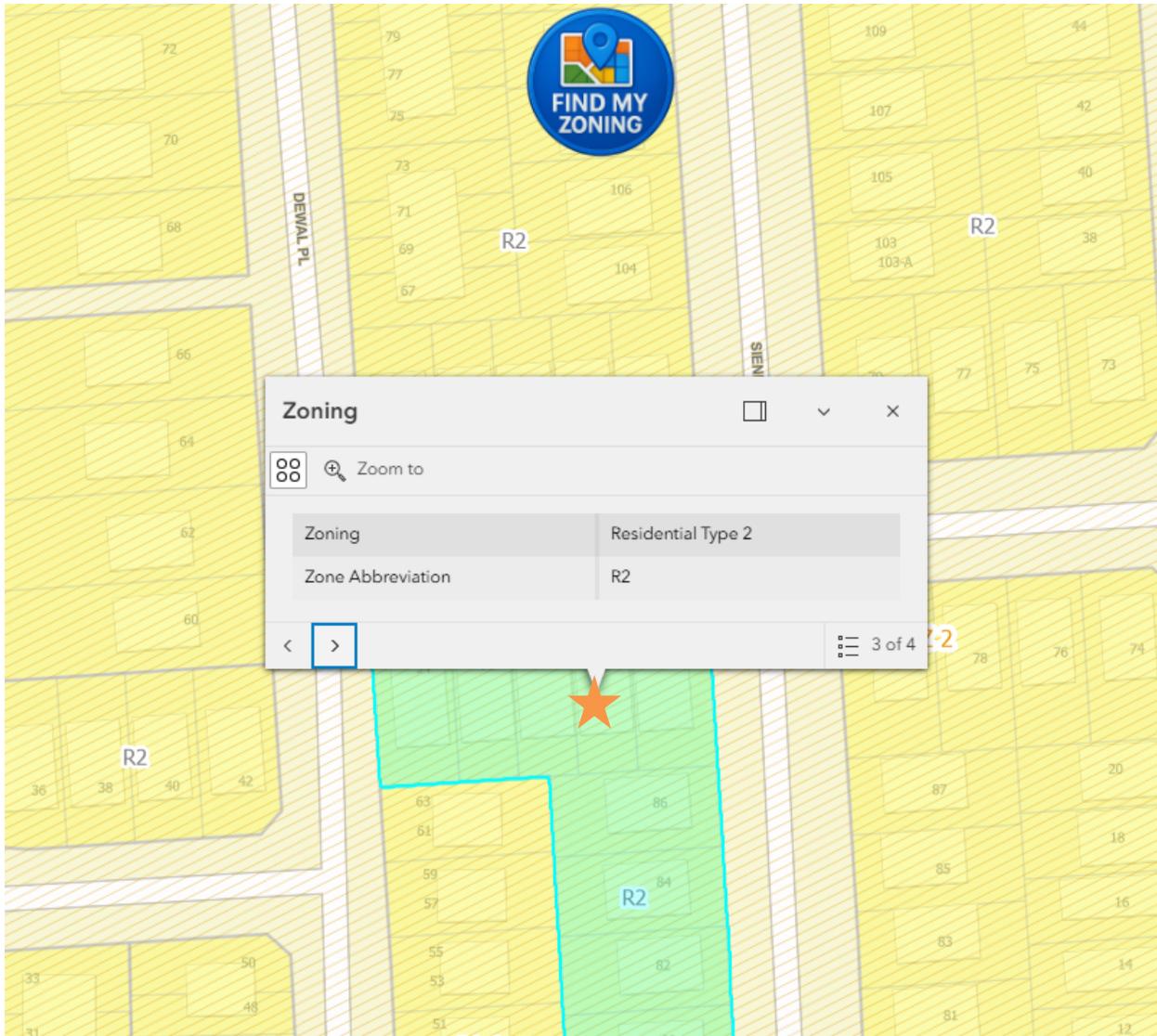


Zoning Map

88 Glenview Crescent



R2 - Residential Zone



City of Belleville
Zoning By-law
By-law 2024-100

March 11, 2024



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	✓	✓	✓		

3.2 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) Main buildings must not contain more than one doorway entrance on the front wall of the building.
- (5) Subsection (4) does not:
 - a) Prohibit an internal lobby or vestibule with a common doorway entrance on the front wall.
 - b) Prohibit the addition of one doorway entrance along the front wall of a building 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 building.

- 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).
- (6) 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

- (7) 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;