

The Corporation of the City of Belleville

By-law Number 2026-XXX

**A By-law to A By-law to Amend By-law Number 2024-100, being a By-law to
Regulate the Use of Land and the Height, Bulk, Location, Size, Floor Area,
Spacing, Character and Use of Buildings
(119 Cloverleaf Drive - PLZBA2026XXXX)**

Whereas the City of Belleville Zoning By-law No. 2024-100, as amended, was passed under the authority of a predecessor of Section 34 of the Planning Act, R.S.O. 1990, Ch.P.13, as amended;

And Whereas the by-law hereinafter set out is in conformity with the general intent of the approved Official Plan in effect in the City of Belleville;

And Whereas the Council of The Corporation of the City of Belleville conducted a Public Meeting in regard to this application, as required by Section 34(12) of the Planning Act, RSO 1990, Ch. P. 13, as amended;

And Whereas The Corporation of the City of Belleville deems it advisable to amend Zoning By-law No. 2024-100, as otherwise amended, with respect to subject lands, and under the provisions of the Planning Act has the authority to do so;

Now Therefore the Council of The Corporation of the City of Belleville hereby enacts as follows:

1. That Schedule "A", Map No. XXX of By-law 2024-100, as amended, is hereby amended by rezoning the property municipally known as 119 Cloverleaf Drive, City of Belleville, County of Hastings, from Residential Type 1 (R1) Zone and Development Control (DC) Zone to Residential Type 2 (R2-XX) Zone with special provisions to facilitate the construction of 30 dwelling units, as shown on the zoning map attached hereto as Appendix 1
2. Section 3.2.1 of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection (XX):
3. (XX) For the lands zoned R2-XX, the following shall apply despite any provisions of this Zoning By-law to the contrary:
 - a) Accessible parking spaces are not required for one-unit, two-unit, three-unit, or four-unit dwellings where the required parking spaces are located on a driveway abutting the associated building.

- b) A maximum of six (6) parking spaces shall be permitted within the Front Yard, provided they are accessed from a private street and do not obstruct any required sight triangle. Tandem parking shall be permitted.
4. This By-law shall come into force and take effect on the day of passing thereof provided no notice of appeal is filed pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended. In the event that an appeal is filed, this By-law shall come into force and take effect in accordance with the provisions of the Planning Act, R.S.O. 1990.

By-law read and passed this XX day of MONTH YEAR.

Mayor

Clerk

**Appendix 1
to By-law 2026-XXX for
The Corporation of the City of Belleville**



ZONING MAP

LOCATION: 119 CLOVERLEAF DRIVE



SUBJECT LANDS



REZONING FROM RESIDENTIAL TYPE 1 (R1) ZONE AND DEVELOPMENT CONTROL (DC) ZONE TO RESIDENTIAL TYPE 2 (R2-XX) ZONE WITH SPECIAL PROVISIONS