

Zoning By-Law Consolidation & Update

Backgrounder #1:

Commercial Zones

Background

Commercial zones permit the development and use of the land for the purpose of buying and selling products or providing services. In Belleville, commercial uses can generally be found along main streets, such as Front Street, and in big box retail parks, such as along Bell Boulevard. Over the City's three existing Zoning By-laws (ZBLs) there are over 20 commercial zones. While each zone is designed to deal with different classifications of commercial use such as "community commercial" versus "water-oriented commercial", there are a number of redundancies, and areas where uses require updates to reflect contemporary commercial land use trends.

Reclassifying Commercial Zones

- In order to consolidate the 3 ZBLs into one by-law for the City, a number of commercial zone inconsistencies must be resolved, for example, the C1 zone in the Belleville ZBL refers to a "Local Commercial Zone", whereas in the Thurlow ZBL, C1 refers to "Highway Commercial". Through the ZBL update and consolidation, the zones will be reclassified into a consistent commercial zoning system that is based on a hierarchy of commercial uses that is based on the intended intensity and function of the use. This will significantly reduce the number of commercial zones in the City, reducing confusion and administrative effort.
- In addition to a review of zoning classification, the list of permitted uses within the categories will be modernized, to reflect city planning best practices. For example, permitting car dealerships in what is currently the "General Commercial Zone" within the downtown core, would no longer be considered appropriate as the City looks to encourage commercial uses which support a vibrant and walkable downtown.
- The ZBL update can introduce the ability for residential units to be permitted as accessory uses to commercial uses in commercial zones. This could help to support the provision of a greater amount and variety of housing units across the City.



Let us know what you think about how commercial uses can be better supported in your neighbourhood and across the City!

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