

# Zoning By-Law Consolidation & Update

## Backgrounder #5:

# Accessory Uses

### Background

An accessory use refers to a use of a property that is incidental to its main use. Accessory uses are permitted on any property, in any zone, subject to a set of general provisions. The suitability of an accessory use is determined based on the permitted main use of a property. For example, an accessory use in a residential neighbourhood could be a home occupation, while in an industrial area it could be a retail outlet to sell manufactured goods. The definition of accessory uses across Belleville's three existing Zoning By-laws (ZBLs) are generally aligned, however, there is some variety regarding the specific provisions which must be resolved through the consolidation of the by-laws. Additionally, the accessory uses must be reviewed from time to time to ensure that the provisions are adequately meeting their objectives and that new uses which have emerged are considered appropriately. For example, in 2018, all three ZBLs were updated to include provisions for second unit dwellings and coach houses to permit and provide guidance for the inclusion of additional dwelling units as accessory uses to the main use of a residential property. Further updates to the accessory uses will be made to allow for greater flexibility in regards to the type of accessory uses permitted, as well as greater guidance for accessory uses to help support better understanding and enforcement of the ZBL.

### Flexibility and Clarity for New Accessory Uses

- To allow for the diversification of uses on agricultural lands in accordance with the draft Official Plan, increased flexibility surrounding the accessory uses on agricultural lands should be added. It will be important to ensure that any additional uses are compatible with the surrounding area and will not hinder agricultural operations.
- To support the provision of local food for Belleville residents, the ZBL should be updated to enable the community to integrate opportunities for urban agricultural practices such as community gardens, edible landscaping, and rooftop gardens as accessory uses for community facilities such as places of worship, schools, health, cultural and recreational institutions.
- To improve the enforcement of temporary accessory uses, clarity should be added regarding the location, setbacks and standards of seasonal accessory uses, such as garden centres for grocery stores.
- To support the desired form and function of business parks (e.g. the North East Industrial Park), the existing commercial and accessory use provisions will be assessed to identify any uses that should be removed or introduced to create consistent standards that can be applied across any existing or future business parks.



**Let us know what you think about how the City can encourage appropriate accessory land uses!**

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