



Proposed Residential Type 3 Exception 'R3-XX' Zone

1. City of Belleville Zoning By-law 2024-100, as amended, is hereby further amended as follows:
 - 1.1. Schedule 'A', as amended, is hereby further amended by changing the zone symbol of the subject site from 'M1' to 'R3-XX', as shown on Schedule 'A' attached to and forming part of By-Law Number 2025-_____.
 - 1.2. By adding a new Section XX to Section 3.3.1., as follows

"For the land zoned R3-XX, the following shall apply despite any provisions of this Zoning By-law to the contrary:

 - a) Minimum Lot Area: 23.0 square metres per dwelling unit
 - b) Minimum Lot Frontage: 14.0 metres
 - c) Maximum Height (Low-rise Multi-Unit Dwelling): 15.0 metres
 - d) Maximum Height (Mid-rise Multi-unit Dwelling): 29.0 metres
 - e) Maximum Lot Coverage: 82 percent
 - f) Minimum Landscaped Open Space: 4 percent
 - g) Minimum Front Yard Depth (Mid-rise Multi-unit Dwelling): 1.5 metres
 - h) Minimum Interior Yard Depth (Low-rise Multi-unit Dwelling): 0.0 metres
 - i) Minimum Interior Yard Depth (Mid-rise Multi-unit Dwelling): 1.0 metre
 - j) Minimum Rear Yard Depth (Low-rise Multi-unit Dwelling): 0.0 metres
 - k) Minimum Exterior Side Yard Depth: 0.5 metres
 - l) Amenity Area: A minimum of 5.6 square metres of amenity area must be provided for each dwelling unit constructed after the date of passing of this by-law.
 - m) Minimum Number of Affordable Units: For each dwelling unit constructed after the date of passing of this by-law, a minimum of 25% must be affordable dwelling units.