwelling Buildings (maximum): 4
b) Number of Units (maximum): 120

[44] Formerly known as R6-25 in Belleville Zoning By-law No. 10245.
[45] Formerly known as R6-33 in Belleville Zoning By-law No. 10245.

c) Lot Area Per Dwelling Unit (minimum): 110.0 square 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 traffic impact study has been completed.

(3) For the lands zoned R3-3[46], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Number of Units (maximum): 32
b) Lot Frontage (minimum): 11.6 metres
c) Lot Area (minimum): 5 132.0 square metres

(4) For the lands zoned R3-4[47], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A long-term care home/retirement home shall be the only permitted use.
b) Number of Units (maximum): 120
c) Height (maximum): Four (4) storeys
d) Number of Parking Spaces: 0.25 spaces per unit
e) Lot Area Per Dwelling Unit (minimum): 60.0 square metres
f) Exterior Side Yard Width (minimum): One-half the height of the building
g) Lot coverage (maximum): 35.5%
h) Distance between a driveway and/or parking lot and any portion of the building that has windows to habitable rooms (minimum): 3.0 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) Environmental remediation has been completed for the site and a Record of Site Condition has been filed.

(5) For the lands zoned R3-5[48], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Number of Units (maximum): 97
b) Lot Frontage (minimum): 30.0 metres

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[46] Formerly known as R6-35 in Belleville Zoning By-law No. 10245.
[47] Formerly known as R7-10 in Belleville Zoning By-law No. 10245.
[48] Formerly known as R8-1 in Belleville Zoning By-law No. 10245.

c) Lot Area per Dwelling Unit (minimum): 50.0 square metres
d) Front Yard Depth (minimum): 0.0 metres
e) Rear Yard Depth (minimum): 0.0 metres
f) Interior Side Yard Width (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) The land has been environmentally remediated, a Record of Site Condition has been filed and that site plan control approval has been obtained.

(6) For the lands zoned R3-6[49], the following shall apply for a multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

a) Number of Units (maximum): 133
b) Commercial Use Gross Floor Area (maximum) 905.0 square metres
c) Lot Frontage (minimum): 17.3 metres along Station Street
d) Lot Area per Dwelling Unit (minimum): 67.2 square metres
e) Landscaped Area (minimum): 35%
f) Distance between internal driveway and street line (minimum): 3.4 metres
g) Parking for commercial uses (minimum): 1 space per 32.9 square metres of commercial space
h) Parking for residential uses (minimum): 0.84 spaces per residential dwelling unit
i) Distance from the entrance driveway to the lot line abutting 131 Station Street (minimum): 2.7 metres
j) Distance from the entrance driveway to the southeast corner of 131 Station Street (minimum): 1.0 metre
k) Setback for a driveway or parking lot for a wall of the main building with windows or openings to habitable rooms on the north side of the building (minimum): 6.0 metres
l) Parking aisle width for commercial parking spaces (minimum): 7.0 metres
m) In accordance to parking layout sketch provided in the decision of minor variance application A31/18, for parking space(s):

i) #1, distance to adjacent street line (minimum): 3.0 metres
ii) #20 & #21, length of the parking space (minimum): 5.8 metres
iii) #123 through #140, parking aisle width(minimum): 6.4 metres
iv) #133, distance from the abutting property to the southwest (minimum): 1.9 metres
v) #48 through #86 and #123 through #132, distance from the lot line abutting 32 Albion Street (minimum): 1.5 metres
vi) #86, distance from the adjacent street line (minimum): 1.6 metres

[49] Formerly known as R7-12 in Belleville Zoning By-law No. 10245.

(7) For the lands zoned R3-7[50], the following shall apply for a multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

a) Lot Area Per Dwelling Unit (minimum): 110.0 square metres
b) Dwelling Unit Area (minimum):
   i) Bachelor: 28.0 square metres
   ii) One (1) Bedroom: 42.0 square metres
   iii) Two (2) Bedroom: 55.0 square metres
c) Building Height (maximum): 30.0 metres
d) Interior Side Yard Width (minimum) : 7.5 metres or one half of building height whichever greater
e) Rear Yard Depth (minimum): 7.5 metres or one half of building height whichever is greater

(8) For the lands zoned R3-8[51], the following shall apply for a multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

a) Number of Units (maximum): 107
b) Lot Frontage (minimum): 55.4 metres
c) Exterior Side Yard Width (minimum): 9.8 metres
d) Landscaped Area (minimum): 38%
e) Building Height (maximum): 32.0 metres or ten (10) storeys whichever is less
f) Distance between internal driveway and exterior wall with a window to an inhabitable room (minimum): 3.0 metres
g) Distance between internal driveway, underground parking garage and street line (minimum): 3.5 metres
h) Distance between parking lot and rear lot line (minimum): 1.2 metres
i) Parking Spaces Required (minimum): 133 spaces
j) Bicycle Parking Spaces Required (minimum): 40 spaces

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;

[50] Formerly known as R4-5 in Thurlow Zoning By-law No. 3014.
[51] Formerly known as R8-2 in Belleville Zoning By-law No. 10245.

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; and,
9) Site plan control approval has been obtained.

(9) For the lands zoned R3-9[52], the following shall apply for a multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

a) Lot Frontage (minimum): 41.28 metres
b) Lot Area per Dwelling Unit (minimum): 68.3 square metres
c) Front Yard Depth (minimum): 4.5 metres
d) Exterior Side Yard Width (minimum): 4.5 metres
e) Rear Yard Depth (minimum): 13.0 metres
f) Landscaped Area (minimum): 21.1%
g) Lot Coverage (maximum): 28.6%
h) Distance from off-street parking lot or internal driveway to any rear or interior side lot line (minimum): 1.5 metres
i) 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): 0.0 metres
j) Number of Parking Spaces (minimum): 33

(10) For the lands zoned R3-10[53], 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) Front Lot Line shall be deemed the boundary of the lot common and the street line along Sidney Street
b) Front Yard Depth (minimum): 2.0 metres
c) Interior Side Yard Width (minimum): 3.0 metres on the north yard and 20 metres on the south yard
d) Interior Side Yard Width for a Public Utility Use (minimum): 2.0 metres on the south yard
e) Floor Space Index (maximum): 1.5
f) Parking Aisle Width (minimum): 6.3 metres for a non-residential use, the parking angle of 70 degrees to 90 degrees, and the parking space width is 2.4 metres
g) Canopies, whether with or without supports or posts, may project up to 7.0 metres into the required south interior side yard, provided that the canopy does not exceed 5.0 metres in height.

[52] Formerly known as R7-16 in Belleville Zoning By-law No. 10245.
[53] Formerly known as NH-8 in Belleville Zoning By-law No. 10245.

(11) For the lands zoned R3-11[54], the following shall apply for multi-unit dwellings despite any provisions of this Zoning By-law to the contrary:

a) Number of Units (maximum): 102
b) Building Height (maximum): 15.2 metres
c) Distance between off-street parking lot and the street line (minimum): 3.0 metres
d) For the easterly building, distance between the parking lot and windows to habitable rooms (minimum): 5.0 metres

(12) For the lands zoned R3-12[55], 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): 9.0 metres
b) Rear Yard Depth (minimum): 8.0 metres
c) Interior Side Yard Width (minimum): 8.0 metres
d) Distance between buildings (minimum): 15.0 metres
e) Distance between the driveway and/or parking lot to either the street line or the exterior wall of the main building (minimum): 5.0 metres

(13) For the lands zoned R3-13[56], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A health club, restaurant, and bar shall be permitted as accessory commercial uses on the ground floor of a multi-unit dwelling
b) Building Height for a multi-unit dwelling (maximum): 15.5 metres
c) In addition to the permitted residential uses in Table 3-1, townhouse dwellings shall be permitted subject to the provisions of Table 3-3 of Section 3.2 and this Subsection

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 Fahey Trunk Sewer Network upgrades and other necessary sanitary infrastructure upgrades to support any proposed use, building or structure on the subject lands have been completed to the satisfaction of the Municipality's Engineering and Development Services Department, or:
An updated Functional Servicing Report has been provided to the satisfaction of the Municipality's Engineering and Development Services Department and demonstrates available sanitary capacity for any proposed use, building or structure on the subject lands.

(14) For the lands zoned R3-14[57], the following shall apply for a five-storey multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

a) Lot Area Per Dwelling (minimum): 72.3 square metres

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[54] Formerly known as R6-32 in Belleville Zoning By-law No. 10245.
[55] Formerly known as R7-15 in Belleville Zoning By-law No. 10245.
[56] Formerly known as R6-41 in Belleville Zoning By-law No. 10245.
[57] As amended by By-law No. 2024-138.

b) Building Height (maximum): 15.68 metres
c) Lot Frontage (minimum): 36.0 metres
d) East Interior Side Yard Width (minimum): 4.5 metres
e) Landscaped Area (minimum): 37.5%
f) Lot Coverage (maximum): 29.5%
g) Maximum floor area of fifth floor: 482 square metres
h) Landscaped Strip (minimum): 1.5 metres
i) No portion of the fifth storey of any building shall be located within the area of 33.48 metres measured horizontally from the front lot line
j) The minimum 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: 0.0 metres

(15) For the lands zoned R3-15[58], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A day care centre shall be permitted as a main use.

[58] As amended by By-law No. 2025-93.

3.4 Rural Residential – RR

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the RR 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 building, see Section 16.1.
b) Rural home occupation accessory to a residential use, see Section 16.10.
c) Accessory dwelling unit, see Section 16.13.
d) Backyard hens, see Section 17.3.
e) Home-based childcare.

Provisions for Main Uses

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

Table 3-6 Requirements for Main Uses in the RR 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	**4 000.0 square metres**	**45.0 metres**	**11.0 metres**	**20%**	**35%**	**15.0 metres**	**4.0 metres**	**15.0 metres**

Residential Care Facilities

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

a) A residential care facility shall be located within a detached dwelling type permitted in the RR Zone.
b) Accessory counselling services associated with a residential care facility are not permitted.

3.4.1 RR Exception Zones

(1) For the lands zoned RR-1[59], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) The accessory buildings existing at the date of the passing of the original RR-1 Zone on May 25, 2020, shall be deemed to comply with the requirements of the RR Zone with respect to lot coverage and height; however any new accessory buildings or any proposed enlargement, extension, reconstruction, or alteration to the accessory buildings existing at the date of the passing of the RR-1 Zone must comply with the provisions of the RR Zone as contained in this By-law; and

b) Up to 50% of the existing floor area of the main accessory building may be used for a home occupation use.

(2) For the lands zoned RR-2[60], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Rear Yard Depth: 15.24 metres

(3) For the lands zoned RR-3[61], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Distance between main buildings, accessory buildings, balconies, porches, decks, and any similar structures from a wetland boundary (minimum): 30.0 metres

(4) For the lands zoned RR-4[62], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Distance between main buildings, accessory buildings, balconies, porches, decks, and any similar structures from a wetland boundary (minimum): 30.0 metres

b) Lot Area (minimum): 4000.0 square metres

c) Front Yard Depth (minimum): 13.0 metres

d) Interior Side Yard Width (minimum): 3.0 metres

e) Distance from a county road (minimum): 23.6 metres

(5) For the lands zoned RR-5[63], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Frontage (minimum): 34.0 metres

[59] Formerly known as RR-69 in Thurlow Zoning By-law No. 3014.
[60] Formerly known as RR-51 in Thurlow Zoning By-law No. 3014.
[61] Formerly known as RR-71 in Thurlow Zoning By-law No. 3014.
[62] Formerly known as RR-72 in Thurlow Zoning By-law No. 3014.
[63] As amended by By-law No. 2024-63.

3.5 Residential Mobile Home – RMH

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

Permitted Uses

(1) Main uses:

a) Mobile home dwelling certified by the Canadian Standards Association.

(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) Sales office and display area for the sale of new and used mobile home dwellings.
c) Urban home occupation accessory to a residential use, see Section 16.9.
d) One (1) convenience store to serve the needs of mobile home park residents.

Provisions for Main Uses

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

Table 3-7 Requirements for Main Uses in the RMH Zone

Land Use Type	Min. Lot Area	Max. Number of Dwelling Units on a Lot	Min. Lot Frontage	Max. Height	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
Mobile Home Dwelling	**0.4 hectares** or **372.0 square metres** per mobile home dwelling, whichever is greater	**N/A**	**30.0 metres**	**5.4 metres**	**15.0 metres**	**7.5 metres**	**7.5 metres**

Supplementary Provisions

(4) In addition to the requirements of Table 3-6, the required distance of a mobile home dwelling from:

a) Any driveway or parking lot shall be 4.5 metres
b) Another mobile home dwelling shall be 6.0 metres

(5) A convenience store in the RMH Zone is subject to the following requirements:

a) Minimum setback from other buildings shall be 15.0 metres
b) Maximum floor space shall be 200.0 square metres
c) Minimum Side Yard Width and Rear Yard Depth must be 7.5 metres
d) A convenience store must be located on the same lot as a mobile home dwelling

3.5.1 RMH Exception Zones

Reserved for future use.

4. Commercial Zones

(1) For the purposes of this By-law, Commercial Zones include:

1. Neighbourhood Commercial – C1
2. Community Commercial – C2
3. Regional Commercial – C3
4. Rural Commercial – C4
5. Water-oriented Commercial – C5
6. Recreation Commercial – C6

(2) The following table identifies the permitted main uses in each Commercial Zone:

Table 4-1 Permitted Main Uses in the Commercial Zones

Permitted Use	C1	C2	C3	C4	C5	C6
Arena						✓
Artisan workshop	✓	✓	✓	✓		
Bar		✓	✓			
Boat House					✓	
Campground						✓
Community Centre	✓	✓	✓			
Convenience Store	✓	✓	✓	✓		
Day Care Centre	✓	✓	✓	✓		
Dry Cleaning Establishment	✓	✓	✓			
Event Space		✓	✓			
Farm Produce Outlet	✓			✓		
Financial Institution		✓	✓			

Permitted Use	C1	C2	C3	C4	C5	C6
Food Truck				✓		
Funeral Home		✓	✓			
Garden Centre			✓	✓		
Health Club	✓	✓	✓		✓	✓
Hotel		✓	✓		✓	
Instructional Facility	✓	✓	✓	✓		
Kennel			✓	✓		
Lodge						✓
Marina					✓	
Micro-brewery		✓	✓			
Motel		✓	✓	✓	✓	
Motor Vehicle Body Shop			✓			
Motor Vehicle Dealership			✓			
Motor Vehicle Fuelling Station		✓	✓	✓		
Motor Vehicle Rental Agency			✓			
Motor Vehicle Repair Garage		✓	✓	✓		
Motor Vehicle Washing Establishment			✓			
Office	✓	✓	✓			
Place of entertainment, but not including tennis courts, theatres, cinemas, amusement parks, stadiums, or other similar large-scale uses	✓	✓	✓		✓	
Place of Worship	✓	✓	✓	✓		

Permitted Use	C1	C2	C3	C4	C5	C6
Printing or Publishing Establishment		✓	✓			
Private Club	✓	✓	✓	✓		
Recreational Facility or Recreational Use					✓	✓
Recreational Facility, Indoor		✓	✓			
Rental Outlet			✓			
Restaurant	✓	✓	✓	✓	✓	✓
Retail Store at or under 4 000.0 square metres of gross floor area	✓	✓	✓	✓		
Retail Store over 4 000.0 square metres of gross floor area			✓			
Self-serve Laundry Service	✓	✓	✓			
Self-storage Facility			✓	✓		
Service Shop	✓	✓	✓	✓		
Service Shop, Personal	✓	✓	✓	✓		
Shopping Centre			✓			
Theatre		✓	✓			
Tourist Establishment					✓	✓
Wholesale Business			✓	✓		

4.1 Neighbourhood Commercial – C1

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the C1 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 4-1.

(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1.

b) Dwelling unit(s), including uses accessory to residential uses, provided:

i) The dwelling unit is located within the main building;

ii) The total of all minimum parking requirements for both the main and residential uses are met;

iii) A minimum 60% of the ground floor area, is maintained as a commercial use;

iv) 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 (excluding any service areas such as but not limited to corridors, hallways, stairwells, and elevator shafts);

v) 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; and

vi) The dwelling unit is not accessory to a motor vehicle use.

c) Urban agriculture, see Section 17.12.

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the C1 Zone:

Table 4-2 Requirements for Main Uses in the C1 Zone

Land Use Type	Min. Lot Area	Max. Lot Area	Max. Gross Leasable Floor Area	Max. Height	Max. Lot Coverage	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**N/A**	**30 000.0 square metres**	**200.0 square metres** per individual business operation, commercial tenant, and/or commercial occupant	**13.5 metres**	**50%**	**7.5 metres**	**4.5 metres**, except 7.5 metres when abutting a residential zone	**7.5 metres**

4.1.1 C1 Exception Zones

(1) For the lands zoned C1-H1[64] 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) The barn is no longer used for livestock.

[64] Formerly known as C1-H in Thurlow Zoning By-law No. 3014.

4.2 Community Commercial – C2

The following provisions apply to the use of land and the erecting, locating, and using of buildings in the C2 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 4-1.

(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1.

b) Dwelling unit(s), including uses accessory to residential uses, provided:

i) The dwelling unit is located within the main building;

ii) The total of all minimum parking requirements for both the main and residential uses are met;

iii) A minimum 60% of the ground floor area, is maintained as a commercial use;

iv) 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 (excluding any service areas such as but not limited to corridors, hallways, stairwells, and elevator shafts);

v) 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; and

vi) The dwelling unit is not accessory to a motor vehicle use.

c) Food truck, see Section 16.22 (7)

d) Urban agriculture, see Section 17.12

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the C2 Zone:

Table 4-3 Requirements for Main Uses in the C2 Zone

Land Use Type	Min. Lot Area	Max. Lot Area	Max. Gross Leasable Floor Area	Max. Height	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**N/A**	**N/A**	**N/A**	**13.5 metres**	**3.6 metres**	**4.5 metres**, except 7.5 metres when abutting a residential zone	**7.5 metres**

4.2.1 C2 Exception Zones

(1) For the lands zoned C2-1[65], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Front Yard Depth (minimum): 12.5 metres
b) Interior Side Yard Width (minimum): 5.0 metres

(2) For the lands zoned C2-2[66], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Front Yard Depth (minimum): 3.2 metres
b) Rear Yard Depth (minimum): 3.2 metres
c) Exterior Side Yard Width (minimum): 0.3 metres
d) Lot Coverage (maximum): 30.1%
e) Gross Leasable Floor Area (maximum): 3 849.90 square metres
f) Grocery Store Leasable Floor Area (maximum): 3 013.77 square metres
g) Parking Spaces Required (minimum): 166 spaces
h) Accessible Parking Spaces Required (minimum): 6
i) Bicycle Parking Spaces Required (minimum): 8

(3) For the lands zoned C2-3[67], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) The only permitted use shall be a commercial parking lot subject to no open storage occurring.

[65] Formerly known as C4-6 in Belleville Zoning By-law No. 10245.
[66] Formerly known as CC-1 in Belleville Zoning By-law No. 10245.
[67] Formerly known as C3-57 in Belleville Zoning By-law No. 10245.

4.3 Regional Commercial – C3

The following provisions apply to the use of land and the erecting, locating, and using of buildings in the C3 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 4-1.

(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1

b) Food truck, see Section 16.22 (7)

c) Urban agriculture, see Section 17.12

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the C3 Zone:

Table 4-4 Requirements for Main Uses in the C3 Zone

Land Use Type	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**30.0 metres**	**13.5 metres**	**50%**	**7.5 metres**	**4.5 metres**, except 7.5 metres when abutting a residential zone	**7.5 metres**

4.3.1 C3 Exception Zones

(1) For the lands zoned C3-H1[68], 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 Traffic Impact Study has been completed to the satisfaction of the City and the Ministry of Transportation.

[68] Formerly known as C1-H in Thurlow Zoning By-law No. 3014.

(2) For the lands zoned C3-1[69], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Front Yard Depth (minimum): 7.5 metres

(3) For the lands zoned C3-2[70], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Frontage (minimum): 22.0 metres
b) Front Yard Depth (minimum): 12.0 metres
c) Rear Yard Depth (minimum): 7.5 metres
d) Interior Side Yard Width (minimum): 3.0 metres

(4) For the lands zoned C3-3[71], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A casino shall be a permitted use in addition to those uses permitted by Section 4.

(5) For the lands zoned C3-4[72], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Front Yard Depth (minimum): 7.1 metres
b) Rear Yard Depth (minimum): 36.0 metres
c) Distance from Centreline of a Collector Road (minimum): 20.1 metres
d) Landscape Buffer Abutting Residential Zones (minimum): 8.1 metres
e) Parking Space Width (minimum): 2.6 metres
f) Parking Space Aisle Width (minimum): 6.7 metres
g) Number of Parking Spaces (minimum): 1 per guest room

(6) For the lands zoned C3-5[73], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Interior Side Yard Width (minimum): 1.2 metres from the north lot line

(7) For the lands zoned C3-6[74], the following shall apply despite any provisions of this Zoning By-law to the contrary:

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[69] Formerly known as C3-58 in Belleville Zoning By-law No. 10245.
[70] Formerly known as C3-60 in Belleville Zoning By-law No. 10245.
[71] Formerly known as CH-28 in Sydney By-law No. 2076-80.
[72] Formerly known as SI-12 in Thurlow Zoning By-law No. 3014.
[73] Formerly known as C3-61 in Belleville Zoning By-law No. 10245.
[74] An amalgamation of the zones formerly known as C2-1, C2-14, and C2-21 in Belleville Zoning By-law No. 10245

a) Interior Side Yard Width (minimum): 1.5 metres, except 0.4 metres along the most northern interior side lot line.

(8) For the lands zoned C3-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 foregoing shall not apply to prevent the temporary placement of a seasonal garden centre or other accessory use that the City agrees would not affect the existing municipal servicing of the property. 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) The Fahey Trunk Sewer Network upgrades and other necessary sanitary infrastructure upgrades to support any proposed use, building or structure on the subject lands have been completed to the satisfaction of the Municipality's Engineering and Development Services Department, or:
2) An updated Functional Servicing Report has been provided to the satisfaction of the Municipality's Engineering and Development Services Department and demonstrates available sanitary capacity for any proposed use, building or structure on the subject lands.

(9) For the lands zoned C3-7[75], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) The subject lands may be serviced by and connected to a private sanitary sewage disposal system with adequate capacity.

[75] As amended by By-law No. 2024-62.

4.4 Rural Commercial – C4

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the C4 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 4-1.

(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1
b) Event spaces
c) Food truck, see Section 16.22 (7)
d) Dwelling unit(s), including uses accessory to residential uses, provided:
   i) The dwelling unit is located within the main building;
   ii) The total of all minimum parking requirements for both the main and residential uses are met;
   iii) A minimum 60% of the ground floor area, is maintained as a commercial use;
   iv) 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 (excluding any service areas such as but not limited to corridors, hallways, stairwells, and elevator shafts);
   v) 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;
   vi) The dwelling unit is not accessory to a motor vehicle use; and
   vii) On lots greater than 0.4 hectares, a maximum of two (2) dwelling units are permitted.

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the C4 Zone:

Table 4-5 Requirements for Main Uses in the C4 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
All Permitted Uses	2 300 square metres	30.0 metres	30.0 metres	50%	50%	12.0 metres	9.0 metres	10.0 metres

4.4.1 C4 Exception Zones

(1) For the lands zoned C4-1[76], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Interior Side Yard Width (minimum): 4.9 metres from the south lot line

[76] Formerly known as C1-14 in Thurlow Zoning By-law No. 3014.

4.5 Water-oriented Commercial – C5

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the C5 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 4-1.

(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1

b) Food truck, see Section 16.22 (7)

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the C5 Zone:

Table 4-6 Requirements for Main Uses in the C5 Zone

Land Use or Building Type	Max. Retail Floor Area	Min. Lot Frontage	Max. Height	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**743.0 square metres** or **5% of gross floor area**, whichever is less	**15.0 metres**	**13.5 metres**	**7.5 metres**	**7.5 metres**	**7.5 metres** Where rear yard abuts a navigable waterway, no minimum rear yard depth shall be required

4.5.1 C5 Exception Zones

Reserved for future use.

4.6 Recreation Commercial – C6

The following provisions apply to the use of land and the erecting, locating, and using of buildings in the C6 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 4-1.
(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1
b) Bar
c) Food truck, see Section 16.22 (7)
d) Restaurants and/or sporting goods retail store provided such are located within the same building and no greater than 25% of the gross floor area as the main use in the C6 Zone
e) Hotel provided such are located within the same building and no greater than 45% of the gross floor area as the main use in the C6 Zone
f) Urban agriculture, see Section 17.12

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the C6 Zone:

Table 4-7 Requirements for Main Uses in the C6 Zone

Land Use or Building Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	8.0 hectares	76.0 metres	N/A	45.0 metres	15.0 metres	15.0 metres

4.6.1 C6 Exception Zones

Reserved for future use.

5. Mixed-Use Zones

(1) For the purposes of this By-law, Mixed-Use Zones include:

1. Mixed-Use Type 1 Zone – MX1
2. Mixed-Use Type 2 Zone – MX2

(2) The following Table 5-1 and Table 5-2 identify the non-residential and residential uses, respectively, permitted in Mixed-Use Zones:

Table 5-1 Non-Residential Main Uses Permitted in Mixed-Use Zones

Non-Residential Main Permitted Use	MX1	MX2
Bar	✓	✓
Community Centre	✓	✓
Convenience Store	✓	✓
Day Care Centre	✓	✓
Dry Cleaning Establishment	✓	✓
Event Space	✓	✓
Financial Institution	✓	✓
Health Club	✓	✓
Hotel	✓	✓
Instructional Facility	✓	✓

Non-Residential Main Permitted Use	MX1	MX2
Library	✓	✓
Micro-brewery	✓	✓
Office	✓	✓
Place of Entertainment	✓	✓
Place of Worship	✓	✓
Printing or Publishing Establishment	✓	✓
Private Club	✓	✓
Recreational Facility, Indoor	✓	✓
Restaurant	✓	✓
Retail Store at or under 300.0 square metres gross floor area	✓	✓
Retail Store over 300.0 square metres gross floor area		✓
Self-Serve Laundry Service	✓	✓
Service Shop	✓	✓
Service Shop, Personal	✓	✓
Theatre	✓	✓

Table 5-2 Residential Main Uses Permitted Above the Ground Floor in Mixed-Use Zones

Residential Main Uses Permitted above the Ground Floor	MX1	MX2
Low-rise Multi-unit Dwelling	✓	
Mid-rise Multi-unit Dwelling	✓	
High-rise Multi-unit Dwelling		✓
Residential Care Facility	✓	✓
Long-term Care Home/Retirement Home	✓	✓

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 16.1

b) Urban home occupation accessory to a residential use, see Section 16.9

c) Dwelling unit(s), including uses accessory to residential uses, provided:

i) The total of all minimum parking requirements for both the main and residential uses are met; and

ii) Where one or more dwelling unit(s) are proposed on the ground floor: a minimum of 60% of the ground floor area is maintained as a commercial use; 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 (excluding any service areas such as but not limited to corridors, hallways, stairwells and elevator shafts); and 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.

d) Food Truck, see Section 16.22 (7)

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
Low-rise Building	The greater of: (a) **150.0 square metres**; or, (b) **87.0 square metres** per dwelling unit	**10.0 metres**	**13.5 metres**	**65%**	**25%**	**3.6 metres**	**4.5 metres**, except where abutting a shared common wall or a horizontal projection of a shared common wall	**7.5 metres**
Mid-rise Building	The greater of: (a) **200.0 square metres**; or, (b) **87.0 square metres** per dwelling unit	**24.0 metres**	**27 metres**	**65%**	**25%**	**7.5 metres**	**4.5 metres**, except where abutting a shared common wall or a horizontal projection of a shared common wall	**7.5 metres**

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[77], 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) Payment-in-lieu of required parking spaces has been paid to the City.

(2) For the lands zoned MX1-1[78], 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.

[77] Formerly known as C2-53 in Belleville Zoning By-law No. 10245.
[78] Formerly known as C2-54 in Belleville Zoning By-law No. 10245.

5.2 Mixed-Use Type 2 – MX2

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in all MX2 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 16.1
b) Home occupation accessory to a residential use, see Section 16.9
c) Ground floor dwelling unit(s) within a mixed-use building, including uses accessory to residential uses, provided:
   i) A minimum 60% of the ground floor area, 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 (excluding any service areas such as but not limited to corridors, hallways, stairwells, and elevator shafts); 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.
d) Food Truck, see Section 16.22 (7)

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the MX2 Zone:

Table 5-4 Requirements for Main Uses in the MX2 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
High-rise Building	**87.0 square metres** per dwelling unit	**24.0 metres**	**58.0 metres**	**50%**	**30%**	**7.5 metres**	**7.5 metres**	**7.5 metres**

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 MX2 Zone.
b) Accessory counselling services associated with a residential care facility are permitted.

5.2.1 MX2 Exception Zones

Reserved for future use.

6. Industrial Zones

(1) For the purposes of this By-law, Industrial Zones include:

1. General Industrial – IN1
2. Service Industrial – IN2
3. Rural Industrial – IN3
4. Aggregate and Extractive Industrial – IN4
5. Waste Disposal – IN5

(2) The following table identifies the permitted main uses in Industrial Zones:

Table 6-1 Permitted Main Uses in Industrial Zones

Permitted Use	IN1	IN2	IN3	IN4	IN5
Aggregate Processing Plant				✓	
Artisan Workshop	✓	✓	✓		
Aquaculture	✓	✓			
Brewery and/or Distillery	✓	✓	✓		
Bulk Storage Yard	✓		✓	✓	
Business and Industrial Incubator	✓	✓			
Cannabis Production Facility (Licensed by Health Canada)	✓	✓			
Construction Yard	✓		✓		
Gravel Pit or Quarry				✓	
Health Club		✓			
Instructional Facility	✓	✓	✓		
Lumber Yard	✓		✓		

Permitted Use	IN1	IN2	IN3	IN4	IN5
Manufacturing, Assembling, Fabricating, or Processing Plant	✓	✓	✓		
Motor Vehicle Body Shop		✓	✓		
Motor Vehicle Fuelling Station		✓	✓		
Motor Vehicle Repair Garage		✓	✓		
Motor Vehicle Washing Establishment		✓			
Office	✓	✓			
Printing or Publishing Establishment	✓	✓			
Research and Development Facility	✓	✓			
Rental Outlet	✓	✓	✓		
Salvage Yard					✓
Sawmill	✓		✓		
Self-storage Facility		✓			
Taxi Business		✓			
Truck and/or Transportation Terminal	✓		✓		
Warehouse	✓	✓	✓		
Waste Disposal Site					✓
Waste Transfer Station					✓
Wholesale Business	✓	✓			

6.1 General Industrial – IN1

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the IN1 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 6-1.

(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1
b) Commercial uses accessory to an industrial use, up to 5% of the gross floor area or 100 square metres, whichever is less
c) Outdoor storage, see Section 16.25
d) Urban agriculture, see Section 17.12
e) Food Truck, see Section 16.22 (7)

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the IN1 Zone:

Table 6-2 Requirements for Main Uses in the IN1 Zone

Land Use Type	Max. Height	Max. Lot Coverage	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**30.0 metres**	**65%**	**15.0 metres** Where the opposite side of the street is in a residential zone, the minimum front yard depth shall be **22.0 metres**	**7.5 metres** A maximum of 75% of the interior side yard is permitted for service or loading and must be set back a minimum of **10.0 metres** from the front building facade Where the side yard abuts a lot in a residential zone or which contains a residential use, the minimum side yard width shall be **12.0 metres**	**7.5 metres** Where the rear yard abuts a lot in a residential zone or which contains a residential use, the minimum rear yard depth shall be **12.0 metres** Where the rear yard abuts a railway right-of-way which will provide loading facilities for the main use of the lot, no minimum rear yard depth is required

Land Use Type	Max. Height	Max. Lot Coverage	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
				Where the side yard abuts a railway right-of-way which will provide loading facilities for the main use of the lot, no minimum side yard width is required	

6.1.1 IN1 Exception Zones

(1) For the lands zoned IN1-1[79], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A Cannabis production facility shall also be a permitted use.

(2) For the lands zoned IN1-2[80], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A Cannabis production facility shall also be a permitted use.
b) Front Yard Depth (minimum): 14.5 metres
c) Driveway Width (maximum): 11.0 metres

(3) For the lands zoned IN1-3[81], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Shall be restricted to bulk storage.
b) The front lot line and lot frontage shall be determined utilizing the road frontage of the abutting General Industrial (IN1) Zone of 732 Ashley Street

(4) For the lands zoned IN1-4[82], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Shall be restricted to a warehouse and a self-storage facility.
b) Landscape Open Space (minimum): 50%
c) Front Yard Depth (minimum): 25.0 metres
d) Interior Side Yard Width (minimum): 50.0 metres, and 90.0 metres when abutting a Residential Zone or use

[79] Formerly known as M2-10 in Bellville Zoning By-law No. 10245.
[80] Formerly known as M2-11 in Belleville Zoning By-law No. 10245.
[81] Formerly known as M1-35 in Thurlow Zoning By-law No. 3014.
[82] Formerly known as M1-36 in Thurlow Zoning By-law No. 3014.

e) Rear Yard Depth (minimum): 90.0 metres
f) Distance from Commercial Motor Vehicle parking to any abutting residential zone or use (minimum): 70.0 metres
g) One (1) parking space required per 140.0 square metres of building gross floor area
h) Driveway Width (maximum): 20.1 metres
i) Warehouse/distribution facility shall be defined as a building, structure, for the storage and/or distribution of goods and may include the temporary on-site storage of commercial motor vehicles (i.e., trucks, tractors and/or trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s) but does not include a truck terminal.
j) Self-storage facility shall be defined as a building or buildings consisting of individual storage units accessible by the user, used for the storage of goods, wares, merchandize, foodstuffs, substances, articles, or things.

(5) For the lands zoned IN1-5[83], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Building Height (maximum): N/A

(6) For the lands zoned IN1-H1[84], 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 cul-de-sac has been constructed to an engineered standard to the satisfaction of the municipality in order to establish proper frontage on a public street for the subject lands.

[83] Formerly known as M2-1 in Belleville Zoning By-law No. 10245.
[84] Formerly known as M1-28 in Thurlow Zoning By-law No. 3014.

6.2 Service Industrial – IN2

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the IN2 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 6-1.

(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1
b) Commercial uses accessory to an industrial use, up to 5% of the gross floor area or 100.0 square metres, whichever is lesser
c) Urban agriculture, see Section 17.12
d) Food Truck, see Section 16.22 (7)

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the IN2 Zone:

Table 6-3 Requirements for Main Uses in the IN2 Zone

Land Use Type	Max. Height	Max. Lot Coverage	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**11.0 metres**	**65%**	**15.0 metres** Where the opposite side of the street is in a residential zone, the minimum front yard depth shall be **22.0 metres**	**7.5 metres** A maximum of 75% of the interior side yard is permitted for service or loading and must be set back a minimum of 10.0 metres from the front building facade Where the side yard abuts a lot in a residential zone or which contains a residential use, the minimum side yard width shall be **12.0 metres**	**7.5 metres** Where the rear yard abuts a lot in a residential zone or which contains a residential use, the minimum rear yard depth shall be **12.0 metres** Where the rear yard abuts a railway right-of-way which will provide loading facilities for the main use of the lot, no minimum rear yard depth is required

Land Use Type	Max. Height	Max. Lot Coverage	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
				Where the side yard abuts a railway right-of-way which will provide loading facilities for the main use of the lot, no minimum side yard width is required	

6.2.1 IN2 Exception Zones

(1) For the lands zoned IN2-1[85], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A day care centre shall be a permitted use.

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 subject property is serviced with Municipal water and sewer services.
2) A Stormwater Management Plan for the subject property is completed and approved by all applicable review agencies and it generally conforms with the recommendations of the Upper No-Name Creek Stormwater Management study, as prepared by Gore & Storrie Ltd.
3) A Site Plan Control Agreement pursuant to Section 41 of the Planning Act is entered into and registered on title against the subject property.
4) All matters of concern to Council have been addressed to Councils satisfaction.

(2) For the lands zoned IN2-2[86], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A vocational skills and training centre and an adult resource centre shall be permitted uses.

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 property is serviced with municipal water and sewer services.
2) A stormwater management plan has been completed and approved.

[85] Formerly known as SI-1-h in Thurlow Zoning By-law No. 3014.
[86] Formerly known as SI-4-h in Thurlow Zoning By-law No. 3014.

3) A site plan agreement has been registered.
4) Committee of Adjustment File # B 52/02 has been approved and the deed has been registered.
5) All matters of concern to the municipality have been addressed to Council's satisfaction.

(3) For the lands zoned IN2-3[87], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Rear Yard Depth (minimum): 7.5 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 property is serviced with municipal water and sewer services.
2) A stormwater management plan has been completed and approved.
3) A site plan agreement has been registered.
4) All matters of concern to the municipality have been addressed to Council's satisfaction.

(4) For the lands zoned IN2-4[88], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A cannabis processing centre, a medical sports injury clinic, and a personal fitness training facility shall also be permitted uses.
b) Front Yard Depth (minimum): 15.0 metres

(5) For the lands zoned IN2-5[89], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Permitted uses shall be a doctor's clinic, including an associated pharmacy, a day care centre, bank, restaurant, health club, office, research and development facility, business and industrial incubator, artisan workshop, and communications and broadcasting.
b) A drug rehabilitation centre shall not be permitted.
c) Building Height (maximum): one-storey within a 50.0 metres setback from any lot line that abuts a residential zone.
d) Landscaping Buffer (minimum): 15.0 metres wide (vegetative buffer and setback) shall be provided in perpetuity along any lot line which abuts a lot which is located in a residential zone.

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) Payment is made to F & S Land Developments Ltd. for the proportionate share of the costs of services for the subject development, or;

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[87] Formerly known as SI-5-h in Thurlow Zoning By-law No. 3014.
[88] Formerly known as M1-11 in Belleville Zoning By-law No. 10245.
[89] Formerly known as M1-13 in Belleville Zoning By-law No. 10245.

2) A cost sharing agreement has been entered into with F & S Land Developments Ltd. regarding the provision of the said services.

(6) For the lands zoned IN2-6[90], permitted uses shall be limited to:

a) Wholesale Establishment
b) Financial Institution
c) Convenience Store
d) Restaurant
e) Service Shop
f) Office, including a vocational skills and training centre and an adult resource centre
g) Retail commercial services directly related and accessory to a permitted use

(7) For the lands zoned IN2-7[91], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) The permitted uses shall be limited to:

i) Wholesale Establishment
ii) Financial Institution
iii) Convenience Store
iv) Service Shop
v) Office, including a vocational skills and training centre and an adult resource centre
vi) Retail commercial services directly related and accessory to a permitted use

b) Lot Area (minimum): 1 225.0 square metres
c) Lot Frontage (minimum): 20.0 metres
d) Interior Side Yard Width (minimum): 1.25 metres from east lot line
e) Number of Parking Spaces (minimum): 12 required for first 355.0 square metres of gross floor area

(8) For the lands zoned IN2-8[92], the permitted uses shall be limited to:

a) Wholesale establishment
b) Financial Institution

[90] Formerly known as SI-10 in Thurlow Zoning By-law No. 3014.
[91] Formerly known as SI-11 in Thurlow Zoning By-law No. 3014.
[92] Formerly known as SI-13 in Thurlow Zoning By-law No. 3014.

c) Convenience store
d) Service shop
e) Office, including a vocational skills and training centre and an adult resource centre
f) Retail commercial services directly related and accessory to a permitted non-residential use

6.3 Rural Industrial – IN3

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the IN3 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 6-1.

(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1
b) Commercial uses accessory to an industrial use, up to 5% of the gross floor area or 100.0 square metres, whichever is less
c) Office accessory to an industrial use
d) Outdoor storage, see Section 16.25
e) Food Truck, see Section 16.22 (7)

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the IN3 Zone:

Table 6-4 Requirements for Main Uses in the IN3 Zone

Land Use Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**2 800.0 square metres**	**45.0 metres**	**30.0 metres**	**65%**	**15.0 metres** Where the opposite side of the street is in a residential zone or has a residential use, the minimum front yard depth shall be **22.0 metres**	**7.5 metres** Where the side yard abuts a lot in a residential zone or which contains a residential use, the minimum side yard width shall be **12.0 metres** Where the side yard abuts a railway right-of-way which will	**7.5 metres** Where the rear yard abuts a lot in a residential zone or which contains a residential use, the minimum rear yard depth shall be **12.0 metres** Where the rear yard abuts a railway right-of-way which will

Land Use Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
						provide loading facilities for the main use of the lot, no minimum side yard width is required	provide loading facilities for the main use of the lot, no minimum rear yard depth is required

Supplementary Provisions

(4) Manufacturing, assembling, fabricating or processing plants are only permitted when supported by an adequate hydrogeological study to the satisfaction of the City are permitted.

6.3.1 IN3 Exception Zones

(1) For the lands zoned IN3-1[93], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Permitted uses shall be limited to a contractor's yard, and retail sales that are conjunction with and secondary to an approved non-residential use.
b) The property may be accessed by a private right-of-way through an abutting private property.
c) Interior Side Yard Width (minimum): 35 metres where abutting a residential zone
d) Setback from dust generating activities (i.e., soil screener, excavators, skid steers, outdoor stockpiles, etc.) and the southeast property boundary and the nearest residential property (minimum): 70 metres

[93] Formerly known as M1-37 in Thurlow Zoning By-law No. 3014.

6.4 Aggregate and Extractive Industrial – IN4

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the IN4 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 6-1.

(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1
b) Office accessory to an industrial use
c) Outdoor storage, see Section 16.25

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the IN4 Zone:

Table 6-5 Requirements for Main Uses in the IN4 Zone

Land Use Type	Min. Lot Frontage	Max. Height	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth	Min. Distance from Residential Use
All Permitted Uses	**N/A**	**15.0 metres**	**N/A**	**30.0 metres** Where the opposite side of the street is in a residential zone or has a residential use, the minimum front yard depth shall be **90.0 metres** of which 1.5 metres abutting the front lot line shall be maintained as a landscaped buffer	**30.0 metres** Where the side yard abuts a lot in a residential zone or which contains a residential use, the minimum side yard width shall be **90.0 metres**	**30.0 metres** Where the rear yard abuts a lot in a residential zone or which contains a residential use, the minimum rear yard depth shall be **90.0 metres**	**50.0 metres** Blasting shall not be permitted closer than **150.0 metres** to an adjacent residential use or residential zone

6.4.1 IN4 Exception Zones

Reserved for future use.

6.5 Waste Disposal – IN5

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the IN5 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 6-1.

(2) Accessory uses, buildings, or structures:

a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s), see Section 16.1
b) Office accessory to an industrial use
c) Outdoor storage, see Section 16.25

Provisions for Main Uses

(3) The following requirements shall apply to the main uses in the IN5 Zone:

Table 6-6 Requirements for Main Uses in the IN5 Zone

Land Use Type	Min. Lot Area	Min. Lot Frontage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**5.0 hectares**	**200.0 metres**	**N/A** For all open storage areas and disposal operations, a strip of land with a **minimum width of 3.0 metres** abutting all lot lines shall be maintained as a landscaped buffer	**60.0 metres** Where the opposite side of the street is in a residential zone or has a residential use, the minimum front yard depth shall be **90.0 metres** of which 1.5 metres abutting the front lot line shall be maintained as a landscaped buffer	**60.0 metres** Where the side yard abuts a lot in a residential zone or which contains a residential use, the minimum side yard width shall be **90.0 metres**	**60.0 metres** Where the rear yard abuts a lot in a residential zone or which contains a residential use, the minimum rear yard depth shall be **90.0 metres**

6.5.1 IN5 Exception Zones

Reserved for future use.

7. Rural Zone – RU

7.1 Rural Zone – RU

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

Permitted Uses

(1) Main uses:

a) Uses permitted in the Agriculture Zone, see Section 8.1
b) One-unit detached dwelling
c) Cemetery
d) Day care centre
e) Equestrian centre or riding arena
f) Forestry
g) Garden centre
h) Kennel
i) Place of worship

(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 16.1
b) Rural home occupation accessory to a residential use, see Section 16.10
c) Home industry accessory to a residential use, see Section 16.11
d) On-farm diversified use accessory to an agricultural use, see Section 16.12
e) Accessory dwelling unit to a one-unit detached dwelling, subject to servicing requirements, see Section 16.13
f) Home-based childcare accessory to a residential use
g) Backyard hens accessory to a residential use, see Section 17.3

Provisions for Main Uses

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

Table 7-1 Requirements for Main Uses in the RU Zone

Land Use or Building Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**6.0 hectares**	**70.0 metres**	**15.0 metres** **11.0 metres** for a one-unit detached dwelling	**15.0 metres**	**10.0 metres** **4.0 metres** for a one-unit detached dwelling	**7.5 metres** **15.0 metres** for a one-unit detached dwelling

7.1.1 RU Exception Zones

(1) For the lands zoned RU-1[94], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Area (minimum): 23 471.8 square metres (2.35 hectares)

(2) For the lands zoned RU-2[95], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) The permitted uses shall be limited to:

i) Conservation
ii) Agriculture
iii) Forestry
iv) Equestrian Centre or Riding Arena
v) A transition home with activities including education services, life skills classes, community services and recreational activities.

b) The transition home will provide on-site accommodation in the form of dormitories or bunkhouses. Support services, including meal preparation and laundry services will also be provided.
c) Number of Residents (maximum): 22
d) Number of Buildings (maximum): 8, including:

[94] Formerly known as RU-27 in Thurlow Zoning By-law No. 3014.
[95] Formerly known as RU-2 in Thurlow Zoning By-law No. 3014.

i) 2 stand-alone dormitories/bunk houses
ii) 1 activity building with activity rooms/studios/workroom on main floor and dormitory on second floor
iii) 1 chapel
iv) 1 workshop
v) 1 barn for home industry
vi) 1 existing log cabin
vii) 1 existing lean-to cover

e) Lot Area (minimum): 5.2 hectares
f) Lot Frontage (minimum): 52.0 metres
g) Individual Building Footprint (maximum): 400.0 square metres
h) Setback from any point along southern property line (minimum): 15.0 metres
i) Distance Between Buildings (minimum): 4.0 metres
j) Distance from Environmental Protection (EP) Zone (minimum): 30.0 metres
k) The front lot line and the lot frontage for lands zoned RU-2 shall be determined utilizing the line abutting the road allowance of the 6th Concession Road (Thrasher Road) even though the lands situated between the RU-2 Zone and the subject front lot line are zoned Rural Residential (RR) Zone

(3) For the lands zoned RU-3[96], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Frontage (minimum): 45.0 metres

(4) For the lands zoned RU-4[97], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A cabin establishment consisting of a maximum of four (4) tourist cabins shall be permitted as an accessory use, subject to the following provisions:
i) Cabin Size (maximum): 18.6 square metres
ii) Interior Side Yard Width (minimum): 15.0 metres
iii) Rear Yard Depth (minimum): 15.0 metres
iv) Distance between a parking lot for the cabin establishment and an adjacent residential lot (minimum): 1.5 metres including a landscape buffer consisting of trees or hardy bushes

(5) For the lands zoned RU-5[98], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Frontage (minimum): 150.0 metres

[96] Formerly known as RU-14 in Thurlow Zoning By-law No. 3014.
[97] Formerly known as RU-29 in Thurlow Zoning By-law No. 3014.
[98] Formerly known as RU-31 in Thurlow Zoning By-law No. 3014.

b) Lot frontage shall be determined utilizing the road frontage of the abutting Development Control (DC) Zone along Sunningdale Drive

(6) For the lands zoned RU-6[99], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Frontage (minimum): 43.0 metres

(7) For the lands zoned RU-7[100], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Frontage (minimum): 57.5 metres

(8) For the lands zoned RU-H1[101], 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 hydrogeological study

[99] As amended by By-law No. 2024-63.
[100] As amended by By-law No. 2024-136.
[101] As amended by By-law No. 2025-151.

8. Agriculture Zone – AG

8.1 Agriculture Zone – AG

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

Permitted Uses

(1) Main uses:

a) Agriculture
b) One-unit detached dwelling

(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 16.1
b) Equestrian centre or riding arena accessory to an agricultural use
c) Kennel accessory to an agricultural use
d) Rural home occupation accessory to a residential use, see Section 16.10
e) Home industry accessory to a residential use, see Section 16.11
f) On-farm diversified use accessory to an agricultural use, see Section 16.12
g) Accessory dwelling unit to a one-unit detached dwelling, subject to servicing requirements, see Section 16.13
h) Home-based childcare accessory to a residential use
i) Backyard hens accessory to a residential use, see Section 17.3

Provisions for Main Uses

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

Table 8-1 Requirements for Main Uses in the AG Zone

Land Use Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**40.0 hectares** or the area of the lot that existed on	**100.0 metres**	**15.0 metres**	**15.0 metres**	**7.5 metres**	**7.5 metres**

Land Use Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
	the date this By-law was approved, whichever is lesser		**11.0 metres** for a one-unit detached dwelling		**4.0 metres** for a one-unit detached dwelling	**15.0 metres** for a one-unit detached dwelling

8.1.1 AG Exception Zones

(1) For the lands zoned AG-1[102], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) No residential uses are permitted.

(2) For the lands zoned AG-2[103], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A brewery and/or distillery shall be a permitted accessory use provided that the use's maximum water usage does not exceed 10 000.0 litres per day, and that the use does not exceed a maximum lot coverage of 2.0% (7 700 square metres).

(3) For the lands zoned AG-3[104], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) No residential uses are permitted.
b) Lot Frontage (minimum): 58.5 metres

(4) For the lands zoned AG-4[105], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) No residential uses are permitted.
b) No housing of livestock in the existing structures is permitted.
c) Lot Frontage (minimum): 91.1 metres

(5) For the lands zoned AG-5[106], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) No residential uses are permitted.

[102] Formerly known as PA-47, PA-50, PA-52, PA-53, PA-55, PA-58 and RU-18 in Thurlow Zoning By-law No. 3014.
[103] Formerly known as PA-57 in Thurlow Zoning By-law No. 3014.
[104] Formerly known as PA-59 in Thurlow Zoning By-law No. 3014.
[105] Formerly known as PA-58 in Thurlow Zoning By-law No. 3014.
[106] As amended by By-law No. 2025-110.

b) No housing of livestock in the existing structures is permitted.

9. Community Facility Zone – CF

9.1 Community Facility Zone – CF

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

Permitted Uses

(1) Main uses:

a) Arena
b) Cemetery
c) Community centre
d) Day care centre
e) Event space
f) Fairgrounds
g) Residential care facility
h) Long term care home
i) Hospital
j) Library
k) Museum
l) Place of worship
m) Office for government administration
n) School
o) Recreational facility and/or recreational use
p) Theatre

(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 16.1
b) Commercial use where accessory and complementary to the community facility use, up to 5% of the gross floor area or 100.0 square metres, whichever is less
c) Accessory dwelling unit accessory to a place of worship, subject to servicing requirements, see Section 16.13
d) Food truck, see Section 16.22 (7)
e) Student residences accessory to and operated by a school

f) Urban agriculture, see Section 17.12

Provisions for Main Uses

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

Table 9-1 Requirements for Main Uses in the CF Zone

Land Use Type	Min. Lot Area on	Max. Height	Max. Lot Coverage	Min. Gross Floor Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**N/A** on lots with municipal water and sewer services **4 000.0 square metres** on lots without municipal water and sewer services	**15.0 metres**	**50%**	**N/A**	**7.5 metres**	**7.5 metres**	**7.5 metres**

Residential Care Facilities

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

a) Accessory counselling services associated with a residential care facility are permitted.

9.1.1 CF Exception Zones

(1) For the lands zoned CF-1[107], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) Front Yard Depth (minimum): 3.0 metres
b) Interior Side Yard Width (minimum): 6.8 metres

[107] Formerly known as CF-14 in Belleville Zoning By-law No. 10245.

c) Parking Spaces Required (minimum): 82.0 spaces
d) Parking Stall Dimensions (minimum): 2.7 metres by 5.65 metres
e) A school bus loading area is not required on site.

(2) For the lands zoned CF-2[108], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) A parking lot used in association with a hospital shall be the only permitted use.

[108] Formerly known as CF-11 in Belleville Zoning By-law No. 10245.

10. Open Space Zone – OS

10.1 Open Space Zone – OS

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

Permitted Uses

(1) Main uses:

a) Park
b) Golf course
c) Recreational facility or recreational use
d) Marina

(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 16.1
b) Food truck, see Section 16.22 (7)

Provisions for Main Uses

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

Table 10-1 Requirements for Main Uses in the OS Zone

Land Use Type	Min. Lot Frontage	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
All Permitted Uses	**N/A**, except for a park that is required as a condition of approval for a Plan of Subdivision which must have a minimum frontage of **7.0 metres** along an improved public street	**15.0 metres**	**15.0 metres**	**15.0 metres**

Supplementary Provisions

(4) Despite Subsection (3), equipment and structures in parks, such as playgrounds, are not subject to front, interior, or rear yard depth requirements.

10.1.1 OS Exception Zones

(1) For the lands zoned OS-1[109], the permitted uses shall be limited to:

a) Public and/or private boat docking
b) Yacht club
c) Marina
d) Tourist-oriented retail uses provided that such uses shall be located wholly within the building existing on Meyers Pier as of the date of passing of this By-law
e) Restaurant, provided that such use is located wholly within the building existing on Meyers Pier as of the date of passing of this By-law

(2) For the lands zoned OS-2[110], the following shall apply despite any provisions of this Zoning By-law to the contrary:

a) The permitted uses shall be limited to:

i) Landscaped Area
ii) Outdoor storage is prohibited

b) Landscaped Area (minimum): 95%

[109] Formerly known as O2-2 in Belleville Zoning By-law No. 10245.
[110] Formerly known as O2-4 in Belleville Zoning By-law No. 10245.

11. Environmental Protection Zone – EP

11.1 Environmental Protection Zone – EP

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

Permitted Uses

(1) Main uses:

a) Conservation
b) Existing agricultural uses

(2) Accessory uses, buildings, or structures:

a) Only buildings and structures which are necessary for preservation and conservation of the natural features such as floodplains, erosion hazards, wetlands, watercourses, and karst, or for stormwater management within a floodplain shall be permitted, provided those buildings or structures are erected by, or on behalf of, the appropriate public authority.

11.1.1 EP Exception Zones

Reserved for future use.

12. Loyalist College Zone – LC

12.1 Loyalist College Zone – LC

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

Permitted Uses

(1) Main uses:

a) Post-secondary educational institution

(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

Provisions for Main Uses

(3) Main uses in the LC Zone shall be in accordance with all requirements for uses in the Community Facility (CF) Zone, see Section 9.

13. Black Bear Ridge Village Zone

13.1 Black Bear Ridge Village Zone

The following provisions apply to the use of the land and the erecting, locating, and using of buildings or structures in the BBRV Zone.

Definitions

(1) In the BBRV Zone:

"multi-unit dwelling" means a residential building containing more than four dwelling units;

"resort" means an establishment that operates throughout all or part of the year and that has facilities for serving meals and furnishing accommodation, equipment, supplies or services to persons in connection with recreational or business purposes, and includes dwelling units for resort staff;

"Zoning By-law" means the former Zoning By-law No. 3014 of the Township of Thurlow, as amended.

Permitted Uses

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands located in the area shown as the Black Bear Ridge Village (BBRV) Zone, except for,

a) a single family dwelling house;
b) a group home;
c) a semi-detached dwelling house;
d) a duplex dwelling house;
e) a triplex dwelling house;
f) a fourplex dwelling house;
g) a boarding or lodging house;
h) a row dwelling house;
i) a multi-unit dwelling;
j) an apartment dwelling house;
k) a retirement home within the meaning of the Retirement Homes Act, 2010;
l) fairgrounds;
m) a golf teaching academy with visitor's accommodations and practice ranges, golf course, golf pro shop or golf maintenance facility;
n) a long-term care home within the meaning of the Fixing Long-Term Care Act, 2021;
o) a resort;

p) an administrative, business or professional office;
q) a bank, trust company or other financial institution;
r) a retail commercial establishment;
s) a service shop, including a personal service shop;
t) an eating establishment, including a drive-in restaurant or take-out eating establishment;
u) a convenience store;
v) a food supermarket; and
w) a workshop.

Zoning Requirements

(3) The zoning requirements for the Low Density Residential Type 1 (R1) Zone set out in section 6.1 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (a) and (b), with the following exceptions:

1. The minimum lot area is 300 square metres.
2. The minimum lot frontage is 10 metres.
3. Despite paragraph 2, the minimum lot frontage for a corner lot is 12 metres.
4. The minimum front yard depth is six metres.
5. The minimum rear yard depth is 7.5 metres.
6. The minimum interior side yard width is 1.5 metres.
7. The minimum exterior side yard width is three metres.
8. The minimum landscaped area of the front yard is 50 per cent.

(4) The zoning requirements for the Low Density Residential Type 2 (R2) Zone set out in section 6.2 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (c) and (d), with the following exceptions:

1. The minimum lot area for a semi-detached dwelling house is 270 square metres.
2. The minimum lot area for a duplex dwelling house is 540 square metres.
3. The minimum lot frontage for a semi-detached dwelling house is nine metres.
4. The minimum lot frontage for a duplex dwelling house is 18 metres.
5. The minimum front yard depth is six metres.
6. The minimum rear yard depth is 7.5 metres.
7. The minimum interior side yard width is 1.5 metres.
8. The minimum exterior side yard width is three metres.
9. The minimum landscaped area of the front yard is 50 per cent.

(5) The zoning requirements for the Medium Density Residential 3 (R3) Zone set out in section 6.3 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (e) to (g), with the following exceptions:

1. The minimum lot area for a triplex dwelling house is 720 square metres.
2. The minimum lot area for a fourplex dwelling house is 840 square metres.
3. The minimum lot frontage for a fourplex dwelling house is 28 metres.
4. The maximum lot coverage is 40 per cent.
5. The minimum front yard depth is six metres.
6. The minimum rear yard depth is 7.5 metres.
7. The minimum interior side yard width is 1.5 metres.
8. The minimum exterior side yard width is three metres.
9. The minimum landscaped area of the front yard is 50 per cent.

(6) The zoning requirements for the High Density Residential 4 (R4) Zone set out in section 6.4 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (h) to (k), with the following exceptions:

1. The minimum lot area for a multi-unit dwelling is 600 square metres.
2. The minimum lot area for an apartment dwelling house is 1,050 square metres.
3. The minimum lot frontage for a row dwelling house on an interior lot is six metres.
4. The minimum lot frontage for a row dwelling house on a corner or exterior lot is nine metres.
5. The minimum lot frontage for a multi-unit dwelling is 20 metres.
6. The minimum dwelling unit area for a multi-unit dwelling is 55 square metres.
7. The maximum lot coverage for a row dwelling house is 45 per cent.
8. The maximum lot coverage for a multi-unit dwelling is 45 per cent.
9. The maximum lot coverage for an apartment dwelling house is 45 per cent.
10. The maximum building height for a row dwelling house is 11 metres.
11. The maximum building height for a multi-unit dwelling is 13 metres.
12. The maximum building height for an apartment dwelling house is 14 metres.
13. The minimum front yard depth of a row dwelling house is six metres.
14. The minimum front yard depth of a multi-unit dwelling is 4.5 metres to the dwelling and 6 metres to an attached garage.
15. The minimum front yard depth of an apartment dwelling house is 7.5 metres.
16. The minimum exterior side yard width of a row dwelling house is three metres.

17. The minimum exterior side yard width of a multi-unit dwelling is three metres.
18. The minimum exterior side yard width of an apartment dwelling house is six metres.
19. The minimum interior side yard width of a row dwelling house is 1.5 metres.
20. The minimum interior side yard of a multi-unit dwelling is 1.5 metres.
21. The minimum interior side yard width of an apartment dwelling house is 4.5 metres.
22. The minimum rear yard depth of a row dwelling house is 7.5 metres.
23. The minimum rear yard depth of a multi-unit dwelling is 7.5 metres.
24. Despite paragraph 23, if the lot abuts a street or lane, the minimum rear yard depth of the multi-unit dwelling is 4.5 metres to the dwelling and 6 metres to an attached garage.
25. The minimum rear yard depth of an apartment dwelling house is 7.5 metres.

(7) The zoning requirements for the Community Facility (CF) Zone set out in section 6.18 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (l) to (o).

(8) The zoning requirements for the General Commercial (C3) Zone set out in section 6.13 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (p) to (s).

(9) The zoning requirements for the Highway Commercial (C1) Zone set out in section 6.11 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (t) to (w).

(10) The uses permitted under Subsection 2 (a) to (k) are limited to 3,049 residential units.

(11) Any building or structure associated with a non-residential use permitted under Subsection 2 (l) is limited to a gross floor area of 200 square metres.

(12) A clubhouse for a golf course permitted under Subsection 2 (m) is limited to a gross floor area of 6,000 square metres.

(13) A golf pro shop, golf maintenance facility and golf teaching academy with visitor's accommodations, as permitted under Subsection 2 (m), are limited to a gross floor area of 5,000 square metres.

(14) The uses permitted under Subsection 2 (o) are limited to a gross floor area of 25,000 square metres, of which no more than 2,500 square metres may be used for a spa and wellness centre and no more than 10,200 square metres may be used for resort accommodations.

(15) The uses permitted under Subsection 2 (p) to (w) are limited to a gross floor area of 15,000 square metres.

(16) In this section,
"spa and wellness centre" means a building or part of a building where services such as fitness training, massage, beauty services and other similar non-medical health services are provided.

Terms of use

(17) Nothing in this Zone prevents the use of any land, building or structure for any use prohibited by this Zone if the land, building or structure is lawfully so used on the day this Zone comes into force.

(18) Nothing in this Zone prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(19) Nothing in this Zone prevents the strengthening or restoration to a safe condition of any building or structure.

14. Development Control Zone – DC

14.1 Development Control Zone – DC

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

Permitted Uses

(1) Main uses:

a) Existing uses
b) Agriculture, but limited to the growing of crops

(2) Accessory uses, buildings, or structures:

a) Any accessory use, or existing building or structure, which is dependent and related to the main use(s), see Section 16.1
b) Urban home occupation accessory to a residential use, see Section 16.9
c) Accessory dwelling unit, see Section 16.13

Provisions for Main Uses

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

a) The minimum lot area and lot frontage requirements in the Agriculture Zone shall apply to agricultural uses, see Section 8.1

Supplementary Provisions

(4) The following requirements shall apply to main and accessory uses, buildings, or structures:

a) Reconstruction or changes which involve additions, renovations, or alterations to existing buildings and structures are permitted, subject to the following requirements:
   i) Shall not increase the height of a building;
   ii) Shall not result in an overall increase in lot coverage;
   iii) Shall not result in a reduction of setbacks; and
   iv) Shall not be permitted on floodplains, erosion hazards, wetlands, watercourses, or karst topographies.

15. Overlay Zones

For the purposes of this By-law, Overlay Zones include:

1. Intake Protection Zone Overlay – IPZ
2. Wellhead Protection Area Overlay – WHPA
3. Environmental Constraints Overlay – EC
4. Downtown Overlay – DT
5. Mature Areas Overlay – MA

15.1 Intake Protection Zone Overlay – IPZ

(1) The area identified as Intake Protection Zone Overlay on any map to this Zoning By-law is located in an intake protection zone identified in the Quinte Source Protection Plan. The lands within the Intake Protection Zone Overlay are subject to all applicable provisions of this By-law, with the exception that any activity, use or undertaking that is prohibited or regulated under Section 59 of the Clean Water Act is not permitted except in accordance with the Clean Water Act.

15.2 Wellhead Protection Area Overlay – WHPA

(1) The area identified as Wellhead Protection Area Overlay on any map to this Zoning By-law is located in a wellhead protection area identified in the Quinte Source Protection Plan. The lands within the Intake Wellhead Protection Area Overlay are subject to all applicable provisions of this By-law, with the exception that any activity, use or undertaking that is prohibited or regulated under Section 59 of the Clean Water Act is not permitted except in accordance with the Clean Water Act.

15.3 Environmental Constraints Overlay – EC

(1) Developments in areas within the Environmental Constraints Overlay may be subject to the City's review and approval of an environmental site assessment, record of site condition, and/or remediation plan prior to issuance of a building permit.

15.4 Downtown Overlay – DT

(1) The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the Downtown Overlay subject to the general provisions of Section 16 of this By-law:

a) Motor vehicle uses shall not be permitted.
b) Drive-through facilities shall not be permitted.

c) Off-street parking shall be provided and maintained in conformity with the requirements of Section 18, with the exception that for the first 371.6 square metres of gross floor area of the building or structure no parking spaces shall be required for permitted main non-residential uses, and for the total gross floor area of the building or structure in excess of 371.6 square metres, the total number of parking spaces required for non-residential uses shall be reduced by 10% in total.
d) The minimum permitted building height shall be 10.6 metres.
e) Mixed-Use Zone requirements under Sections 5.1 and 5.2 for maximum lot coverage, minimum landscaped area, and minimum front yard depth shall not be applicable.
f) The minimum required interior side yard width for Mixed Use Zones within the Downtown Overlay shall be 3.5 metres, except where abutting a shared common wall or a horizontal projection of a shared common wall.

(2) The following provisions apply to the use of land and the erecting, locating, and using of new buildings or structures constructed after the effective date of this By-law in the Downtown Overlay subject to the general provisions of Section 16 of this By-law:

a) A minimum 1.5 metre step back is required for street-facing walls of buildings or structures for any floor level above a height of 13.5 metres above the established grade at the street line.
b) Permitted uses shall maintain a window-to-wall ratio along any street frontage of:
   i) 60% minimum on the ground level; and
   ii) 30% minimum on upper levels.

15.5 Mature Areas Overlay – MA

To be updated following an Official Plan Amendment.

16. General Provisions

The following General Provisions shall apply to the use of land and the erecting, altering, enlarging, locating, and using of buildings or structures in all zones as specified in this By-law.

16.1 Accessory Buildings or Structures

(1) The total lot coverage of all accessory buildings and structures, excluding swimming pools, and porches and/or decks without a perimeter foundation, is subject to the following provisions:

a) Accessory buildings shall not exceed 10% total lot coverage.
b) Despite Subsection a), in Rural and Agriculture Zones, farm buildings such as barns, greenhouses, stables, and other agriculturally related buildings are not considered accessory buildings.

(2) The minimum required interior side yard width and rear yard depth for accessory buildings or structures is:

a) 30.0 metres within the Aggregate and Extractive Industrial and Waste Disposal Zones, except 90.0 metres where abutting a residential zone.
b) 7.5 metres within the General Industrial and Rural Industrial Zones, except 12.0 metres where abutting a residential zone.
c) 7.5 metres within the Agriculture and Loyalist College Zones.
d) 3.0 metres within the Rural and Rural Residential Zones.
e) 1.0 metre within all other zones.

(3) The maximum permitted height of accessory buildings or structures is:

a) 10.0 metres within the Rural, Agriculture, General Industrial, Rural Industrial, Aggregate and Extractive Industrial, and Waste Disposal Zones.
b) 6.0 metres within the Rural Residential Zone.
c) 4.5 metres within all other zones.
d) Equal to the maximum permitted height of the main use for Industrial Zones despite Subsections a), b) or c), provided the accessory building or structure complies with all required yards for the main use.

(4) Accessory buildings and structures are subject to the following additional provisions:

a) Distance between an accessory building or structure and the main building on the lot (minimum): 1.0 metre
b) Subsection a) does not apply to decks, porches, steps, and other structures normally attached to a main building.
c) Distance between a detached accessory building or structure and any other detached accessory building or structure (minimum): 1.0 metre
d) The entrance to any detached garage doors and carports shall be set back a minimum of 6.0 metres from a front lot line or exterior side lot line.
e) Despite Subsection d) no accessory building or structure shall be located closer to the street line(s) than the main building on the lot, except for the rear yards of through lots.
f) No accessory building or structure shall be located on a required landscaped area or buffer, natural hazard, wetland, watercourse, or body of water.
g) Within any Residential Zone, except the Rural Residential Zone, the maximum number of accessory buildings and structures shall be four (4).

h) Except as specifically stated elsewhere in this By-law, the use of any accessory building for human habitation is not permitted.

Shipping Containers

(5) Shipping containers are subject to the following provisions:

a) Shipping containers shall only be permitted as an accessory use to a permitted non-residential use on a lot where a main building exists.
b) A shipping container is a permitted accessory structure within Commercial, Industrial, Community Facility, Agriculture, Rural, and Open Space Zones.
c) A shipping container permitted by Subsection b), must be setback a minimum of 15.0 metres from any Residential Zone or from any residential use on the lot.
d) Shipping containers are only permitted based on a rate of one (1) shipping container per 0.4 hectare of lot area to a maximum of six (6). In no case is a shipping container permitted on a lot having an area of less than 0.4 hectares. This Subsection d) does not apply to Industrial Zones.
e) In no case shall a shipping container exceed a height of 3.0 metres and a total length of 16.8 metres.
f) A shipping container shall only be located in the rear yard and shall be located no closer than 30.0 metres from any street line.
g) A shipping container shall be screened from view from the street and abutting lots zoned Residential, Open Space, Environmental Protection or Community Facility.
h) Unless stated elsewhere in this By-law, a shipping container shall not be located in a required parking lot and in no case shall encroach into a required landscaped area or buffer.
i) A shipping container shall not be placed for the purpose of display or advertising.
j) Unless stated elsewhere in this By-law, a shipping container shall not be used for the purpose of a self-storage facility.
k) Unless stated elsewhere in this By-law, a shipping container shall not be connected to water and sewer municipal services.
l) Unless stated elsewhere in this By-law, the stacking of shipping containers is not permitted.
m) A shipping container shall not be located in a natural hazard.
n) A shipping container shall not be located in a wetland/watercourse/waterbody.
o) Despite any other provision of this By-law, one (1) shipping container is permitted in the driveway of a residential lot for the purpose of the temporary loading or unloading of household items during the process of moving and for a period not exceeding five (5) days, provided the shipping container is located a minimum of 1.0 metre from all property lines and it does not occupy any required parking spaces as established by this By-law.
p) Despite any other provision of this By-law, a shipping container is permitted on a construction site in any zone being developed on a stand-alone basis or under a plan of subdivision for the purposes of temporary storage of equipment and materials incidental to construction only and shall be removed from the site within 60 days of completing the work.

(6) Subsections (1) and (3) do not apply to a tent erected for a special event.

16.2 Adequate Servicing

(1) No land can be used or the intensity of any use of land expanded, or any building placed, erected, altered, enlarged, unless the land is serviced by and connected to:

a) a public water supply system with adequate capacity; and
b) a public sanitary sewage disposal system with adequate capacity.

(2) Despite Subsection (1), where public water supply or public sanitary sewage disposal systems are not available and the area is not shown within the Urban Boundary on the Official Plan, Schedule B Land Use Plan – Urban Serviced Area map, nor the Loyalist Secondary Plan area, private services approved by the City or its delegate are permitted.

16.3 Frontage on a Public Street

(1) No person may construct or use any building or structure on any parcel of land which does not front on an improved public street or is not accessible by a navigable waterway.
(2) In accordance with Subsection (1), no person may sever any land unless the land severed, and the land retained abuts an improved public street with sufficient access.
(3) Despite Subsection (2), lot line adjustments between parcels are permitted.
(4) A lot existing on the day of the passing of this By-law, with lot frontage but less than required by this By-law, may be used and a building or structure may be erected, altered, or used on such lot, provided that all other applicable zone provisions of this By-law are complied with.
(5) Despite any other provisions of this By-law to the contrary, individual units within a condominium development shall be permitted to front on to a private street.

16.4 Exterior Side Yard Requirement

(1) Unless otherwise specified in this By-law, the exterior side yard requirement is the same as the front yard requirement for the zone in which such corner lot is situated.

16.5 Signs

(1) Nothing in this By-law prevents the use of signs on any land, building or structure, but the erection, use and maintenance of such signs must be subject to the provisions of the current Sign By-law of the City of Belleville.

16.6 Residential Lot Occupancy

(1) In any Residential Zone, no more than one (1) main building may be constructed on any lot, except:

a) For multi-unit dwellings;
b) Within condominium developments; or
c) As specifically stated elsewhere in this By-law.

16.7 Commercial Lot Occupancy

(1) More than one main commercial building may be constructed on a lot in a C3 or C6 Zone, provided that:

a) The minimum lot frontage of a lot in a C3 Zone is 52.5 metres.
b) The minimum lot frontage and lot area of a lot in a C6 Zone is 133.0 metres and 14.0 hectares, respectively.

c) The minimum distance between main commercial buildings in a C3 Zone is 7.5 metres.
d) The minimum distance between main commercial buildings in a C6 Zone is 15.0 metres.

(2) Multiple main buildings on lots in any commercial zone other than C3 or C6 are prohibited.

16.8 External Design and Character of Buildings

(1) All buildings or structures newly constructed must have the roofs and outside walls finished with suitable material recognized as an outside cladding material.
(2) No more than 20% of one-unit detached dwellings on a city block in a Plan of Subdivision approved after the day of the passing of this By-law may be the same external design, with respect to size and location of doors, windows, and projecting balconies.
(3) In a residential development no more than three dwellings in a row of the same external design can be built upon adjoining lots that front on the same street.

16.9 Urban Home Occupation

(1) Where this By-law permits, an urban home occupation is permitted in any dwelling unit, accessory dwelling unit, or detached garage in any zone that permits residential uses provided:

a) The home occupation is accessory to the use of the dwelling or dwelling unit.
b) The maximum floor area used for the purposes of the home occupation is 25% of the gross floor area of the dwelling or 25% of the floor area of the dwelling unit, excluding the floor area of an enclosed garage.
c) There is no visible display or indication of any home occupation from the street, other than the maximum of signage as provided for in the current Sign By-law of the City of Belleville.
d) The use does not change the external appearance of the dwelling or dwelling unit.
e) There is no outdoor storage associated with the home occupation (e.g., no storage of commercial motor vehicles, equipment, trailers, buses, etc.), except for one motor vehicle which is stored on a permitted driveway.
f) The use does not create or become a public nuisance, particularly regarding noise, odour, dust, fumes, vibration, traffic, or parking generated.
g) The use does not become a fire or building hazard or health risk.
h) Only one (1) non-resident of the dwelling on the lot may be employed by the home occupation.
i) In the case of a home occupation which is located within an accessory dwelling unit, or a dwelling unit within a multi-unit dwelling:
    i) Non-resident employees are prohibited on the premises; and,
    ii) No client or customer may be attended to or served on-site.

16.10 Rural Home Occupation

(1) Where this By-law permits, a rural home occupation is permitted in any dwelling unit or in an accessory building, provided:

a) The home occupation is accessory to the use of the dwelling or dwelling unit.

b) The maximum floor area used for the purposes of the home occupation is 25% of the gross floor area of the dwelling or 25% of the floor area of the dwelling unit, excluding the floor area of an enclosed garage.
c) The total gross floor area of an accessory building utilized by the rural home occupation does not exceed 50% of the total gross floor area of the main dwelling.
d) There is no visible display or indication of any home occupation from the street, other than the maximum of signage as provided for in the current Sign By-law of the City of Belleville.
e) The use does not change the external appearance of the dwelling or dwelling unit.
f) There is no outdoor storage associated with the home occupation, except for one commercial motor vehicle which is stored on a permitted driveway.
g) The use does not create or become a public nuisance, particularly regarding noise, odour, dust, fumes, vibration, traffic, or parking generated.
h) The use does not become a fire or building hazard or health risk.
i) On-site storage of hazardous chemicals or explosives is prohibited.
j) A maximum of two (2) non-residents of the dwelling on the lot may be employed by the rural home occupation.
k) In the case of a home occupation which is located within an accessory dwelling unit:
   i) Non-resident employees are prohibited on the premises; and,
   ii) No client or customer may be attended to or served on-site.

16.11 Home Industry

(1) Where this By-law permits, one home industry is permitted on a lot, provided:

a) The use is accessory to the use of the main dwelling.
b) The use is located in an accessory building or on any part of a lot subject to the other applicable provisions of this By-law.
c) The total gross floor area utilized by a home industry does not exceed the total gross floor area of the main dwelling.
d) A maximum of two (2) non-residents of the dwelling on the lot may be employed by the home industry.
e) Any outdoor area used for the home industry and its associated storage and parking must be screened from view from any abutting public street, or abutting property, with an opaque screen or fence that meets the height requirements of Section 16.19.
f) The outdoor area used for the home industry and its associated storage and parking must not exceed an area equal to 50% of the area of the building used for the home industry.
g) Outdoor storage is restricted to the rear yard or to an interior side yard, to a maximum of 100.0 square metres.
h) Outdoor storage is not located within 10.0 metres of any side or rear lot line.
i) Outdoor storage must be screened from view from any abutting public street, or abutting property, with a screen or fence that meets the height requirements of Section 16.19.
j) The use does not become a fire or building hazard or health risk.
k) On-site storage of hazardous chemicals or explosives is prohibited.
l) Any motor vehicles (e.g., commercial motor vehicles, equipment, trailers, buses, etc.) associated with a home industry must be parked in an area other than a public street or a required front yard.

16.12 On-Farm Diversified Uses

(1) Where this By-law permits, on-farm diversified uses shall be permitted, provided:

a) The lot area occupied by all on-farm diversified uses shall be subject to the following:
   i) The maximum area occupied shall be the lesser of 2% of the total lot area of the lot or 1.0 hectare (10,000 square metres), inclusive of land required for driveways, parking, and outdoor storage.
   ii) Despite Subsection i), the lot area used by existing driveways may be discounted at a rate of 100%.
b) The maximum gross floor area for all buildings used for on-farm diversified uses shall be subject to the following:
   i) For all buildings, 20% of the lot area permitted under Subsection a).
   ii) Despite Subsection i), the gross floor area of existing buildings and buildings using the same footprint of previously demolished buildings may be discounted at a rate of 50%.
c) When abutting a Residential Zone, a 3.0-metre-wide landscaped buffer shall be maintained along the shared lot line.

16.13 Accessory Dwelling Units

(1) The following provisions shall be applied to the use of land and the erecting, locating, and using of an Accessory Dwelling Unit (ADU):

Table 15-1 Accessory Dwelling Unit Requirements

Land Use Type	Max. Number of ADU's	Max. Number of Bedrooms in each ADU	Maximum Gross Floor Area of ADU
One-unit Dwelling connected to full municipal services and within a residential zone	3	2	100 square metres each, but the total combined gross floor area shall not exceed the gross floor area of the main dwelling unit
One-unit Dwelling connected to private services, partial services, or in a non-residential zone	1	2	100 square metres, but shall not exceed the gross floor area of the main dwelling unit
Two-unit Dwellings or Two-unit Semi-detached Dwelling connected to full municipal services and within a residential zone	2	2	100 square metres each, but shall not exceed the gross floor area of the largest main dwelling unit
Three-unit Dwelling connected to full municipal services and within a residential zone	1	2	100 square metres each, but shall not exceed the gross floor area of the largest main dwelling unit
Place of Worship	1	2	100 square metres

(2) Despite Subsection (1), the following exceptions apply:

a) Only one (1) detached accessory building is permitted to contain accessory dwelling units.

b) The limitations on gross floor area do not apply to accessory dwelling units that are located entirely within a basement of a dwelling.

d) Any portion used exclusively as an entry foyer, stairwell or vestibule, that serves solely as a point of entry to an accessory dwelling unit or a different storey within an accessory dwelling shall not be included in the calculation of maximum gross floor area.

(3) The lot has frontage on an open maintained public street.

(4) The creation of an accessory dwelling unit must not result in any new doorway entrance added to the front wall of the main building, whether before, during, or after the creation of the accessory dwelling unit.

(5) Subsection (4) does not:

a) prohibit an internal lobby or vestibule with a common doorway entrance in the front wall.

b) prohibit the creation of an accessory dwelling unit within a dwelling unit that already contains more than one doorway entrance in the front wall.

c) require the removal of a doorway entrance to a house that already contains more than one doorway entrance in the front wall.

d) prohibit the addition of one doorway entrance along the front wall of a dwelling unit 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 dwelling unit.

(6) A minimum 1.2-metre-wide access from the detached accessory dwelling unit to an open maintained public street must be provided.

(7) Any lot with an accessory dwelling unit shall provide and maintain a minimum of 37.5% of the front yard as soft landscaping.

(8) The maximum lot coverage of a detached accessory dwelling unit shall not exceed 40% of the yard in which it is located.

(9) Accessory dwelling units are prohibited from future severance.

(10) Other provisions for accessory buildings or structures as established within the underlying zone apply to detached accessory dwelling units.

(11) No accessory dwelling unit shall be located within any area subject to natural hazards such as wetlands, unstable bedrock, erosion hazards, or flooding as defined within flood plain studies and the Bay of Quinte Lake Ontario Shoreline Management Plan.

(12) The maximum distance between a detached accessory dwelling unit and the main dwelling shall not exceed 45.0 metres.

(13) Supporting documentation completed to the satisfaction of the municipality may be required regarding availability, sufficiency, and adequacy of water and wastewater services, including, but not limited to a hydrogeological study or functional servicing study.

16.14 Multiple Zones on One Lot

(1) Where a lot is divided into more than one zone, each portion of the lot must be used in accordance with the provisions of the applicable zone; however, the zone boundary is not to be treated as a lot line.

(2) Where two or more provisions are equally applicable, all provisions must be complied with or, where it is not possible to comply with all the provisions applicable, the most restrictive provisions must be complied with.

(3) Where a lot contains multiple zones including the Environmental Protection Zone, the lot area and lot frontage of the Environmental Protection Zone shall be included when calculating the lot area and lot frontage for a permitted use. This provision shall not exempt a use from any requirement to provide safe access from a public street in accordance with applicable legislation.

(4) Despite the above requirements, this provision does not apply to lands that are subject to a Holding (H) Provision.

16.15 Amenity Areas

(1) A minimum of 18.5 square metres of amenity area must be provided for each dwelling unit on a lot with five (5) or more dwelling units in a one-unit townhouse dwelling, stacked townhouse dwelling, back-to-back townhouse dwelling, multi-unit dwelling, or mixed-use building. Where a one-unit townhouse dwelling is configured in a manner that each dwelling unit is located on its own individual lot, or where a one-unit dwelling contains accessory dwelling units, this requirement does not apply.

(2) Despite Subsection (1), in the MX1 and MX2 Zones, a minimum of 10.0 square metres of amenity area must be provided for each dwelling unit on a lot.

(3) Amenity areas must be designed and located so that the length does not exceed four times the width, except where located on a porch, deck or balcony.

(4) Amenity areas, if provided as communal space, must be aggregated into one area, or grouped into areas of not less than 54.0 square metres.

16.16 Dimensions of Lots

(1) Where this By-law refers to the dimensions of any lot, the frontage of and depth of the lot must be measured by applying the following rules:

a) The lot frontage, where such lot has parallel side lot lines, must be measured on a straight line which is perpendicular to the side lot lines and 7.5 metres back from the front lot line. Where the side lot lines are not parallel, lot frontage must be measured on a line which is 7.5 metres back from, and parallel to, the front lot line.

b) For the purposes of Subsection a), the frontage of a corner lot which has a corner sight triangle, must be measured on a straight line, 7.5 metres back from the front lot line and perpendicular to the side lot line, between the side lot line and the projection of the exterior side lot line.

c) The frontage of a lot, where such lot has a curved or irregularly shaped front line (e.g., on a cul-de-sac or curved street), must be measured 7.5 metres back from, and parallel to, a straight line joining the two points where the side lot lines meet the ends of the front lot line.

d) The depth of a lot, for the purposes of establishing the dimensions of a lot, must be the horizontal distance between the front and rear lot lines and where these lines are not parallel, the horizontal distance between the mid-point of the front lot line and the mid-point of the rear lot line. Where no rear lot line exists, lot depth must be the distance between the apex of the triangle formed by the side lot lines and the mid-point of the front lot line.

16.17 Projections of Building Attachments

The following provisions are for projections of building attachments on or over a minimum required yard:

Accessibility Ramps

(1) Nothing in this By-law, except Section 16.18, shall prevent the location of a barrier-free entrance that conforms to the requirements of the Ontario Building Code. Barrier-free entrances shall include barrier free ramps, lifts, and associated landings.

Balconies

(2) The following provisions apply to projections of balconies:

a) Balconies shall not project into any required yard.
b) Where a balcony is wholly enclosed and is covered with a roof, it must comply with all provisions that apply to the main building.

Decks and Porches

(3) The following provisions apply to projections of decks and porches on or over a minimum required yard:

a) Decks and porches at or lower than 1.2 metres above grade:
   i) May project up to 1.5 metres into a front yard but no closer than 2.0 metre from any front lot line.
   ii) May project up to 3.0 metres into a required rear yard but no closer than 1.0 metre from any rear lot line.
b) Decks and porches higher than 1.2 metres above grade:
   i) May project up to 1.5 metres into a required rear yard but no closer than 3.0 metres from any rear lot line.

Fire Escapes

(4) The following provisions apply to projections of fire escapes:

a) The maximum projection into any side yard is 1.2 metres from a wall.
b) The maximum projection into a rear yard is 1.5 metres from a wall.

Other Attachments

(5) The following provisions apply to projections of other building attachments on or over a minimum required yard:

a) Cornices, sills, eaves, and eaves troughs may project no more than 0.6 metres into any yard, including attachments to accessory buildings.
b) Chimneys may project no more than 0.6 metres into any yard.
c) Canopies, steps, and landings, which have a maximum of two enclosed sides by a railing, wall or privacy screen and exclude the wall of a main building:
   i) May project up to 1.5 metres in a front or side yard but no closer than 1.0 metre from any side lot line.
   ii) May project up to 3.0 metres into a required rear yard but no closer than 1.0 metre from any rear lot line.

16.18 Corner Sight Triangles

(1) Despite anything contained in this By-law, on a corner lot no person may place any building, structure, fence, landscaping, or other barrier which would obstruct visibility above a height of 0.6 metres above grade within a triangle formed by the boundaries of the lot common with the street line and a straight line connecting the points on each of those lines measured 6.0 metres from where they intersect.

(2) In the case where the lot boundaries abutting the intersecting streets have been joined by a curve, the area between the chord joining the beginning and end of such curve, and the street line are considered the corner sight triangle.

(3) Despite Subsection (1), for development that requires Site Plan Control, the required corner sight triangle will be determined through the City's Site Plan Control and/or subdivision approval process.

16.19 Fencing

(1) Boundary fences and walls are permitted in all zones subject to the following provisions:

a) For all non-residential uses the maximum height is 3.0 metres, except in accordance with Section 16.18.

b) For all residential uses the maximum height is 2.4 metres, except in accordance with Section 16.18 and in the following locations:

i) For all residential uses the maximum height is 1.0 metres in the front yard provided any wall, fence, or any other barrier does obstruct visibility.

ii) For residential uses, the maximum height is 2.4 metres within the exterior side yard, except where the primary entrance to the main dwelling faces the designated exterior side yard. In such cases, the designated exterior side yard may be deemed the front yard, and the front yard may be deemed the exterior side yard, as determined by any City of Belleville employee authorized by the Director of Engineering & Development Services.

iii) For all residential uses abutting multi-unit residential uses the maximum height is 3.0 metres along the shared lot line, except within the front yard.

iv) For all residential uses along a lot line abutting non-residential uses the maximum height is 3.0 metres, except within the front yard.

c) Fencing for the purpose of enclosing an outdoor recreational space (e.g., tennis court, basketball court) is permitted to a maximum height of 3.0 metres, provided the fence is a chain-link fence.

d) The provisions above do not apply to a noise barrier required adjacent to a 400-series highway or a railway right-of-way.

16.20 Refuse and Recycling Storage

(1) All commercial, industrial, or multi-unit residential shall provide refuse and recycling bins, and on any property where refuse and recycling storage is provided it shall be subject to the following provisions:

a) All site refuse and recycling bins, including all other large receptacles used for the temporary storage of materials, must follow the minimum yard depth requirements of the underlying zone and shall not be located closer to any street than the closest main building.

b) Garbage storage, recycling and collection facilities shall be made for any multi-unit residential, commercial, or industrial permitted use on the same site as the permitted use.

c) All site refuse and recycling bins, including all other large receptacles used for the temporary storage of materials, shall require screening by way of fencing and/or landscaping from adjacent lots and streets.

d) All screening shall be a minimum of 1.2 metres in height to a maximum height of 3.0 metres.

e) Any refuse and recycling areas co-existing with any parking or loading area:

i) Shall be clearly marked as separate and in addition to required parking and loading spaces.
ii) Shall not be located in any public street.
iii) Shall not be located in a fire access route.

16.21 Minimum Distance Separation

(1) The development of new livestock operations or the expansion of existing livestock operations must comply with the minimum distance separation formulae of the Province of Ontario Ministry of Agriculture, Food and Rural Affairs. The minimum distance separation is applied between a livestock operation and another land use to minimize the impact of odours emanating from the livestock facility.

(2) New development in proximity to existing livestock operations must also comply with the minimum distance separation formulae.

(3) Despite Subsection (2), development is permitted for a one-unit detached dwelling on a vacant lot created before March 1, 2017, provided that the dwelling is located as far as feasibly possible from the livestock operation and that the applicable zone's setback provisions are complied with.

(4) Despite any other provisions to the contrary, the minimum distance separation formulae do not apply to lands within the urban boundary as shown on Schedule B of the Official Plan.

16.22 Motor Vehicles in Yards

(1) No person may use the yard of a lot for the parking of a derelict motor vehicle, including a motor vehicle which has had part, or all of its superstructure removed or is in a condition unable to obtain a licence.

(2) The parking of motor vehicles associated with a one-unit, two-unit, three-unit, or freehold one-unit townhouse dwelling residential use is only permitted within a driveway, private garage, or carport.

Commercial Motor Vehicles

(3) The parking or storage of one commercial motor vehicle per dwelling unit on a lot is permitted in any Residential Zone, subject to the following:

a) Motor vehicles that require the driver to have a Class A, B, C, or D licence are not permitted in a Residential Zone.
b) Motor vehicles that require the driver to have a Class E, F, G or M licence may be permitted in a Residential Zone, provided they do not exceed a gross vehicle weight of 3 400 kilograms.
c) Despite Subsection b), a commercial motor vehicle may be stored within a garage on a residential lot provided the gross vehicle weight does not exceed 6 000 kilograms.
d) No motor vehicle shall be parked on a landscaped area of any front, rear, interior side, or exterior side yard.
e) A parking lot shall be setback a minimum of 1.0 metre from all lot lines.
f) Despite any other provisions, commercial motor vehicles which temporarily attend at premises for the purpose of delivering goods or providing a service to the occupant shall not be deemed to contravene this By-Law.

Recreational Trailers, Vehicles and Boats

(4) The parking or storage of recreational vehicles, trailers, or boats is prohibited in a Residential Zone, except as follows:

a) Recreational vehicles, trailers, or boats may be parked or stored on a lot provided it is parked or stored on a driveway, interior side yard, or rear yard or a private garage, and it is parked a minimum of 1.0 metres from any lot line (inclusive of any trailer hitch, tongue, or similar component).
b) Recreational vehicles, trailers, or boats may be parked or stored on a lot provided it does not occupy any required parking spaces as established by this By-law.
c) Recreational vehicles, trailers, or boats shall not be parked or stored on any area used for soft landscaping.
d) A maximum of two (2) recreational vehicles, trailers, or boats is permitted to be stored on a lot.
e) Where a recreational vehicle or boat is kept on a trailer, the recreational vehicle or boat and trailer together shall be counted as one recreational vehicle, trailer or boat.

(5) Despite any other provisions in this By-law, within the Rural Residential Zone, up to five (5) recreational trailers, vehicles, and boats may be parked and stored on a lot.
(6) Despite any other provisions in this By-law, recreational vehicles, trailers, or boats shall not be used for human habitation purposes at any time.

Food Trucks

(7) Where permitted by this By-law, food trucks are permitted, in accordance with the following provisions:

a) Shall be licensed in accordance with the current Business Licensing By-law of the City of Belleville.
b) Food trucks are permitted to occupy a maximum of two (2) parking spaces on a lot, excluding accessible spaces, car-share spaces, or visitor spaces.
c) Food trucks shall not occupy any driveway, aisle, or fire route.
d) Food trucks must be setback a minimum of 3.0 metres from all lot lines.
e) Food trucks must comply with corner sight triangle provisions in Section 16.18.

16.23 Heights of Buildings and Structures

(1) The height of a building or structure is the vertical distance between the lowest grade point at the base of a front wall of a building or structure and the highest point of the roof surface.
(2) For the purpose of determining the height of a building or structure, the following are not included:

a) An elevator housing, a roof stairway, a water tank, photovoltaic solar panels, a ventilating fan housing, a skylight, a steeple, a clock tower, a chimney, a smokestack, a fire wall or a parapet wall, a barn, a belfry, a church spire, a communications tower, a corn crib, a drying elevator, a feed or bedding storage use, a hydro-electric transmission tower, a silo, and a water tower.
b) A roof sign, a radio or television aerial, a flagpole or similar device not structurally essential to the building.

(3) Despite Subsection (2), buildings within the Canadian Forces Base Trenton height restriction boundary as shown on the Department of National Defence's Trenton Airport map and the Schedule of Lands Affected within the Trenton Airport Zoning Regulations (SOR/96-401) may not exceed the maximum height limit inclusive of the items listed in Subsection (2).

16.24 Landscaping

Landscaped Buffers

(1) In all Residential Zones, the following shall apply:

a) For a long-term care home/retirement home, back-to-back townhouse, stacked townhouse, or multi-unit dwelling, a landscape buffer shall be provided and maintained along all interior side and rear lot lines abutting one-unit and two-unit dwellings.
b) For a three-unit dwelling or four-unit dwelling, a landscape buffer shall be provided and maintained along interior side and rear lot lines adjacent to any parking lot.

(2) In all Commercial, Mixed-Use, and Industrial Zones, a landscape buffer shall be provided and maintained along all interior side and rear lot lines abutting residential zones.
(3) Where this By-law requires the provision of a landscaped buffer, the following provisions apply:

a) The lands provided must be graded, sodded and/or seeded to grass and planted with trees and/or shrubs so as to form at maturity a dense, thick screen or buffer at the perimeter. The said grass, trees and/or shrubs must be maintained or from time to time renewed by the landowner to provide and maintain a privacy screen for the residents of the area.
b) The minimum height of a landscaped buffer shall be 1.5 metres.
c) The minimum width of a landscaped buffer shall be 1.5 metres.

(4) A privacy fence may be permitted in lieu of a landscaped buffer provided the fence is a minimum height of 1.8 metres and a minimum 1.5 metre setback from the fence is maintained as soft-landscaping.

Front Yard Landscaping for Residential Buildings

(5) In all Residential Zones the following front yard landscaping provisions apply:

Table 16-2 Front Yard Landscaping for Residential Buildings

Land Use Type	Minimum Front Yard Landscaping	Minimum Soft Landscaping (% of Required Minimum Front Yard Landscaping)
Long-term Care Home, Back-to-back Townhouse Dwelling, Stacked Townhouse Dwelling or any Multi-unit Dwelling	50%	50%
Any Dwelling within an AG, RR, or RU Zone	75%	75%
All other Main Dwellings	50%	75%

Raised Planters

(6) Raised planters may be used as a permanent fixture to prevent motor vehicle parking in the front yard and/or exterior side yard. Raised planters are deemed to be soft landscaping where any part of any yard other than the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion fixtures must be soft landscaping.

(7) In all Residential Zones, raised planters are exempt from minimum yard requirements, provided they are not located within any form of drainage management system (e.g., swale, ditch, or easement).

(8) Raised planters may not be larger than 3.0 square metres in area and 0.6 metres in height.

16.25 Outdoor Storage

(1) Where permitted by this By-law, outdoor storage is permitted, in accordance with the following provisions:

a) Outdoor storage must be accessory to a permitted use.
b) Unless otherwise permitted, any outdoor storage shall not exceed 30% of the lot area except when associated with any defined motor vehicle use.
c) Any outdoor storage use shall maintain the same setbacks as required for the zone in which it is permitted.
d) No outdoor storage is permitted in the required front yard or the required exterior side yard of any lot.
e) Outdoor storage is not permitted within any yard adjoining a Residential Zone.
f) Any permitted outdoor storage use which adjoins a street or a lot in any zone other than the zone in which the outdoor storage is located must be screened from view from the street or lot through the construction and maintenance of a stone or masonry wall or chain link fence and a landscaped buffer and no such enclosure shall be less than 2.4 metres in height. The fence shall maintain the same setback as required for the outdoor storage. If the height of the outdoor storage exceeds the height of the fence, then a landscaped buffer containing coniferous trees must be provided between the fence and the lot line along the street.
g) Outdoor storage areas shall be constructed with a stable surface of asphalt, concrete, concrete or brick pavers, gravel, or similar materials, which have been treated to prevent the raising of dust or loose particles. All outdoor storage areas must be adequately drained.
h) Any area used for outdoor storage must not occupy any required parking spaces as established by this By-law.
i) If lighting facilities are provided in conjunction with any permitted outdoor storage use, then such lighting shall be so arranged as to deflect light onto the outdoor storage area and away from any adjoining properties or streets.
j) For lands abutting a 400-series highway, outdoor storage shall only be permitted in interior side yards and the outdoor storage must be fully screened from a 400-series highway.

(2) Despite Subsection (1), outdoor storage of farm-related materials shall be permitted as an accessory use to an agricultural use.

(3) Despite Subsection (1), the display of motor vehicles at a motor vehicle dealership or the storage of motor vehicles at a self-storage facility, where permitted by this By-law, is permitted in accordance with the following provisions:

a) The outdoor storage area must be located outside of any required parking spaces, loading areas, and required buffer strips.

b) The outdoor storage area shall be established and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and comprised in whole or in part of one or more materials including asphalt, concrete, concrete or brick pavers, gravel or similar materials.

16.26 Setbacks from TransCanada Pipelines

(1) Despite any provision of this By-law to the contrary, where any TransCanada Pipelines right-of-way exists, a minimum setback of 7.0 metres from the edge of the right-of-way shall be provided for the following:

a) Main uses
b) Accessory buildings and structures
c) Parking lots or loading areas, including parking spaces, loading spaces, stacking spaces, bicycle parking spaces and any associated aisle or driveway.

(2) Accessory structures may be subject to a reduced setback of 3.0 metres from the edge of the right-of-way, provided they are not affixed to the ground.

16.27 Railway Influence

(1) Despite any other provisions of this By-law, the following provisions apply to the use of land and the erecting, locating, and using of buildings or structures, subject to the general provisions of Section 16 of this By-law:

a) No dwelling, dwelling unit, community facility use or a use involving public assembly is permitted to locate within 300.0 metres of the Canadian Pacific Railway or Canadian National Railway right-of-way unless such use and development is in accordance with railway noise, vibration and safety impact studies satisfactory to the municipality in consultation with the relevant Railway.
b) Despite Subsection (a) or any other provisions of this By-law, all new dwellings shall be setback a minimum of:

i) 15 metres from a principal branch line or secondary branch line.
ii) 30 metres from a principal main line or secondary main line.

c) Despite any other provisions within this By-law, the following requirements shall apply to all lots that are accessed via a railway right-of-way crossing:

i) Only existing main and accessory uses are permitted.
ii) Despite Subsection i), new development may be permitted provided the proposed use and development is in accordance with railway noise, vibration, and safety impact studies satisfactory to the municipality in consultation with the relevant Railway.

17. Specific Uses

17.1 Public Uses and Utilities

(1) Nothing in this By-law prevents the use of a building, or part of a building, as a temporary polling station for a Federal, Provincial or Municipal election or referendum.

(2) Despite any other provisions of this By-law, the City, or any public authority, may for the purposes of the public service, use any land or erect or use any building in any zone subject to the following provisions:

a) Such public use or utility must comply with all applicable zone provisions, parking and loading requirements of the zone in which it is located.
b) A minimum 1.5 metre landscaped buffer must be provided where any such use, building or structure is adjacent to a residential use.
c) Despite any provision of this By-law to the contrary, buildings and structures which are used for the storage of street maintenance materials within a public works yard owned by a public authority will be exempt from the height requirements of this By-law.
d) Outdoor storage of goods, materials or equipment are not permitted; unless such outdoor storage is specifically permitted in the zone in which the public use is located and is not permitted in any required yard abutting a Residential Zone.
e) Any above-ground utility or public use which is located in a residential or mixed-use zone, must be located and maintained in general harmony with the residential or mixed-use buildings permitted in such zone.
f) Electricity generation facilities and transmission and distribution systems are permitted in all zones subject to any regulatory requirements for the utility involved.
g) Municipal yards and public utilities are permitted in all zones subject to all provisions of this By-law that apply to the lot, except for minimum lot area or minimum lot frontage requirements; and
h) Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory land uses, are permitted on hydro corridor lands, where compatible with surrounding land uses and allowed by the electricity transmission and distribution utility company.

(3) Nothing in this By-law prevents land from being used as a street or prevent the installation of a water main, sanitary sewer main, storm sewer main, stormwater management facility, gas main, pipeline, overhead or underground electric, telecommunications or other supply and/or communication line, including their distribution, transformer, pumping and/or regulating stations, but not including their offices and maintenance facilities, provided that the location of such main, line or station has been approved by the City.

(4) Within the Agriculture Zone, public uses and utilities shall be subject to the general provisions for on-farm diversified uses, see Section 16.12.

(5) Despite Subsections (1), (2), (3), and (4), the provisions of this By-law do not apply to a public use or utility which has been approved under the Environmental Assessment Act.

(6) Nothing in this By-law prevents the establishment of publicly owned and operated parks or playgrounds, including any buildings or structures accessory to the parks or playgrounds, in any zone provided that such uses, buildings or structures must be in compliance with the provisions for the Open Space (OS) Zone.

(7) Despite any other provision of this By-law, uses such as a storage trailer, shipping container, construction camp or other temporary work camp, a tool shed, scaffold, sales office, or other building or structure as well as the parking or storage of any construction equipment or construction motor vehicle(s) incidental to a Municipally, Provincially or Federally funded construction project or construction on private property are permitted provided that:

a) such uses, buildings or structures are only permitted for as long as the same are necessary for work in progress that has neither been finished nor discontinued for a period of 60 days.
b) a valid building permit or site alteration permit for the construction remains in place, if such a permit was required.

c) such uses, buildings or structures are removed when the work in connection with which they were constructed is terminated.

17.2 Urban Agriculture

(1) Where permitted by this By-law, a building or structure developed exclusively as part of an urban agriculture use is permitted, in accordance with the following provisions:

a) Building Height (maximum): 4.5 metres
b) Front Yard Depth and Exterior Side Yard Width (minimum): 3.0 metres
c) Yard Depth from all other lots (minimum): 1.2 metres
d) Lot Coverage (maximum): 20%

17.3 Backyard Hens

(1) Where permitted by this By-law, hens may be kept in accordance with the following provisions:

a) A maximum of four (4) hens are permitted on a lot.
b) The keeping of roosters is prohibited.
c) Hens shall be housed in a coop that is constructed and maintained:
   i) to provide protection from weather and be adequately ventilated.
   ii) to exclude rodents and predators, and that all coops and runs are maintained in clean conditions and kept free of obnoxious odours, substances, and vermin.
d) A coop for keeping hens:
   i) Shall be located at least 3.0 metres from the side lot line and at least 1.2 metres from the rear lot line of the lot.
   ii) Shall be located at least 3.0 metres from abutting dwellings.
   iii) Shall be at least 7.5 metres from any place of worship or school.
   iv) Shall contain an enclosed roof structure and shall be no greater than 3.0 metres by 3.0 metres and no greater than 4.5 metres in height.
   v) Shall only be located in the rear yard.
e) There is no sale of eggs, manure or other products associated with the keeping of hens.
f) There is no slaughtering or butchering of hens on the property. Deceased hens are to be disposed of at a livestock disposal facility, through the services of a veterinarian, hen exchange program, or through a facility as approved by the Ministry of Agriculture, Food and Rural Affairs and are to be disposed of in accordance with all laws.
g) Hens are to be kept in accordance with the City's Property Standards By-law, Noise By-law, and any other municipal by-law or provincial legislation with regards to the keeping of animals.

17.4 Kennels

(1) Where permitted in this By-law, a kennel is subject to the following provisions:

a) All components associated with a kennel, including buildings and all outdoor animal runs, are considered buildings for zoning purposes and must comply with all applicable provisions of this By-law.
b) Outdoor animal runs associated with a kennel must be located in the rear yard or interior side yard.
c) Minimum interior side and rear yard setback for kennels are 3.0 metres.
d) A shelter or stable for domestic animals or fowl shall be located no closer than 300.0 metres to a kennel.
e) A kennel on a lot in the Rural Zone shall be erected no closer than 45.0 metres to the interior side and rear lot lines and no closer than 90.0 metres from the front or exterior lot line.

(2) Despite Subsection (1), when a kennel is established under the provisions of this By-law, the subsequent construction of a new dwelling unit on a separate lot does not render such kennel non-complying.
(3) All kennels legally existing as of the date of passing of this By-law which would be made non-complying uses under Subsection (1) are deemed to comply with this By-law.

17.5 Bed and Breakfasts

(1) A bed and breakfast is only permitted in a one-unit detached dwelling and may provide a maximum of three (3) guest rooms.
(2) The operation of a bed and breakfast shall be incidental and secondary to the main use of the dwelling.
(3) There is no restriction to the amount of floor area dedicated to the bed and breakfast use.
(4) A bed and breakfast shall provide meals only to guests of the bed and breakfast use.
(5) A bed and breakfast must conform to all parking provisions and requirements of the zone where permitted.

17.6 Commercial Patios

(1) Commercial patios may be permitted as an accessory use to any restaurant or food truck located in a commercial or mixed-use zone, subject to the following provisions:

a) The commercial patio is 25.0 metres from a lot in a residential zone.
b) The commercial patio is 5.0 metres from a dwelling on a lot in a non-residential zone.
c) Despite the above, no setback is required for a commercial patio at the established grade from any lot containing dwellings only above the ground floor; and
d) Despite the above, no setback is required for a commercial patio from any lot containing a dwelling in a Mixed-Use zone.

(2) No person may establish a commercial patio within any parking lot that is required to satisfy the minimum parking requirements established by this By-law for all uses located on the same lot.
(3) Despite the definition of ‘Accessory Use’ in this By-law, within any Mixed-Use Zone, a commercial patio may be permitted on lands separate from the lands upon which the main use is located, provided the commercial patio abuts the lands upon which the main use is located.
(4) For purposes of this By-law, areas used for commercial patios are not considered gross floor area or gross leasable floor area and shall not be considered part of the building for purposes of determining lot coverage or required parking.
(5) No additional parking is required for a commercial patio.

Seasonal Commercial Patios

(6) Despite Subsection (2), between May 1st and September 30th, a commercial patio:

a) May use required parking spaces, off-street parking spaces, driveways, or aisles, but must not occupy any accessible parking space or fire route.
b) May have an event tent or freestanding deck in a front yard for the purposes of a seasonal commercial patio, provided that the minimum yard requirements of the underlying zone are met.

17.7 Dangerous, Combustible, Inflammable or Explosive Substances

(1) Unless otherwise specified by this By-law, no person shall use land or erect or use a building or structure in the defined area for the bulk storage of naphtha, gasoline, dynamite, dualin, nitro-glycerine or gunpowder, petroleum or other dangerous or combustible, inflammable or explosive substances.
(2) No person shall use land or erect or use a building or structure in the defined area for any purpose which from its nature or the material used within is, under the Health Promotion and Protection Act or any other applicable provisions, declared to be a noxious trade, business, or manufacture.
(3) Despite the provisions of Subsection (2), where dangerous or combustible, inflammable or explosive substances referred to in Subsection (1) above are an incidental but integral part of a manufacturing or assembling process, such substances may be used and stored on the premises of an industrial operation, subject to all other provisions of this By-law and provided that the handling and storage of such substances are in accordance with all other statutes and provisions governing the handling and storage of such substances.

17.8 Model Homes

(1) Where a Model Home Agreement or a Subdivision Agreement permitting the construction of model homes has been executed by the owner and the City, model homes may be constructed prior to registration of the plan of subdivision under the Planning Act or a description under the Condominium Act, subject to the following provisions:

a) The use must be permitted in the underlying zone in which the one-unit or two-unit dwelling is to be located.
b) The maximum number of model homes within one plan of subdivision under the Planning Act or a description under the Condominium Act proposed for registration is equal to a maximum of ten (10) model homes within the plan or description for registration, unless Council approves a model home agreement to the contrary.
c) The model home must not be occupied as a dwelling unit prior to the date of the registration of the subdivision plan or condominium plan.
d) The model home agreement will allow the model homes to be constructed in advance of the underground services and registration of the plan but to only be used as sale models until registration of the plan of subdivision.
e) Construction of model homes will be at the developer's sole risk, and should for any reason final approval of the plan not be granted or other issues arise that render the model homes unusable, the developer will be fully responsibility for the costs of removal of the model homes or the pursuit of other remedies that may be available.
f) The model home must comply with all other provisions of this By-law, as though constructed on the lot within the registered plan of subdivision under the Planning Act or the description under the Condominium Act.
g) The model home must comply with all applicable terms and conditions of the Model Home Agreement or Subdivision Agreement, as applicable.

17.9 Drive-Through Facilities

(1) Where there is a drive-through facility is permitted, the following shall apply:

a) A 15.0 metre setback shall be provided between the drive-through, including the drive-through speakers, and all adjacent residential, community facility, or open space zones.
b) A 6.0 metre landscaped area shall be provided and maintained along the portion of a lot line that abuts a Residential, Community Facility, or Open Space Zone.

17.10 Wayside Pits and Quarries

(1) Wayside pits and quarries are permitted in all zones other than Environmental Protection, subject to all applicable Federal and Provincial statutes and regulations.
(2) The reconstruction and/or enlargement of an existing dwelling that does not comply with minimum distance separation formulae is permitted so long as the reconstruction and/or enlargement does not further reduce the non-complying setbacks.

17.11 Special Events

(1) Special events, except seasonal garden centres, are limited to three (3) consecutive days and may occur up to three (3) times per calendar year.
(2) If located on required or provided parking spaces, aisles, or driveways, Section 18.9 applies.
(3) No additional parking is required for these activities.
(4) Within areas zoned Rural or Agriculture, the following shall apply:

a) Permitted Special Events may include festivals, fairs and rodeos;
b) The Special Event has a minimum setback of 400.0 metres from any dwelling unit on a lot abutting or on the opposite side of the street; and
c) The event coordinator and/or the owner of the property submit an event plan to the satisfaction of the City.

(5) Within areas zoned Commercial or Industrial, permitted Special Events may be located in any yard, and include a seasonal garden centre, farmers' market, or the display or retail sales of seasonal produce or merchandise.
(6) Within areas zoned Residential, permitted Special Events may include garage sales, weddings and other commemorative events.
(7) Within areas zoned R1, R2 or R3, a temporary tent for a Special Event may only be located in the interior side or rear yard.

17.12 Boat Houses

(1) Despite any other provisions in this By-law, a boat house on the Bay of Quinte may be permitted subject to the following requirements:

a) Gross floor area maximum: 110.0 square metres
b) Minimum setback from Bay of Quinte high water mark: 7.5 metres

c) Maximum setback from Bay of Quinte high water mark: 8.5 metres
d) Minimum eastern side yard depth: 6.0 metres
e) Minimum western side yard depth: 6.0 metres
f) Minimum combined eastern and western side yard depth: 89.0 metres
g) Located above the 100-year flood plain elevation of the Bay of Quinte.
h) Located outside the erosion hazard of the Bay of Quinte as mapped within the Bay of Quinte/Lake Ontario Shoreline Management Plan.

18. Parking and Loading

18.1 General Parking and Loading Provisions

(1) For all parking standards, the total required parking space is to be rounded up to the nearest whole parking space.

(2) All motor vehicle parking spaces and loading spaces must have unobstructed access directly to a public street by:

a) A driveway or private way;
b) A public lane;
c) An aisle leading to a driveway, private way, or public lane; or
d) Some combination of (a), (b) and (c).

(3) Where a required parking space must be eliminated to provide an accessible parking space, the number of provided parking spaces is deemed to meet the requirements this By-law.

18.2 Off-Street Parking Standards

(1) For every building or structure erected, altered, or enlarged after the passing of this By-law, off-street parking shall be provided and maintained in compliance with the following tables, unless specified otherwise in this By-law.

(2) For all parking calculations, the total parking spaces required is to be rounded up to the nearest whole number.

(3) For multi-unit dwellings, dwelling units in mixed-use buildings, back-to-back townhouses, and stacked townhouses, the minimum number of parking spaces required may be reduced in accordance with the City of Belleville Payment-in-Lieu of Parking Policy.

Table 18-1 Residential Off-Street Parking Requirements

Use	Minimum Required Parking Spaces	Minimum Required Parking Spaces in MX1 & MX2 Zones
One-unit Detached Dwelling **One-unit Semi-detached Dwelling** **One-unit Townhouse Dwelling**	1.0 per dwelling unit	N/A

Use	Minimum Required Parking Spaces	Minimum Required Parking Spaces in MX1 & MX2 Zones
Two-unit Dwelling	1.0 per dwelling unit; or, 0.5 parking spaces per dwelling unit is permitted in locations: • Within 800.0 metres walking distance of a grocery store or retail plaza; and • Within 800.0 metres walking distance of a school; and • Within 400.0 metres walking distance of a public transit stop.	N/A
Three-unit Dwelling	1.0 per dwelling unit; or, 0.66 parking spaces per dwelling unit is permitted in locations: • Within 800.0 metres walking distance of a grocery store or retail plaza; and • Within 800.0 metres walking distance of a school; and • Within 400.0 metres walking distance of a public transit stop.	N/A
Four-unit Dwelling	1.0 per dwelling unit; or, 0.75 parking spaces per dwelling unit is permitted in locations: • Within 800.0 metres walking distance of a grocery store or retail plaza; and • Within 800.0 metres walking distance of a school; and • Within 400.0 metres walking distance of a public transit stop.	N/A

Use	Minimum Required Parking Spaces	Minimum Required Parking Spaces in MX1 & MX2 Zones
Multi-unit Dwelling **Stacked Townhouse Dwelling** **Back-to-back Townhouse Dwelling**	0.75 per dwelling unit; or, 0.5 parking spaces per dwelling unit is permitted in locations: • Within 800.0 metres walking distance of a grocery store or retail plaza; and • Within 800.0 metres walking distance of a school; and • Within 400.0 metres walking distance of a public transit stop. Plus 0.2 parking spaces for visitors per unit (excluding the first 6 units).	0.5 per unit; plus 0.2 parking spaces for visitors per unit (excluding the first 6 units).
Mobile Home Dwelling	1.0 per unit	N/A
Accessory Dwelling Unit	1.0 per accessory dwelling unit; or 0 parking spaces for the first accessory dwelling unit in locations: • Within 800.0 metres walking distance of a grocery store or retail plaza; and • Within 800.0 metres walking distance of a school; and • Within 400.0 metres walking distance of a public transit stop.	N/A
Residential Care Facility	2.0 plus 1.0 space per 3 residents	2.0 plus 0.1 parking spaces for visitors per resident
Long-term Care Home/Retirement Home	1.0 per 3.0 beds	1.0 per 3.0 beds
Any Other Residential Uses Not Listed Above	1.0 per unit	0.5 per unit

Table 18-2 Non-Residential Off-Street Parking Requirements

Use	Minimum Required Parking Spaces in Zones other than MX1 and MX2	Minimum Required Parking Spaces in MX1 and MX2 Zones
Loyalist College (all uses)	1.0 per 100.0 square metres of gross floor area	N/A
Motor Vehicle Body Shop **Motor Vehicle Dealership** **Motor Vehicle Fuelling Station** **Motor Vehicle Rental Agency** **Motor Vehicle Repair Garage** **Motor Vehicle Washing Establishment**	2.0 per 100.0 square metres of the gross floor area of sales/showroom areas, plus 1.0 per 100.0 square metres of gross floor area of other areas, plus 2.0 per service bay	N/A
Bed and Breakfast	1.0 per dwelling plus 1.0 per guest room	1.0 per dwelling unit plus 1.0 parking space per guest room
Restaurants and Bars	10.0 per 100.0 square metres of gross floor area	5.0 per 100.0 square metres of gross floor area
Hotel **Motel**	1.0 per guest unit, plus 10.0 per 100.0 square metres of gross floor area of restaurants or event spaces/conference rooms	1.25 per every 2.0 guest units for up to 40 guest units, and 0.1 parking spaces for visitors per guest unit over 40 guest units
Retail Store **Convenience Store** **Personal Service Shop**	3.4 per 100.0 square metres of gross floor area	MX1 – 1.25 per 100.0 square metres of gross floor area MX2 – 0.0 parking spaces required
Shopping Centre	5.5 per 100.0 square metres of gross leasable floor area	N/A
Day Care Centre **Office** **All Other Commercial Uses**	2.3 per 100.0 square metres of gross floor area	MX1 – 1.0 per 100.0 square metres of gross floor area MX2 – 0.0 parking spaces required

Use	Minimum Required Parking Spaces in Zones other than MX1 and MX2	Minimum Required Parking Spaces in MX1 and MX2 Zones
All Industrial Uses including Manufacturing Facilities and Warehouses	0.75 per 100.0 square metres of gross floor area	N/A
Self-storage Facility	0.75 per 1000.0 square metres of gross floor area	N/A
Hospital	1.2 per 100.0 square metres of gross floor area	1.2 per 100.0 square metres of gross floor area
School, Secondary	3.0 per classroom (includes portables)	3.0 per classroom (includes portables)
School, Other	1.5 per classroom (includes portables)	1.5 per classroom (includes portables)
Place of Worship **Theatre** **Event Space/Fairgrounds**	10.0 per 100.0 square metres of gross floor area	5.0 per 100.0 square metres of gross floor area
Community Centre	4.0 per 100.0 square metres of gross floor area	MX1 – 2.0 per 100.0 square metres of gross floor area MX2 – 0.0 spaces required
Recreational Facility or Recreational Use	0.25 parking spaces per person (spectators, patrons, visitors, members of the audience, or students, as the case may be).	0.25 parking spaces per person (spectators, patrons, visitors, members of the audience, or students, as the case may be).
Any Other Non-residential Use Not Listed Above	3.6 for every 100.0 square metres of gross floor area	0.5 for every 28.0 square metres of gross floor area

18.3 Supplementary Off-Street Parking Requirements

(1) The following supplementary requirements shall apply to all required parking lots in all zones:

Table 18-3 Supplementary Off-Street Parking Requirements

Category	Requirement				
Parking Angle	Less than 20 degrees	20 to 50 degrees	50 to 70 degrees	70 to 90 degrees	70 to 90 degrees with larger parking space width
Minimum Parking Space Width	2.4 metres	2.4 metres	2.4 metres	2.4 metres	2.7 metres
Minimum Parking Space Length	7.0 metres	6.0 metres	6.0 metres	6.0 metres	6.0 metres
Minimum Aisle Width	3.9 metres	3.9 metres	5.5 metres	7.0 metres	6.7 metres, or 6.4 metres for solely residential uses
Acceptable materials for constructing parking lot	In whole or in part of one or more materials including asphalt, concrete, concrete or brick pavers, or any type of permanent type surfacing with drainage facilities that comply with the City's requirements.				
Min. width of driveways leading to parking lots	3.0 metres				
Max. width of driveways leading to parking lots	9.0 metres				
Lighting requirements for parking lots	Lighting shall be arranged to divert light away from adjacent lots.				
Other provisions	When a building or structure accommodates more than one type of use, the off-street parking space requirement for the whole building must be the sum of the requirements for the separate parts of the building or structure occupied by the separate types of use.				

(2) All off-street parking required for any main use shall be provided on the same lot on which such main use is located.

(3) Parking spaces located within a parking lot must be setback a minimum of 1.0 metres from any main building.

(4) No obstruction of a required parking space shall be permitted, except as allowed in Section 18.8.

(5) Where a minimum width of 3.0 metres is supplied in parking structures, supporting columns may project a maximum of 0.3 metres into one side only of the parking space, where the other side of the parking space is not limited by a solid wall and where the minimum aisle width is 6.4 metres for parking supplied in conjunction with residential uses, and 6.7 metres for non-residential uses.

(6) Ingress and egress directly to and from any off-street parking spaces shall be by means of a hard-surfaced aisle.

(7) Pedestrian access and off-street parking lots shall be such that vehicular and pedestrian movement is not prevented during a regulatory flood.

(8) No gasoline pump for retail purposes or other motor vehicle fuelling station equipment shall be located or maintained on any off-street parking lot.

(9) The following additional requirements shall apply to required parking lots provided in all non-Residential Zones:

a) Where parking is provided in any front yard or exterior side yard, the parking lots shall be separated from any adjacent street line by a minimum 1.5 metre wide landscaped area and such area shall include a curb or similar barrier, except for a driveway or driveways.

b) Where off-street parking abuts a Residential Zone, the parking lot shall be separated from the abutting residential lot line by a landscaped buffer, except for a driveway.

c) An accessory structure not more than 4.5 metres in height and not more than 4.5 square metres in area may be erected in the parking lot for the use of parking attendants and is subject to the provisions of Section 16.1.

(10) For one-unit dwellings where not in the form of multiple buildings on a single lot (e.g., townhouse condominium development), the minimum required off-street parking space for the main use shall be located in a driveway and not a private garage.

(11) For one-unit and two-unit dwellings, tandem parking shall be permitted.

18.4 Accessible Parking

(1) The number of required accessible spaces by type is as follows:

a) Where the number of parking spaces in Table 18-1 or 18-2 is between 1 and 12 parking spaces, one parking space must be a Type A accessible space.

b) Where the number of parking spaces in Table 18-1 or 18-2 is between 13 and 100 parking spaces, 5% of the number of parking spaces in must be accessible spaces.

c) Where the number of parking spaces in Table 18-1 or 18-2 is between 101 and 200 parking spaces, one parking space plus 4% of the number of parking spaces must be accessible spaces.

d) Where the number of parking spaces in Table 18-1 or 18-2 is between 201 and 1,000 parking spaces, two parking spaces plus 3% of the number of parking spaces must be accessible spaces.

e) Where the number of parking spaces in Table 18-1 or 18-2 is more than 1,000 parking spaces, 11 parking spaces plus 2% of number of parking spaces must be accessible spaces.

(2) Despite the above provisions, accessible parking spaces are not required for one-unit, two-unit, three-unit, or four-unit dwellings, except within condominium developments.

(3) The calculation of the required number of Type A and Type B accessible spaces must comply with the following provisions:

a) Where an even number of accessible spaces is required by Subsection (1), an equal number of Type A and Type B accessible spaces must be provided.

b) Where an odd number of accessible spaces is required by Subsection (1), an equal number of Type A and Type B accessible spaces must be provided, but the additional accessible space, the odd-numbered space, may be either a Type A or a Type B accessible space.

c) Despite the above provisions, where only one accessible space is required, it must be a Type A accessible space.

(4) Accessible parking spaces must comply with the following standards:

a) All accessible spaces must:
   i) Be located in an area where people with disabilities can easily access a building or facility via curb ramps, depressed curbs or other means.
   ii) Be hard surfaced and level with a maximum gradient of 5%.
   iii) Have an accessible permit parking sign that satisfies the requirements of the Highway Traffic Act.
   iv) Type A accessible spaces must have signage that identifies the space as “van accessible”.
b) Accessible spaces must comply with the following minimum widths:
   i) The minimum width of a Type A accessible space is 3.4 metres.
   ii) The minimum width of a Type B accessible space is 2.7 metres.
c) Accessible spaces must comply with the following minimum vertical clearances:
   i) The minimum vertical clearance of an accessible space located in a parking structure is 2.1 metres.
   ii) The minimum vertical clearance of all other accessible spaces is 2.9 metres.
d) Accessible aisles must:
   i) Be located on each side of each accessible space.
   ii) Have a minimum width of 1.5 metres.
   iii) Extend the full length of the accessible space.
   iv) Be marked with high tonal contrast diagonal lines where the surface is asphalt, concrete or some other hard surface.

18.5 Off-Street Loading Requirements

(1) For every building or structure within an Industrial or Commercial Zone there must be provided and maintained for the property, loading facilities on land that is not part of a street, comprised of one or more loading spaces in accordance with the gross floor area of the building or structure as follows:

Table 18-4 Off-Street Loading Requirements

Gross Floor Area	Number of Required Loading Spaces
Less than 415 square metres	0.0
Between 415 square metres to 2,300 square metres inclusive	1.0
Greater than 2,300 square metres	2.0

(2) At least one off-street loading space must be provided for mixed-use buildings and multi-unit dwellings which exceed four (4) storeys in height.

(3) Each loading space must not be less than 12.0 metres long and 3.6 metres wide and have a vertical clearance of not less than 4.5 metres.
(4) Every loading space must have unobstructed access to a public street or lane by means of a driveway having a minimum width of 6.0 metres.
(5) Every loading space must be constructed in whole or in part of one or more materials including asphalt, concrete, concrete or brick pavers, or any type of permanent type surfacing with drainage facilities that comply with the City's requirements.
(6) Every driveway must be surfaced in the same or better manner as the loading area.
(7) Where the loading area is adjacent to a residential use or Residential Zone, any lighting fixtures must be fitted with cut-offs that focus light (and light reflected from the fixture) away from the residential use or Residential Zone.
(8) Where the loading area is adjacent to a residential use or Residential Zone, a barrier at least 2.0 metres in height must be erected on the abutting lot line where it abuts the residential use or Residential Zone. Such barrier must be constructed of material and in a manner to effect complete visual screening of the loading area.
(9) Where off-street parking abuts a Residential Zone, the parking lot shall be separated from the abutting residential lot line by a strip of land at least 1.5 metres in width. Such strip of land shall be reserved for landscaping purposes or a fence except for a driveway or driveways.
(10) For restaurants and hotels, a parking aisle may be used as a temporary loading space provided that the use of the parking aisle does not obstruct access to a fire route.

18.6 Residential Driveways

(1) Every lot within a Residential Zone shall be subject to the following driveway provisions:
   a) The maximum driveway width within the front or exterior side yard shall be 50% of the width of the yard, up to 9.0 metres, at the street line. Where there are multiple driveways, the combined widths shall not exceed 50% of the width of the yard, up to 9.0 metres, at the street line.
   b) Despite Subsection a) the minimum width of a driveway shall be 3.0 metres at the street line.
   c) The maximum number of driveways is as follows:
      i) Lots with 10.0 metres or less frontage: 1
      ii) Lots with more than 10.0 metres of frontage: 2

(2) The minimum distance between an intersection of street lines and the nearest part of a driveway or parking lot shall be 6.0 metres.
(3) Despite Subsection (2), where a corner sight triangle has been conveyed to a Public Authority, the distance and percentage of driveway coverage shall be measured and/or calculated as if the sight triangle had not been conveyed.
(4) In a Residential Zone, motor vehicles may only be parked in the front yard on a driveway, and parking lots are prohibited in the front yard and the required exterior side yard.
(5) Despite any other provision of the By-law to the contrary, the number, width, and location of driveways on a lot must be in accordance with the City of Belleville's current Driveway Control By-law.

18.7 Bicycle Parking

(1) For every building or structure erected, altered, or enlarged after the passing of this By-law, bicycle parking must be provided on the lot for the land uses and at the rate set out in the following table:

Table 18-5 Bicycle Parking Requirements

Land Use	Required Bicycle Parking
Long-term Care Home/Retirement Home	0.1 per bed
Multi-unit Dwelling	0.5 per dwelling unit
Dwelling Unit Within a Post-Secondary Educational Institution	0.75 per dwelling unit
School	1 per 100.0 square metres of gross floor area
Secondary Educational Institution **Restaurant** **Library** **Bus Station** **Public Use (where there is a building associated with the use)**	1.0 per 250.0 square metres of gross floor area
Personal Service Shop **Retail Store**	1.0 per 500.0 square metres of gross floor area
Train Station	1.0 per 750.0 square metres of gross floor area
Hospital **Hotel**	1.0 per 1 000.0 square metres of gross floor area
Self-Storage Facility	1.0 per on-site employee
Truck and/or Transportation Terminal **Warehouse**	1.0 per 2 000.0 square metres of gross floor area
All Other Non-Residential Uses	1.0 per 1 500.0 square metres of gross floor area

(2) Each bicycle parking space shall be 0.6 metres by 1.8 metres in size.

(3) Each bicycle parking space shall be surfaced and have a fixture to lock a bicycle to.

18.8 Car Sharing

(1) Car-sharing services are permitted in the R3, C1, C2, C3, MX1, MX2, IN1, IN2, and CF Zones.

(2) Car-sharing spaces are permitted in any parking lot or parking garage in any zone in which car-sharing services are permitted, and may occupy up to three required parking spaces, but shall not occupy more than 50% of the required parking spaces nor shall they occupy any accessible parking space.

(3) For every car-sharing space provided, the parking requirement may be reduced by three (3) spaces, however the requirement for accessible parking spaces is not reduced.

18.9 Seasonal Use of Required Parking Spaces

(1) A seasonal garden centre, farmers' market, a temporary special event, or the display or retail sales of seasonal produce or merchandise accessory to a retail store, retail food store, shopping centre, or place of worship may be located such that it temporarily prevents the use of a portion of the required or provided parking spaces, aisles, or driveways, provided that:

a) more than 50% of the parking spaces continue to be available in compliance with this By-law.

b) it does not obstruct access to a fire route.

19. Administration and Interpretation

Administration

19.1 Purpose

(1) The purpose of this Zoning By-law is to regulate the use of lands and the character and use of buildings and structures in the City of Belleville pursuant to the authority contained in Section 34 of The Planning Act, R.S.O., 1990, Chapter P.13, as amended.

19.2 Title

(1) This By-law may be cited as the City of Belleville Zoning By-law.

19.3 Area Defined

(1) The provisions of this By-law, for the purposes of interpretation and application, shall be held to be the minimum requirements adopted for the health, convenience, safety, and general welfare of the public and shall apply to all lands, and the buildings and structures erected on, lying, situated and being in the City of Belleville, including any floating building or structure that is anchored to land underneath a waterbody.

19.4 Conformity

(1) No person will use any land, erect, place, alter, expand, or use any building for any purpose except as stated in this By-law and in conformity with all the applicable provisions of this By-law.

(2) Nothing in this By-law shall apply to exempt any person from complying with the requirements of any By-law in force within the City, or from obtaining any license, permission, consent, permit, authority, or approval required by this or any other By-law of the City or by any other Federal, Provincial or Municipal Law in force at this time of the passing of this By-law.

(3) Where land is proposed to be used or a building or structure is proposed to be erected or used in violation of this By-law:

a) No permit for the use of the land or for the erection or use of the building or structure shall be issued.
b) No occupancy permit (in accordance with the Building Code Act) shall be issued.
c) No municipal license shall be issued.

(4) Minor variances to definitions shall not be permitted.

(5) Where the Committee of Adjustment of the City of Belleville or the former Township of Sidney, former Township of Thurlow or the Ontario Land Tribunal has authorized a minor variance from the provisions of former By-laws 10245, 2076-80 and 3014 as amended, in respect of any land, building or structure and the decision of the said Committee of Adjustment or the Ontario Land Tribunal

authorizing such minor variance has become final and binding prior to the effective date of this By-law, the provisions of this By-law, as they apply to such land, building or structure, shall be deemed to be modified but only to the extent necessary to give effect to the provisions of that previous minor variance.

19.5 Non-Conformity and Non-Compliance

(1) Nothing in this By-law shall apply:

a) to prevent the use or maintenance of any land, building or structure for any purpose prohibited by the By-law if such land, building, or structure was lawfully used for such purpose on the day of passing of the By-law, so long as it continues to be used for that purpose; or
b) to prevent the erection, maintenance or use for a purpose prohibited by the By-law of any building or structure the plans of which have, prior to the day of passing of the By-law, been approved by the Chief Building Official, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected.

(2) Nothing in the By-law shall prevent the strengthening or restoration to a safe condition of any non-conforming building or structure, provided such restoration or repair does not increase the height or size or change the use of such building or structure, unless such change in use is in conformity with the provisions of the zone in which such use is located.

a) For the purposes of Subsection (2) above, restoration shall also mean the reconstruction of a building or structure.
b) For the purposes of Subsection (2) above, a change in height due to a requirement to meet applicable provincial legislation (i.e. flood-proofing) will not be considered a change in height requiring relief from this By-law.

(3) Despite anything in the By-law, no person shall reduce any lot in area, either by conveyance or other alienation of title of any portion of the lot so that the area covered by buildings or structures on the lot exceeds the maximum permitted by this By-law or the yards provided are less than the minimum permitted by this By-law, for the zone in which the lot is situated. However, no person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any lot has or have been conveyed to or acquired by any Public Authority.

19.6 General Administrative Provisions

(1) This By-law shall be administered by the Director of Engineering & Development Services, or in the absence of the Director, the Manager of Approvals or the Manager of Policy Planning or any other authorized member of the Department of Engineering & Development Services.
(2) Any City of Belleville employee authorized by the Director of Engineering & Development Services is hereby authorized to enter, at all reasonable times, upon any property or premises for the purpose of carrying out his duties under this By-law.
(3) Any City of Belleville employee authorized by the Director of Engineering & Development Services may designate either street-line of a through lot as the front lot line.
(4) In the event of conflict between this By-law and any general or special By-law, the most restrictive By-law shall prevail.
(5) Where a situation arises that is not covered by a specific provision, the provisions of this By-law apply by analogy to that situation, so that the application ensures the effective implementation of its provisions and intent.
(6) Editorial revisions may be made to this By-law without the need for a Zoning By-law amendment in order to:

a) Correct numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision.
b) Add or revise technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends, or title blocks.
c) Revise the base mapping and parcel fabric updated from the Ontario Land Registry Office.
d) Change formatting, appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers, and headers, which do not form a part of this By-law and are editorially inserted for convenience of reference only.

(7) Despite any other provision within this By-law, the administrator may round up or down to the nearest the one-tenth's or one-one-hundredth's digit at the discretion of the administrator, without the need for a minor variance.

19.7 Violations and Penalties

(1) Every person who uses any land, or erects or uses any building or structure in a manner contrary to any requirements of this By-law, or who causes or permits such use or erection, or who causes or permits a violation of this By-law, shall upon conviction therefore, forfeit and pay at the discretion of the "justice" a penalty not exceeding the sum of $25,000.00 (exclusive of costs) for each offence, and in addition, a fine not exceeding $10,000.00 for every day the offence continues, and the provisions of the Provincial Offences Act as provided and limited by the Municipal Act shall also apply.

(2) Every corporation who uses any land, or erects or uses any building or structure in a manner contrary to any requirements of this By-law, or who causes or permits such use or erection, or who causes or permits a violation of this By-law, shall upon conviction therefore, forfeit and pay at the discretion of the "justice" a penalty not exceeding the sum of $50,000.00 (exclusive of costs) for each offence, and in addition pay a fine not exceeding $25,000.00 for every day the offence continues, and the provisions of the Provincial Offences Act as provided and limited by the Municipal Act shall also apply.

(3) In addition to any other remedy or any penalty provided by law, where a conviction has been entered, any court of competent jurisdiction may then make a prohibition order regarding the continuation or repetition of the offence by the person convicted. Where this By-law is contravened, in addition to any other remedy provided and to any penalty imposed by this Section, such contravention may be restrained by action at the instance of the City or any ratepayer of the City.

(4) Subject to and in accordance with the provisions of the Planning Act, where the Director believes on reasonable grounds that this By-law is being contravened, the Director or any person acting under their instructions may, at all reasonable times, enter and inspect any property on or in respect of which they believe the contravention is occurring.

19.8 Repeal

(1) The following By-laws are repealed upon the coming into force of this By-law:

a) City of Belleville By-law 10245;
b) former Township of Sidney By-law 2076-80; and,
c) former Township of Thurlow By-law 3014.

19.9 Transition

Complete Applications for a Building Permit

(1) Nothing in this By-law prevents the development or use of a lot or a building for which a complete application for a building permit was received by the City on or before the date of passing of this By-law, if the development or use complies, or the building permit application is amended to comply, with the provisions of the applicable former zoning by-law as it read immediately prior to the passing of this By-law.

Other Types of Complete Applications

(2) Where a complete application was received by the City on or before the date of passing of this By-law for the development or use of a lot or one or more buildings, approval may be granted in the context of the applicable former zoning by-law as it read immediately prior to the passing of this By-law, for one or more of the following applications where they are consistent with the intent of the complete application:

a) Any application under Section 45 of the Planning Act;
b) Site plan control approval pursuant to Section 41 of the Planning Act;
c) Consent pursuant to Section 53 of the Planning Act;
d) A site-specific amendment under Section 34 of the Planning Act;
e) Draft plan of subdivision pursuant to Section 51 of the Planning Act or a description under the Condominium Act, 1998, S.O. 1998, c.19;
f) Payment in lieu of parking agreement pursuant to Section 40 of the Planning Act; and
g) A part lot control exemption pursuant to Section 50 of the Planning Act.

(3) Where the development or use of a lot or one or more buildings qualifies under Subsection (2), a building permit may be issued after final approval is received for all required applications if the development or use complies, or the building permit application for the development or use is amended to comply, with the provisions of the applicable former zoning by-law as it read immediately prior to the passing of this By-law.

(4) Nothing in this By-law applies so as to continue the exemption provided by Subsections (1) and (2) beyond the issuance of the final building permit upon which the exemptions are founded.

(5) Section 19.9 is repealed in its entirety on March 11, 2027.

19.10 Validity

(1) Should any section or provision of this By-law, including anything contained on the schedules or zoning maps, be declared by a court of competent jurisdiction to be invalid, only that portion will be invalid, and all other provisions of the By-law shall continue to be in force.

Interpretation

19.11 General Rules of Interpretation

(1) This By-law may be cited by its long title, its short title, or by its By-law number, and any such citation is to be taken as meaning the By-law as amended.

(2) The following rules and definitions apply to this By-law, unless a contrary intention is evident from the context:

a) this By-law is written in plain language; and

b) a deliberate attempt has been made to keep the words, the grammar and the syntax used as simple as possible while meeting the legal requirement for clear and precise legislation.

(3) The words and phrases used in this By-law have their normal and ordinary meaning, except for the interpretation of terminology which is subject to Section 20.

(4) Definitions are given in this By-law to aid in the understanding and implementation of the true spirit, intent, and meaning of the By-law. They are not to be used to avoid an obligation imposed by the By-law or any requirement enacted in a substantive provision of the By-law.

(5) Despite the tense used in a provision:

a) every provision of this By-law is to be applied to the circumstances as they exist at the time in question; and

b) every obligation imposed by this By-law is a continuing one so long as either the use, the circumstances, the reason for the obligation, or the events which caused, precipitated, or gave rise to the obligation continue.

(6) Words in the singular include the plural, and words in the plural include the singular.

(7) Appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, references to former enactments, By-laws, or enabling legislation do not form part of the By-law and are included for convenience of reference only.

(8) Tables are part of the By-law and are used throughout to present provisions in a concise format.

19.12 Holding Zones

(1) Holding Zones are created by adding an “-H” to the zone code on the zoning maps, and have the effect of allowing the uses set out in the corresponding text of the By-law at some time in the future, when the Holding Symbol is removed by an amendment to the Zoning By-law once specified conditions, which are identified in the holding provisions, are met (e.g., conditions related to environmental, transportation, and/or servicing matters).

(2) Holding Zones may contain an addition number following the “H” symbol (e.g. -H1) which shall act as a unique identifier for a specific Holding Symbol when the affiliated zone code does not contain any site-specific provision.

(3) The provisions affiliated with individual Holding Zones are found within the Exception Zone subsection of the primary Zone (e.g., the provisions for R1-H are found under the Exception Zone subsection of the R1 Zone).

20. Definitions

(1) In this By-law, terminology shall be interpreted as defined in Table 20-1, but if a term is not defined in Table 20-1 then the following order of interpretation applies:

a) The term as defined in a site-specific zoning By-law provision.
b) The term as defined in the Provincial Policy Statement.
c) The term as defined in the City's Official Plan.
d) The term as defined based on the common Canadian dictionary definition.
e) The term as defined in writing upon request of the Director of Engineering & Development Services, or a person delegated by the Director.

Table 20-1 Definitions

Term	Definition
Abutting	Means to be next to or have a common boundary with.
Accessible Aisle	A designated area immediately adjacent to one or two accessible spaces, which provides access to and from the accessible spaces.
Accessible Space	A designated parking space identified by prescribed pavement markings and signage which is reserved for the exclusive use of persons with disabilities.
Accessory Use	The use of land or a building or structure that is naturally and normally related and secondary, and exclusively dependent to the main use of the land, building or structure and located on the same lot.
Accessory Building or Structure	A detached building or structure of which the use is normally related and secondary to a main use, building or structure and located on the same lot.
Aggregate Processing Plant	A plant for crushing and screening of aggregate material, a concrete batching plant, and includes a portable, asphalt and washing plant.

Term	Definition
Agriculture	The use of land, buildings or structures for the purposes of the growing of crops and/or the raising of animals, and without limiting the generality of the foregoing, includes: (1) the growing of crops, flower gardening; (2) the boarding, breeding, and keeping of livestock, fowl, fish, or fur or wool bearing animals, aviaries, apiaries; (3) plant nurseries, greenhouses, orchards, vineyards; (4) agroforestry operations, woodlands, and maple syrup production; (5) farm-based home industry involving the production of value-added or value-retained products from produce grown or raised on-site; (6) a farm produce outlet selling agricultural products produced on the premises; (7) agri-tourism uses that are secondary to and dependent to the agricultural use; (8) storage of farm produce and farm related machinery. Agriculture excludes the growing of cannabis plants and processing of cannabis products.
Amenity Area	An indoor and/or outdoor recreational area, which is designed and intended primarily for the leisure and recreation of the occupants of the building, which may include a porch, deck or balcony, but is not a landscaped buffer.
Aquaculture	The farming of aquatic organisms such as fish, shellfish, and aquatic plants.
Arena	Means a building designed with an ice surface and permanent seating, intended for year-round recreational use and may include temporary uses such as special events and competitions, circuses, concerts, conventions, weddings/banquets/anniversaries, auctions, restaurants, flea markets and trade shows or exhibits with a retail component.
Artisan Workshop	A building or structure where manufacturing is performed by tradesperson or craftsperson requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a potter's shop, a jeweller's shop, sculptor's studio, or similar uses.
Attached	When used to describe any building or structure, means that the building or structure is supported by and structurally dependent on a wall of the building.
Backyard Hen	The accessory keeping of hens for the purposes of companionship as a pet or for providing food for personal consumption of occupants of the dwelling on the same lot; and does not include farm, or agricultural uses otherwise defined by the City of Belleville Zoning By-law.
Balcony	An unenclosed platform that is attached to and only directly accessible from within a building and is located above the first storey. A balcony includes associated guards, fencing, walls, visual screen, and other associated features.
Bar	A building, structure or premises licenced under the Liquor License Act, the principal business of which is to serve alcohol to the public for consumption on the premises. Does not include a restaurant, food truck or any other establishment otherwise defined.

Term	Definition
Basement	That portion of a building that is partly below grade which has at least one-half of its floor to ceiling height below the average finished grade; and, that portion of a building that is fully below grade but is not a cellar.
Bed and Breakfast	A one-unit detached dwelling, in which the owner or operator who occupies the dwelling provides, as an accessory use, rooms for the temporary accommodation of the traveling public, not exceeding 28 consecutive days, and may provide meals to overnight guests.
Boat House	A detached accessory building or structure or portion of a dwelling house which is designed or used for the sheltering of a boat or other form of water transportation and storage of household equipment incidental to the residential occupancy. Shall not be used as a dwelling.
Brewery and/or Distillery	A premise used to produce beer or spirits produced for retail sale.
Building	Any structure having a roof, supported by columns or walls, and used for the shelter or accommodation of persons, animals, goods, or materials.
Building Height	The height of a building or structure as determined in accordance with Section 16.23.
Building, Main	A building in which the main uses of the lot on which it is situated are conducted.
Bulk Storage Tank	A tank for the bulk storage of petroleum, gasoline, diesel or other fuels, oil, gas, propane or flammable liquid or fluid but does not include a container for flammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
Bulk Storage Yard	Land which is used for: (i) the open storage of goods and materials and without limiting the generality of the foregoing includes coal, lumber, building supplies, construction equipment yards, but does not include salvage yards; or, (ii) one or more bulk storage tanks.
Business and Industrial Incubator	A use containing multiple businesses where clerical and/or professional services directly related to such businesses may be provided in common because the businesses are in an early or formative stage.
By-law Enforcement Officer	The officer or employee of the City of Belleville charged with the duty of enforcing the provisions of the By-laws of the City and includes a chief official.
Cabin	A detached building containing sleeping accommodation for the travelling public in which sanitary and/or kitchen facilities may or may not be provided.
Campground	An establishment providing for the public temporary accommodation for cabins, tents, tent trailers, travel trailers, recreational vehicles and/or camper trailers.
Cannabis Processing Centre	A premise used primarily for processing cannabis authorized by a license issued by Health Canada. Testing, storing, and/or distribution of cannabis may be permitted as an accessory use.

Term	Definition
Cannabis Production Facility	A premise used for primarily growing and processing of cannabis authorized by a license issued by Health Canada. Testing, research, storing, and/or distribution of cannabis may be permitted as an accessory use.
Cannabis Testing and Research Facility	A facility where any analytical testing, including any third-party testing, and research and development of new products, improve existing products or to increase knowledge of cannabis authorized by a license issued by Health Canada.
Canopy	A roof construction or roof overhang, free of enclosing walls, which may include supporting columns.
Carport	A structure not over one storey in height, enclosed by a maximum of three walls, which is designed for the sheltering of a motor vehicle.
Car-sharing Service	A service that provides motor vehicles solely for the shared use of members of that service and does not include a motor vehicle use.
Car-sharing Space	A parking space used to park a motor vehicle provided by a car-sharing service.
Casino	A gaming facility approved by the Ontario Lottery and Gaming Corporation.
Cellar or Crawl Space	The portion of a building that is partly or entirely below grade, having a height less than the dimension in the Ontario Building Code that would allow it to be habitable space.
Cemetery	Land that is set apart or used for the interment of human remains, including a mausoleum, columbarium or other structure intended for the interment of human remains, in accordance with the Cemeteries Act.
Chief Building Official	An Official of the City who is charged with the duty of enforcing the Building Code Act and regulations.
City	The Corporation of the City of Belleville.
City Block	An area in a city surrounded by streets and usually containing several buildings.
Commercial	The use of land, structure or building for the purpose of buying and selling of commodities, and/or supplying of services as distinguished from manufacturing or assembling of goods, also as distinguished from other purposes such as warehousing and/or an open storage yard.
Commercial Paid Parking Lot	A parking lot used for the temporary storage and/or parking of vehicles for hire or gain.
Community Centre	The use of any lot or building where members of the public are provided with health services, social support services, cultural, social or recreational programs or life/work skills training programs and where no permanent living accommodation is available.
Conservation	The management of biophysical or heritage resources to ensure its sustained or enhanced state.

Term	Definition
Construct	Building construction, reconstruction, and relocation, including: (1) Altering any existing building or structure by an addition, enlargement, extension, movement, or other structural change; and/or (2) Any work for the doing of which a building permit is required under the Building Code Act or regulations.
Construction Yard	Land used for the storage of materials incidental to the operation of street construction, contractor's establishment and/or a building contractor's establishment.
Convenience Store	A retail store serving the daily or occasional needs of the residents of the immediate area with a variety of goods including, but not limited to, groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and/or newspapers.
Coop	A fully enclosed weatherproof building where hens are kept and the interior includes nest boxes for egg laying, perches for the hens to sleep on and food and water containers.
Corner Sight Triangle	An unobstructed triangular area of land on a corner lot where the projection of the front and exterior lot lines intersect.
Council	The Municipal Council of the City of Belleville.
Day Care Centre	A day nursery as defined by the Day Nurseries Act, as amended.
Deck	A building component that is an uncovered and unenclosed or partially enclosed platform, which may or may not be attached to one or more walls of a building. A deck includes its associated railings, guards, fencing, walls, visual screens, stairs, coverings, and other associated features. A deck does not include a commercial patio.
Detached	When used to describe any building or structure, that the building or structure must not attach on any side, any other building or structure. A word that describes when any building or structure is not attached to another building or structure.
Development	The construction or erection of buildings or structures on land, including redevelopment.
Director	The Director of the Engineering & Development Services Department of the City of Belleville
Driveway	A designated surface used to connect a parking lot, parking space, or private property to a public street, typically serving as the primary point of vehicular ingress and egress.
Drive-Through	An accessory facility where one can drive to or through to be served without leaving one's motor vehicle.
Dry Cleaning Establishment	The non-industrial scale operation of laundering, dry cleaning, dry dyeing, cleaning, spotting, stain removal and/or pressing of articles and/or goods of fabric.

Term	Definition
Dwelling	A building used for residential occupancy but does not include a hotel or similar commercial use. Dwelling includes: **One-unit Dwelling**: A residential use building, or a portion of the building, on a single lot containing one main dwelling unit, exclusive of accessory dwelling units. • **One-unit Detached Dwelling**: A residential use building configured in a manner that is freestanding and separate, with independent exterior walls. • **One-unit Semi-detached Dwelling**: A residential use building attached to another one-unit semi-detached dwelling by a shared common wall and divided by a shared lot line. • **One-unit Townhouse Dwelling**: A residential use building that is divided vertically into three or more one-unit dwellings, each of which has at least one shared common wall and independent entrances to a front and rear yard immediately abutting the front and rear walls. **Two-unit Dwelling**: A residential use building on a single lot containing two separate dwelling units, commonly referred to as a duplex. **Two-unit Semi-detached Dwelling**: A residential use building on a single lot containing a one-unit semi-detached dwelling attached to another one-unit semi-detached dwelling by a shared common wall. **Three-unit Dwelling**: A residential use building on a single lot containing three separate dwelling units, commonly referred to as a triplex. **Four-unit Dwelling**: A residential use building on a single lot containing four separate dwelling units, commonly referred to as a fourplex. **Multi-unit Dwelling**: A residential use building on a single lot containing five or more dwelling units which have a common entrance from street level and are served by a common corridor, commonly referred to as apartment buildings. • **Low-rise**: Four or fewer storeys in height • **Mid-rise**: From five to nine storeys in height • **High-rise**: Ten or more storeys in height **Back-to-back Townhouse Dwelling**: A residential use building containing four or more dwelling units, having attached units separated by a common wall above grade, including a common rear wall, and where each unit has an independent entrance to the unit from the outside accessed through the front elevation or exterior side elevation of the dwelling unit. **Stacked Townhouse Dwelling**: A residential use building containing six or more dwelling units, where each dwelling unit is divided both vertically (by a common wall) and horizontally from another dwelling unit and in which each dwelling unit has an independent access from outside at grade level, having frontage on a street or a common access to a street. **Accessory Dwelling Unit**: A separate and self-contained dwelling unit that is secondary to the main dwelling and is physically detached, attached, and/or within the main dwelling on a lot. **Mobile Home Dwelling**: A dwelling unit suitable for long term occupancy designed to be transportable on its own chassis and wheel system.

Term	Definition
Dwelling Unit	A residential unit that is used or intended for use as a residence by an individual or household in which a bathroom and some culinary conveniences (e.g., sink, or countertop, or cooking appliance, or refrigeration appliance, etc.) are provided for the exclusive use of such individual or household and with a private entrance from outside the building or from a common hallway or stairway inside, but does not include a hotel or recreational vehicle.
Eave	A roof overhang, free of enclosing walls, without supporting columns.
Environmental Assessment	A process for the authorization of an undertaking under legislation such as the Environmental Assessment Act, and/or the Ontario Energy Board Act.
Equestrian Centre or Riding Arena	A commercial establishment where horses are boarded and are taken out to be ridden by their owners or are available for riding and riding instruction by the public.
Erosion Hazard	The loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one-hundred-year time span), an allowance for slope stability, and an erosion/erosion access allowance.
Established Building Line	The average of the existing front yard depth of the nearest three lots which have been built upon on the same side of the street. The proximity to the nearest three lots shall be measured along the street line.
Established Grade	The average elevation of the surface of the ground at the base of a structure, exclusive of any embankment in lieu of steps.
Event Space	A building or part of a building, in which facilities are provided for such purposes as meetings for educational, social, cultural, recreational, business, professional or entertainment purposes and includes an auditorium, banquet hall, conference centre, and legion halls. Such facility may include catering services.
Existing	Legally existing as of the date of the passing of this By-law by Council.
Fairgrounds	The use of any lot or building where fairs, circuses or exhibitions are held primarily outdoors and includes any accessory and temporary buildings.
Farm Produce Outlet	A building, or part of a building, in which farm produce or meat is offered for sale at retail, in compliance with all applicable provincial and federal regulations, but does not include an abattoir.
Financial Institution	An establishment that provides a range of financial services, which includes a trust company and a bank.
First Floor	The floor of a building approximately at or immediately above the established grade.
Flood Plain	As defined under the Conservation Authorities Act, and the regulations made under that Act, as amended from time to time.

Term	Definition
Floor Area, Gross	In the case of a building or structure, gross floor area is considered the total area of each storey or part of a storey above ground, measured between the exterior faces of exterior walls in the case of a detached building or structure; or in the case of an attached building or structure measured from the centre line of a common wall, at the level of each storey. Basements are not included in the gross floor area unless they are designed to be used in conjunction with the commercial or industrial function of the building. This area, however, excludes any part of the building or structure which is used for a private garage, deck, or canopy.
Floor Area, Gross Leasable	The total area designated for tenant occupancy and exclusive use, including individual basements, mezzanines, and upper floors if any, expressed in square metre measured from the centre lines of joint partitions and exteriors of outside walls.
Floor Area, Ground	Means the area of a lot occupied by the first floor of a building or structure measured to the interior face of the exterior walls.
Food Truck	A motor vehicle or trailer equipped for the cartage, storage, and preparation of food, beverages, concessions and from which the said items are offered for sale directly to the public for immediate consumption. Includes: (1) Quick-service restaurant which sells food and beverages over a counter for consumption on the premises or for consumption off the premises; or, (2) Take-out restaurant which does not have seating capacity for diners and instead sells food and beverages over the counter for consumption off the premises or delivers food and beverages directly to the consumer for consumption off the premises.
Forestry	The management, development cultivation and harvesting of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection and production of water supplies, and preservation of the recreation resource.
Front Wall	The main exterior wall of a building that is not a permitted projection which is located closest to the front lot line.
Funeral Home	A building or structure designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.
Garage, Private	A detached accessory building or portion of a building, which is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy.
Garage Sale	The occasional use of any residential lot or building for the sale of household goods by an occupant of a dwelling unit, on the same lot as the dwelling unit.
Garden Centre	A place where young trees, ornamental plants, vegetable plants, and/or fruit plants are cultivated and/or kept for sale as plants to be transplanted and fully grown elsewhere.

Term	Definition
Golf Course	An area used for the purpose of playing golf, which may include accessory uses such as club house facilities, a restaurant, and buildings or structures devoted to the maintenance and administration of the golf course, but does not include standalone driving ranges, standalone miniature golf courses or similar uses.
Gravel Pit	A pit or excavation, made for the removal of any soil, earth, clay, marl, sand, gravel, or rock for commercial purposes, but does not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the City or an excavation incidental to the construction of any public works. It does not include a wayside quarry or open pit metal mine as defined in the Aggregate Resources Act, as amended.
Habitable Space	Any space in a dwelling designed for living, sleeping, eating or food preparation but not including a lobby, hallway, closet or bathroom or any room having floor space of less than 4.65 square metres.
Health Club	An establishment for health club services or facilities that aim to improve or maintain a person's health or appearance through physical activity. Uses may include health spas, exercise clubs, exercise gyms, fitness studios, playing courts, or other similar uses.
Hen	A domesticated female chicken that is at least four (4) months old.
High Water Mark	The line adjacent to a watercourse or waterbody at which lands are covered for a sufficient time with water to prevent non-aquatic vegetative growth and may remove any value for farm cropping or pasturing purposes.
Highway	As defined in the Highway Traffic Act.
Home-based Childcare	The temporary care of up to six (6) children where such care is provided within a dwelling for a continuous period not exceeding twenty-four hours but does not include Day Care Centre.
Home Industry	A commercial or industrial use which is accessory to the main residential use, operates from a building which is accessory to a residential building, and is operated by a resident of the main building. May include uses such as an artisan workshop, carpentry, electrical, welding, small engine repair or similar uses. It may also include retail sales of the goods produced on-site.
Home Occupation	A business operated by a resident which is secondary and dependent to a residence. A home occupation does not include the keeping and serving of boarders, lodgers or roomers, or a retail store, except where merchandise is made on the premises and/or any merchandise purchased is delivered directly to the customer.
Hospital	The use of any lot or building that is established for the purposes of the treatment of patients and that is approved as a public hospital under the Public Hospitals Act, and may include a gift shop, cafeteria and other similar accessory uses normally associated with a hospital.

Term	Definition
Hotel	A commercial establishment offering temporary accommodation to the traveling public. Served by a common building entrance and registration area, containing six (6) or more rooms where rooms are accessed by an indoor common space. Accessory uses may include, but are not limited to, conference rooms, restaurants, and health facilities. A hotel shall not include any type of dwelling or be internally connected to any type of dwelling.
Industrial Use	Use of land, structure or building for the purpose of employment, which includes manufacturing processes, transportation, wholesaling, warehousing, storage and/or shipping.
Instructional Facility	A business that provides practical instruction or training and includes the study of a dance or music, art or craft school or studio, computer training, martial arts, trades, and/or any other such specialized school or studio conducted for hire, gain and/or profit.
Karst	A natural hazard and an area of irregular limestone in which erosion has produced fissures, sinkholes, underground streams, and caverns.
Kennel	A building or structure where dogs, cats, or other domestic household pets are kept or boarded. Domestic household pets may also be bred and/or sold at the premises.
Landscaped Area	The open outdoor area on a lot that is suitable for: (1) Soft landscaping that allows water to permeate into the ground (vegetation such as trees, shrubs, hedges, ornamental plantings, grass, groundcover or other similar plantings); (2) Hard landscaping (brick, gravel, pavers, rocks, stones, walkways, fences or outdoor patios); (3) Exterior stairs; (4) Decks without a perimeter foundation; (5) Swimming pools; and (6) An area above a private sanitary sewage system. Landscaped areas do not include driveways, parking aisles, parking spaces, parking lots, loading spaces or anywhere a vehicle is parked or driven; decks or porches with a foundation; or any area beneath, above or within any building.
Landscaped Buffer	A continuous hedgerow of evergreen trees or hardy shrubs, not less than 1.5 metres in height, immediately adjacent to the lot line or portion of the lot line as required by this By-law.
Landscaping, Soft	Soft landscaping includes vegetation such as grass, trees, shrubs, hedges, ornamental plantings, and ground cover plantings, as well as artificial turf, but does not include non-vegetative materials such as interlocking/unit paving stones, rock, bricks, tiles, pre-cast concrete slabs etc.
Lane	A public thoroughfare which serves as only a secondary means of access to abutting lots.
Library	A public library as defined by the Public Libraries Act, as amended.

Term	Definition
Loading Space	An off-street space on the same lot as the building or contiguous to a group of buildings, for the temporary parking of a commercial motor vehicle while loading or unloading merchandise or materials, and which abuts upon a street, lane, or other appropriate means of access.
Lodge	An establishment catering to the vacationing public by providing meals and sleeping accommodation with at least five guest rooms and that has facilities for serving meals and furnishing equipment, supplies or services to persons in connection with recreational purposes.
Long-term Care Home/Retirement Home	Means supervised living accommodation that may include associated support services, and: (1) may be licensed or funded under Province of Ontario or Government of Canada legislation; (2) is for persons requiring semi-independent or supervised group living arrangements; (3) is for more than ten persons, exclusive of staff; and (4) may include dining, kitchen, lounge, and recreational facilities and may also include accessory uses such as a medical office, personal service establishment and retail store, for the residents.
Lot	A parcel of land under distinct and separate ownership from abutting lands and being described in a deed, title, transfer, or other similar document legally capable of conveying land and being registered at the Land Registry Office and has a lot line abutting a public street. **Corner Lot**: A lot situated, at the intersection of two or more streets having an interior angle of intersection of 135 degrees or less, or where one street bends to create an interior angle of 135 degrees or less. **Interior Lot**: A lot other than a corner lot and a through lot. **Through Lot**: A lot bounded on two opposite sides by streets.
Lot Area	The total horizontal area within the lot lines of a lot or, where a lot is divided into more than one zone classification, “lot area” means the total horizontal area within the respective zone classification, inside the area bounded by the zone boundary or boundaries and/or the lot line or lines, excluding the horizontal area of such lot usually covered by water or marsh; beyond the rim of a river bank or watercourse; or between the top and toe of a cliff or embankment having a slope of 30 degrees or more from the horizontal.
Lot Coverage	The portion or percentage of a lot which is covered by buildings, including carports, covered balconies, decks with perimeter foundations and porches. Canopies or eaves which are unsupported by walls or columns or are cantilevered from a building are not included.
Lot Depth	The horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, “lot depth” means the length of a straight line joining the middle of the front lot line and the middle of the rear lot line. When there is no rear lot line “lot depth” means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.
Lot Frontage	The horizontal distance between side lot lines on the part of a lot that abuts a public street or navigable waterway.

Term	Definition
Lot Line	Any boundary of a lot or the vertical projection of a lot, including: **Front Lot Line:** the boundary of a lot which is common with the street line, but in the case of a corner lot, the shorter lot line that is common with the street line is the front lot line and the longer lot line is the "**exterior side lot line**". **Rear Lot Line**: The lot line farthest from and opposite to the front lot line. **Interior Side Lot Line**: Any lot line other than a front lot line, an exterior side lot line, or a rear lot line. **Exterior Side Lot Line**: Any lot line abutting a street other than the front or rear lot line. On a corner lot, the exterior side lot line is the longer lot line that is common with the street line and includes the lot line abutting any corner sight triangle.
Lumber Yard	An area where finished and unfinished lumber is stored but does not include an establishment or area otherwise defined in this By-law.
Manufacturing, Assembling, Fabricating, or Processing Plant	A plant in which the process of producing a product suitable for use, by hand and/or mechanical power and machinery is carried on systematically with division of labour but must not include any use or activity otherwise defined or classified by this By-law.
Marina	A building, structure, or place, containing docking facilities and located on a navigable waterway, where boats and boat accessories are stored, serviced, repaired and/or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided.
Micro-brewery	A premises used for the small-scale production of beer or spirits produced for consumption on the premises and retail sale, which may or may not include an accessory restaurant use.
Mobile Home Lot	A parcel of land in a Mobile Home Park used for the placement of a mobile home and for the exclusive use of the mobile home occupant.
Mobile Home Park	A development under single ownership not having a registered plan of subdivision, managed by a park operator, and having two or more mobile home lots with mobile homes which may be rented or owned.
Model Home	A building which is used on a temporary basis as a sales office or as an example of a type of dwelling that is for sale in a related development, and which is not occupied or used as a residential dwelling.
Motel	A building not greater than two (2) storeys in height, which provides the travelling public with sleeping accommodation for gain and profit, with or without cooking facilities. Access to each unit is gained from outside the building as opposed to a common interior corridor. Accessory uses may include a restaurant, bar, or meeting facilities.
Motor Vehicle	An automobile, truck, motorcycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include a motorized snow vehicle, traction engine, self-propelled implement of husbandry or road building machine within the meaning of the Highway Traffic Act.

Term	Definition
Motor Vehicle, Commercial	Any commercial motor vehicle within the meaning of the Highway Traffic Act. Such vehicles may include but are not limited to a motor vehicle permanently attached to a truck or delivery body and includes ambulances, hearses, fire apparatus, police patrols, motor buses such as school buses and/or tractors used for hauling purposes on the highways.
Motor Vehicle Body Shop	A building or structure used for the painting and/or repairing of motor vehicle bodies, exteriors and/or undercarriages. May include a motor vehicle repair garage as an accessory use.
Motor Vehicle Dealership	A building, or portion of a building, and/or an area of land the purpose of which is for the display and/or sale of new and/or used motor vehicles, including recreational vehicles, motorcycles, and all-terrain vehicles, but does not include a wrecking, impound, salvage yard, or scrap yard. May include a motor vehicle body shop, motor vehicle rental agency and/or a motor vehicle repair garage as an accessory use.
Motor Vehicle, Derelict	A motor vehicle within the meaning of the Highway Traffic Act whether it is intended for use as a private passenger motor vehicle or not, which is inoperable (e.g., flat tires, cannot be started or run, or otherwise be self-propelled) or has a market value that is less than the cost of repairs required to render the said motor vehicle operable.
Motor Vehicle Fuelling Station	A building or place where the main use is the storage and sale of gasoline, diesel, and/or ethanol directly to the public. May include an accessory convenience store and motor vehicle washing establishment.
Motor Vehicle Rental Agency	A building, or portion of a building, where motor vehicles are kept for rent, lease and/or hire under agreement for compensation.
Motor Vehicle Repair Garage	A building and/or structure where the services performed and/or executed on motor vehicles for compensation including the installation of exhaust systems, repair of the electrical systems, transmission repair, brake repair, radiator repair, tire repair and installation, rustproofing, motor vehicle diagnostic centre, major and minor mechanical repairs and/or similar use.
Motor Vehicle Washing Establishment	A building, or portion of a building, which is used for the operation of motor vehicle washing equipment which is automatic and/or semi-automatic.
Motor Vehicle Weight	The gross weight of a vehicle as listed by the manufacturer.
Municipal Yard	Any land, buildings and structures owned by the municipality or any local board or commission, or public utility, and used for the storage, maintenance and/or repair of equipment used in connection with civic works.
Museum	A building or buildings used for the preservation of a collection of paintings and/or other works of art, and/or of objects of natural history, and/or of mechanical scientific and/or philosophical inventions, instruments, models and/or designs; and dedicated or to be dedicated to the recreation of the public, together with any libraries, reading rooms, laboratories and/or other offices and premises used or to be used in connection with the museum.
N/A	An abbreviation for the phrase “not applicable”.

Term	Definition
Navigable Waterway	All waters that the public may use for travel or transport. It may include a canal, or any other body of water created or altered by construction.
Non-Complying Use	A use to which any land, building or structure which is listed as a permitted use in the zone where it is located, but which contravenes one or more of the other applicable provisions of this By-law as of the date of passing of this By-law.
Non-Conforming Use	A use to which any land, building or structure was permitted prior to the passing of this By-law, and which is not listed as a permitted use in this By-law for the zone in which such land, building or structure is situated.
Non-Habitable Space	Any space in a dwelling that is not "habitable space" as defined in this By-law.
Noxious	When used with reference to any use or activity in respect of any land, building or structure or a use or activity which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, machinery parts, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use or activity in respect of any land, building or structure.
Office	A building or structure that is used by a business, agency, or organization for: (1) administrative, clerical, data processing, professional, or management businesses or operations; (2) the offices, waiting rooms, examination rooms, treatment rooms, laboratories and/or pharmacies used in connection with and forming part of the practices of a physician, midwife, dentist, veterinarian, pharmacist, or other legally qualified health care practitioner; and/or (3) the provision of government, postal service, social services, or other similar services.
On-Farm Diversified Use	A use that is secondary to the agricultural use of a property and includes but is not limited to a veterinary clinic, restaurant, bakery, a retail store where farm produce or meat is offered for sale, agri-tourism uses, and uses that produce value-added agricultural products.
Outdoor Storage	Storage outside a building or structure which is accessory to the main use on the site.
Owner	The mortgagee to the land or the person/entity holding fee simple title to the land.
Park	An area used for passive and/or active forms of recreation designed to serve the residents of a neighbourhood, community, region and/or Province. Includes playgrounds, walking and/or multi-purpose trails/paths, sports fields, botanical gardens, outdoor public swimming pools, and may also include accessory buildings or structures such as maintenance buildings, washrooms, canteens or food trucks.
Parking Aisle	A designated passage within a parking lot that directly serves and facilitates vehicular access to adjacent parking spaces, without directly connecting to a public street.
Parking Angle	The angle, which is equal to or less than a right angle, formed by the intersection of the side of a parking space and a line parallel to the aisle.

Term	Definition
Parking lot	A portion of land intended for the parking of motor vehicles associated with a main use, including parking spaces, parking aisles, and pedestrian walkways, but excluding driveways and any portion of a public street.
Parking Space	An unobstructed area, exclusive of any aisles, ingress or egress lanes, for the parking or storage of a motor vehicle and may include a private garage or carport but does not include an area used for the display or offering for sale of motor vehicles or stalls at fuelling station pumps.
Patio, Commercial	An outdoor area used in conjunction with any restaurant or bar as defined in this By-law, or similar commercial or hospitality use, where seating accommodation is provided and where meals and/or refreshments are served to the public for consumption.
Patio, Seasonal Commercial	An outdoor area used in conjunction with any restaurant or bar as defined in this By-law, or similar commercial or hospitality use, where seating accommodation is provided and where meals and/or refreshments are served to the public for consumption that is not permanent and operates only between May 1st and September 30th.
Perimeter Foundation	A type of foundation which provides direct structural support for exterior building walls with a continuous foundation and footing. A perimeter foundation is generally raised above the ground and may provide access to the space underneath (e.g., a crawl space).
Person	Any individual, association, firm, partnership, or incorporated company.
Place of Entertainment	Any land, building, or structure used for recreational, spectator sporting, or amusement purposes by the public and operated for profit or gain and without limiting the generality of the foregoing may include: an amusement park, an amusement or game arcade, bowling alley, a pool or billiard hall, a bingo hall, a miniature golf course, and/or golf ball driving range, escape room, axe throwing establishment, and/or stadium.
Place of Worship	A building dedicated to religious worship and includes a church, mosque, synagogue, convent, monastery, parish hall, or similar such uses.
Porch	A building component that is an unenclosed or partially enclosed platform covered by a roof, and which may be attached to a main wall of a building. A porch includes all associated guards, fencing, walls, visual screens, columns, roof, stairs, and other associated features.
Post-secondary Educational Institution	Includes: (1) A university which means a place of higher education, which has a body of teachers and students on the premises, and that offers instruction at the undergraduate level, post-graduate level, or both, and which is empowered by law to grant a degree upon the successful completion of a prescribed course of study; and, (2) A college which means a college of applied arts and technology or other similar place of post-secondary education which has a body of teachers and students on the premises, and that provides instruction in business, a trade, or a craft, and that is empowered by law to grant diplomas, licenses or certificates that permit the holders to represent themselves as qualified to work in a particular trade or occupation.
Power Generation Use	The use of land, buildings, or structures for the production of energy for mass distribution.

Term	Definition
Principal Branch Line or Secondary Branch Line	A railway right-of-way with train volumes of five (5) trains or fewer per day and speeds usually limited to 50 kilometres per hour, with trains of light to moderate weight.
Principal Main Line or Secondary Main Line	A railway right-of-way with train volumes exceeding five (5) trains per day and high speeds frequently exceeding 80 kilometres per hour.
Printing or Publishing Establishment	A building or part of a building in which the business of producing books, newspapers, periodicals, and/or other printed materials, by mechanical means, and reproducing techniques, such as photocopying, is carried on, and may include the sale of newspapers, books, magazines, periodicals, or like, to the public.
Private Club	A building, or portion of a building, located on private lands, used as the premises for a social, athletic, and/or recreational club, and which is not operated for profit.
Private Sanitary Sewage Disposal System	A Class 4 sanitary sewage system as defined by the Ontario Building Code.
Public Authority	Public Authority means any Federal, Provincial, Regional or Municipal agency including any commission, ministry, board, authority, or department established by such agency.
Public Sanitary Sewage Disposal System	A sanitary sewage works or water pollution control plant under the care and maintenance of the City or the Ministry of the Environment, Conservation and Parks.
Public Use	Use of land, buildings, or structures by or on behalf of a public authority such as the City.
Public Utility	A water works and/or water system, sanitary or storm water sewage works, cable television system, telephone system, electrical power and/or energy generating system, street lighting system, natural and/or artificial gas works; and includes any land, building, equipment, collection, distribution, supply and/or transmission systems required for the administration and/or operation of any such system.
Quarry	See Gravel Pit.
Railway Right-of-Way Crossing	The intersection of the railway right-of-way, line, or industrial track with the pedestrian path, highway, or street determined for circulation of motor vehicles at the same level.
Raised Planter	A structure, typically made of wood, concrete, rock, or plastic, for the growing of plants, flowers, and vegetables for personal or community use.
Recreational Facility and/or Recreational Use	The use of any lot or building for athletic or recreation activities, which may include an ice or roller skating rink, curling rink, paintball facility, axe throwing, racquet club, swimming pool, a miniature golf course, golf driving range, billiard parlour and bowling alley or other similar uses where the principal focus of the use is the participation in athletic or recreation activities.. Any activity requiring the use of a motor vehicle is not a recreational use.

Term	Definition
Recreational Trailer, Vehicle or Boat	Any vehicle that is suitable for being attached to a motor vehicle for the purpose of being drawn or is self-propelled and may be capable of being used on a short-term recreational basis for living, sleeping, or eating accommodation of human beings and includes a travel trailer, pickup camper, motorized camper, boat trailer, or tent trailer.
Redevelopment	The removal of buildings or structures from land and the construction or erection of other buildings or structures on the land.
Rental Outlet	The use of land or the occupancy of a building or a part of a building or structure where articles or equipment of a primarily commercial or industrial nature are offered for rent, lease, or hire under agreement for compensation.
Research and Development Facility	A building or structure used for systematic research, data collection and manipulation, or technical or scientific development of information or new products and may include a research laboratory; but excludes industrial and manufacturing operations other than those required as part of the research.
Residential Care Facility	A residential building providing a group living arrangement, occupied wholly by supervised residents, residing on the premises and which residential setting is developed for the well-being of its residents through the provision of supports/services or if: (1) The resident was referred to the facility by a hospital, court, or government agency; or (2) The facility is licensed, funded, approved by a contract or agreement with the Federal, Provincial, or Municipal Governments.
Residential Use	A dwelling, dwelling unit, mobile home park, long-term care home/retirement home, group home, or residential care and counselling centre.
Restaurant	A building or part of a building where food is offered for sale or sold to the public for immediate consumption. Includes: (1) Full-service restaurant which sells and serves food and beverages to patrons seated at tables, for consumption on the premises; and/or, (2) Take-out restaurant which does not have seating capacity for diners and instead sells food and beverages over the counter for consumption off the premises or delivers food and beverages directly to the consumer for consumption off the premises. (3) A restaurant does not include a food truck.
Retail Store	A building or part of a building in which goods, wares, merchandise, substances, and/or articles are offered for sale or on a rental basis directly to the public but does not include any establishment otherwise defined or classified by this By-law.
Run	A covered secure enclosure that allows hens to access the outdoors.
Salvage Yard	The use of any land, building or structure for the handling of goods, wares, and/or materials for the purpose of salvage, reuse, or other similar purpose. Without limiting the generality of the foregoing, salvage yard includes the handling of wastepaper, rags, bottles, bicycles, old metal, motor vehicle tires and parts, but does not include a wrecking yard.
Sawmill	A building, structure, or area where timber is cut, sawed and/or planed, either to furnished lumber or as an intermediary step and may include facilities for the kiln drying and storage of lumber and may or may not include the distribution of such products on a wholesale or retail basis.

Term	Definition
School	An institution where academic and/or vocational subjects are taught, and which is maintained for educational, philanthropic and/or religious purposes. Includes elementary and secondary schools.
Self-serve Laundry Service	A building or structure where the services of self-serve pay-per-use laundry machines, using only water, detergents, and additives, are made available to the public for the purpose of laundry cleaning, also known as a laundromat.
Self-storage Facility	A building, or multiple buildings, containing individual storage units where, for a fee, the public may store articles, goods, or materials, but excludes a warehouse.
Service Shop	A building or part of a building, not otherwise defined or classified by this By-law, and whether conducted in conjunction with a retail store or not, for the servicing or repairing of articles, goods, or materials other than heavy machinery or equipment, or motor vehicles.
Service Shop, Personal	A building or part of a building where personal services are provided such as a barber shop, a beauty salon, a shoe repair shop and/or other similar services.
Setback	The minimum distance a building or structure must have between itself, and a street, waterbody, or other feature deemed needing a minimum distance requirement.
Shared Common Wall	A wall or set of walls in a single structure shared by two or more dwelling units.
Shipping Container	An article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation of goods by one or more means of transportation and includes, but is not limited to, intermodal shipping containers, body of transport trailer or straight truck box, but does not include a motor vehicle.
Shopping Centre	A group of commercial establishments conceived, designed, and developed as a unit, in accordance with the provisions of this By-law and related in location, size and type to the surrounding trade area which it serves, as opposed to a business area comprising unrelated individual commercial establishments.
Short Term Accommodation	All or part of a dwelling unit rented in exchange for payment, but not including other accommodation (hotel, bed and breakfast, etc.) described in this By-law and the associated Short-Term Accommodation By-law.
Solar Collector	An accessory structure designed for the collection of solar energy for the purposes of converting such energy for heating, lighting, or any other domestic or commercial use.
Special Event	A one-time or temporary event related to a specific social, cultural, or economic objective, such as fairs, festivals, concerts, markets, carnivals, filming events or other organized events held for profit or otherwise.

Term	Definition
Spur Line	A railway right-of-way with unscheduled traffic on demand basis only, with short trains of light weight travelling at speeds limited to 24 kilometres per hour.
Step Back	A portion of a building that is horizontally recessed from the building face below.
Storey	A portion of a building included between the surface of any floor and the surface of the floor, roof, deck or ridge next above it, but excludes basement, cellars, mechanical penthouses, and unfinished attics.
Street	A common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for or used by the general public for the passage of vehicles and includes the area between street lines, within the City of Belleville.
Street Line	The boundary between a street and a lot.
Street, Private or Right-of-Way	Shall mean an area of land that is legally described in a registered deed for the provision of private access on which there is usually a lane.
Street, Public	Shall mean an improved public street for vehicular traffic, which is maintained by and under the jurisdiction of a public authority.
Structure	Any material object or work constructed or put together of connected or dependent parts or elements, whether located under, on and/or above the surface of the ground but does not include unitary equipment as defined by this By-law.
Swimming Pool	A structure containing an artificial body of water, constructed of cement, plastic, fibreglass, or similar material, having a depth greater than 0.6 metres and intended primarily for swimming, wading, and/or diving.
Taxi Business	An establishment intended to accommodate the service and accessory office requirements related to the operation of a taxi business.
Tent, Camping	A temporary shelter for sleeping that is not permanently affixed to the site and that is capable of being easily moved.
Tent, Event	An event tent is a temporary shelter or canopy for events (e.g., weddings, fairs, festivals) that is not permanently affixed to the site and is capable of being moved.
Theatre	A place of public assembly intended for the production and viewing of live music, the performing arts, or the screening and viewing of motion pictures and consisting of an auditorium solely for a viewing audience.
Tourist Establishment	An establishment comprising of two or more cabins providing sleeping accommodation for the travelling public in which sanitary sewage and/or kitchen facilities may or may not be provided. Does not include: (1) A camp within the meaning of the regulations under the Health Protection and Promotion Act; or (2) A club owned by its members and operated without profit or gain.
Trailer	As defined by the Highway Traffic Act and does not include a mobile home dwelling unit as defined by this By-law.

Term	Definition
Travelling Public	A person or persons who is transient.
Truck and/or Transportation Terminal	The land, building, or structure where trucks and/or tractor trailers and/or buses are kept for hire, rental and/or lease; stored, and/or parked for remuneration; are dispatched for hire as common carriers; and/or buses are dispatched.
Unitary Equipment	Includes central air conditioning units, generators, heat pumps, swimming pool filters, solar collectors, private electric vehicle charging stations, and domestic fuel tanks.
Urban Agriculture	A garden for the production of plants including vegetables, fruits, grains, flowers or herbs and includes a community garden and the indoor growing of food products. The outdoor cultivation of plants for consumption may only be undertaken on lands having soils suitable for food production.
Use, Main	The primary purpose for which: (1) The main building or structure is used; or (2) The lot or parcel is used in the case where there is no building or structure erected on the lot.
Use (when used as a Noun)	The purpose for which the land, a building or structure is arranged, designed, or intended, or for which either land, a building or structure is or may be occupied.
Use (when used as a Verb)	The doing or permitting of anything by the owner of any land, building, or structure, directly or indirectly or by or through any servant or agent acting for or with the knowledge and consent of such owner, for the purpose of making use of or occupying the said land, building or structure.
Warehouse	A building or structure used for the storage and/or distribution of goods, wares, merchandise, article, and/or things, but does not include any storage and/or distribution of goods connected with any salvage operation or a bulk storage yard or truck and/or transport terminal or a self-storage facility.
Waste Disposal Site	A parcel of land, a building, or a structure, providing for the long-term storage or processing of municipal solid waste, and includes a landfill site, a sanitary sewage treatment plant, and a sewage lagoon.
Waste Transfer Station	Premises used for receiving non-hazardous solid waste which is compacted and stored temporarily prior to disposal at a waste disposal site.
Water Feature	A fountain or artificial body of water constructed of cement, plastic, fibreglass, or similar material, having a depth less than 0.6 metres and intended primarily for landscaping and aesthetic purposes, and does not include a swimming or wading pool.
Water Frontage	The boundary between the water and land fronting on and providing access to a watercourse, bay, or lake.
Water Supply System	Water distribution or water purification plant under the care and maintenance of the City or the Ministry of the Environment, Conservation and Parks.

Term	Definition
Waterbody	A lake or pond, including the Bay of Quinte.
Watercourse	An identifiable depression in the ground in which a flow of water regularly or continuously occurs.
Wayside Pit or Wayside Quarry	A temporary pit or quarry opened and used by or on behalf of a public authority solely for the purpose of a particular project or contract of street construction and not located on the street.
Well	An underground source of water which has been rendered accessible by the drilling or digging of a hole from ground level to the water table and may include a private piped system from a surface water source.
Wetlands	Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface, and an area where the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs, and fens. Periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.
Wholesale Business	The use of land or the occupancy of a building and/or structure, for the purposes of selling, and/or offering for sale, goods, wares and/or merchandise on the basis of being sold in bulk or on a large scale to other businesses, and includes the storage of warehousing of those goods, wares and/or merchandise, but does not include a department store or an apparel store. Despite, any of the following may be deemed a specialized product or merchandise line: hardware; office supplies that may include computer ware; sportswear; furniture; motor vehicle parts; or garden and nursery and/or craft products.
Window-To-Wall Ratio	Means the ratio of window area to non-window area on the face on any building or structure wall. This may include entry ways, non-openable windows or similar.
Winery, Estate	Shall mean a building or structure or part of, where wines are produced and may include storage, display, processing, wine tasting, storage, hospitality room, administrative facilities, outdoor patio area, an on-site restaurant, dining facility, commercial kitchen, banquet hall, retail facility or other common amenities.
Wrecking Yard	The use of any land, building or structure for the storage of used motor vehicles or any part or parts for the purpose of wrecking, dismantling, and/or salvaging same for sale or other similar purpose but does not include a "salvage yard".

Term	Definition
Yard	A space, related to a building or structure, located on the same lot as the building or structure, and which space is open, uncovered, and unoccupied from the ground to the sky except for such accessory buildings, structures, permitted projections of building attachments, or uses as are specifically permitted elsewhere in the By-law, including: **Front Yard:** the yard extending across the full width of the lot between the front lot line and the nearest part of any main building or structure on the lot. **Rear Yard:** a yard extending across the full width of the lot between the rear lot line and the nearest part of any main building or structure on the lot. Where a lot is zoned into more than one zone classification, the "rear yard" means the yard extending across the full width of the lot, within the respective zone, between the nearest part of any main building or structure on the lot, and the zone boundary, where such is closer than the rear lot line. **Side Yard:** the yard extending from the front yard to the rear yard between the side or exterior side lot line and the nearest part of any main building or structure on the lot. Where a lot is zoned into more than one zone classification, the "side yard" means the yard extending from the front yard to the rear yard, within the respective zone, between the nearest part of any main building or structure on the lot, and the zone boundary, where such is closer than the side lot line. **Exterior Side Yard:** the side yard of a corner lot extending from the front yard to the rear yard between the flanking street line and the nearest part of any main building or structure on the corner lot. **Interior Side Yard:** any side yard other than an exterior side yard between the side lot line and the nearest part of any main building or structure on the corner lot.
Yard Depth	**Front Yard Depth:** the minimum horizontal distance between the front lot line and the nearest part of any main building or structure on the lot. **Rear Yard Depth:** the minimum horizontal distance between the rear lot line and the nearest part of any main building or structure on the lot. Where a lot is zoned into more than one zone classification, the minimum "rear yard depth" requirement must be measured, within the respective zone, between the nearest part of any main building or structure on the lot, and the zone boundary, where such is closer than the rear lot line. **Side Yard Width:** the minimum horizontal distance between the side lot line and the nearest part of any main building or structure on the lot. Where a lot is divided into more than one zone classification the "side yard" means the yard extending from the front yard to the rear yard, within the respective zone, between the nearest part of any main building or structure on the lot, and the zone boundary, where such is closer than the side lot line.
Zone	An area of land for which a specific land use is designated by this By-law.