

ZONING MATRIX

119 Cloverleaf Drive, City of Belleville

Current Zones	R1 / DC
Proposed Zone	R2-XX

Intake Protection Zone Overlay	N/A	Railway Influence Overlay	N/A
Wellhead Protection Area Overlay	N/A	Downtown Overlay	N/A
Environmental Constraints Overlay	N/A	Mature Areas Overlay	N/A

Zoning By-law 2024-100 Provision	Required Performance Standard	Proposed	Relief Required?
Residential Type 2 – R2 - Section 3.2			
Permitted Uses {Section 3.2.1}	Main uses are those uses identified in Table 3-1.	-	-
Permitted Uses {Section 3.2.2}	Accessory uses, buildings, or structures: - Any accessory use and accessory building or structure, which is dependent and related to the main use, see Section 15.1. - Accessory dwelling unit, see Section 15.13. - Urban home occupation accessory to a residential use, see Section 15.9. - Home-based childcare.	-	-
Permitted Uses in the Residential Zones {Table 3-1}	R2: - 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 - Low-rise Multi-unit Dwelling - Residential Care Facility - Long-term Care Home / Retirement Home	One-unit Townhouse Dwelling	No

Minimum Lot Area {Table 3-3}	One-unit Townhouse Dwelling: 200.0 square metres per townhouse dwelling	+/- 1,450.0 square metres per townhouse dwelling building +/- 386.7 square metres per townhouse dwelling unit	No
Minimum Lot Frontage {Table 3-3}	One-unit 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	+/- 65.0 metres, vehicular access via a private street	No
Maximum Height {Table 3-3}	12.0 metres	< 12.0 metres	No
Maximum Lot Coverage {Table 3-3}	60%	< 60%	No
Minimum Landscaped Area {Table 3-3}	25%	> 25%	No
Minimum Front Yard Depth {Table 3-3}	3.6 metres	> 3.6 metres from Cloverleaf Drive	No
Minimum Interior Side Yard Width {Table 3-3}	1.2 metres, except where abutting a shared common wall or a horizontal projection of a shared common wall	2.0 metres	No
Minimum Rear Yard Depth {Table 3-3}	7.5 metres	7.5 metres	No

Supplementary Provisions {Section 3.2.4}	Main buildings must not contain more than one doorway entrance on the front wall of the building.	N/A (see Section 3.2.5.c)	-
Supplementary Provisions {Section 3.2.5}	Subsection (4) does not:	-	-
Supplementary Provisions {Section 3.2.5.c}	Prohibit doorway entrances to one-unit townhouse dwellings, back-to-back townhouse dwellings, stacked townhouse dwellings, or two-unit semi-detached dwellings (a maximum one (1) doorway entrance is permitted on the front wall of the building per unit).	Complies	No

Zoning By-law 2024-100 Provision	Required Performance Standard	Proposed	Relief Required?
General Provisions - Section 16			
Adequate Servicing {Section 16.2.1}	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:	-	-
Adequate Servicing {Section 16.2.1.a}	a public water supply system with adequate capacity; and	Complies	No
Adequate Servicing {Section 16.2.1.b}	a public sanitary sewage disposal system with adequate capacity.	Complies	No

Frontage on a Public Street {Section 16.3.1}	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.	Complies	No
Residential Lot Occupancy {Section 16.6.1}	In any Residential Zone, no more than one (1) main building may be constructed on any lot, except:	-	-
Residential Lot Occupancy {Section 16.6.1.b}	Within condominium developments; or	Complies	No
External Design and Character of Buildings {Section 16.8.1}	All buildings or structures newly constructed must have the roofs and outside walls finished with suitable material recognized as an outside cladding material.	Complies	No
External Design and Character of Buildings {Section 16.8.3}	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.	Complies	No

Amenity Areas {Section 16.15.1}	A minimum of 18.5 square metres of amenity area must be provided for each dwelling unit on a lot with three (3) 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 totalling three (3) units, this requirement does not apply.	> 18.5 square metres per dwelling unit (rear decks + landscaped area)	No
Amenity Areas {Section 16.15.3}	Amenity areas must be designed and located so that the length does not exceed four times the width.	Complies	No
Amenity Areas {Section 16.15.4}	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.	> 54.0 square metres	No
Dimensions of Lots {Section 16.16.1}	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:	-	-
Dimensions of Lots {Section 16.16.1.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.	-	-

Dimensions of Lots {Section 16.16.1.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.	-	-
Decks and Porches {Section 16.17.3}	The following provisions apply to projections of decks and porches on or over a minimum required yard:	-	-
Decks and Porches {Section 16.17.3.b}	Decks and porches higher than 1.2 metres above grade:	-	-
Decks and Porches {Section 16.17.3.b.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.	Complies	No
Motor Vehicles {Section 16.22.2}	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.	Driveway	No
Heights of Buildings and Structures {Section 16.23.1}	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.	-	-

Front Yard Landscaping for Residential Buildings {Section 16.24.5}	In all Residential Zones the following front yard landscaping provisions apply:	-	-
Minimum Front Yard Landscaping {Table 16-2}	All other Main Dwellings: 50%	> 50%	No
Minimum Soft Landscaping (% of Required Minimum Front Yard Landscaping) {Table 16-2}	All other Main Dwellings: 75%	> 75%	No

Zoning By-law 2024-100 Provision	Required Performance Standard	Proposed	Relief Required?
Parking and Loading – Section 18			
General Parking and Loading Provisions {Section 18.1.1}	For all parking standards, the total required parking space is to be rounded up to the nearest whole parking space.	-	-
General Parking and Loading Provisions {Section 18.1.2}	All motor vehicle parking spaces and loading spaces must have unobstructed access directly to a public street by:	-	-
General Parking and Loading Provisions {Section 18.1.2.a}	A driveway or private way;	Complies	No

Off-Street Parking Standards {Section 18.2.1}	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.	-	-
Off-Street Parking Standards {Section 18.2.2}	For all parking calculations, the total parking spaces required is to be rounded up to the nearest whole number.	-	-
Minimum Required Parking Spaces {Table 18-1}	One-unit Townhouse Dwelling: 1.0 per dwelling unit	2.0 per dwelling unit	No
Supplementary Off-Street Parking Requirements {Table 18-3}	Parking Angle: 70 to 90 degrees with larger parking space width Minimum Parking Space Width: 2.7 metres Minimum Parking Space Length: 6.0 metres Minimum Aisle Width: 6.7 metres, or 6.4 metres for solely residential uses	Parking Angle: 90 degrees Parking Space Width: 2.7 metres Parking Space Length: 6.0 metres Aisle Width: 6.5 metre wide private street	No
Acceptable Materials for Constructing Parking Lot {Table 18-3}	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.	Complies	No
Supplementary Off-Street Parking Requirements {Section 18.3.2}	All off-street parking required for any main use shall be provided on the same lot on which such main use is located.	Complies	No

Supplementary Off-Street Parking Requirements {Section 18.3.6}	Ingress and egress directly to and from any off-street parking spaces shall be by means of a hard-surfaced aisle.	Complies	No
Supplementary Off-Street Parking Requirements {Section 18.3.7}	Pedestrian access and off-street parking lots shall be such that vehicular and pedestrian movement is not prevented during a regulatory flood.	Complies	No
Supplementary Off-Street Parking Requirements {Section 18.3.11}	For one-unit and two-unit dwellings, tandem parking shall be permitted.	-	-
Accessible Parking {Section 18.4.1}	The number of required accessible spaces by type is as follows:	-	-
Accessible Parking {Section 18.4.1.b}	Where the number of parking spaces in Table 17-1 or 17-2 is between 13 and 100 parking spaces, 5% of the number of parking spaces in must be accessible spaces. (2)	0 accessible spaces	Yes
Accessible Parking {Section 18.4.2}	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.	-	-
Residential Driveways {Section 18.6.4}	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.	Six visitor spaces not in driveway	Yes