

THE CORPORATION OF THE CITY OF BELLEVILLE
BY-LAW NUMBER _____
A BY-LAW TO AMEND CITY OF BELLEVILLE ZONING BY-LAW 2024-100

THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:

- 1) That Schedule "A", Map 11 of By-law 2024-100, as amended, is hereby amended by rezoning lands located east of Tessa Blvd and Spruce Gardens, legally known as Part of Lot 14 Concession 1, City of Belleville (formerly Township of Thurlow), County of Hasting from "Development Control (DC)" and "Environmental Protection (EP)" to "Residential Type 2 (R2-X)", "Open Space (OS), and "Environmental Protection (EP)", as shown on the map attached hereto as Appendix 1.
- 2) That Section 3.2.1 of By-law 2024-100 as amended, shall hereby be amended by adding a new subsection as follows:

For the lands zoned R2-X, the following shall apply to one-unit detached dwellings and one-unit townhouse dwellings despite any provisions of this Zoning By-law to the contrary:

- a) Lot Area (minimum):
 - i. One-unit detached dwelling: 290 square metres
 - ii. One-unit townhouse dwelling: 175 square metres
 - b) Lot Frontage (minimum):
 - i. One-unit detached dwelling: 9.75 metres
 - c) Interior Side Yard Width (minimum):
 - i. One-unit detached dwelling: 1.2 metres on one side and 0.6 metres on the other side
 - d) Exterior Side Yard Width (minimum): 2.4 metres
- 3) This By-law shall come into force and take effect on the day of passing thereof provided not 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, the By-law shall come into force and take effect in accordance with the provisions of the Planning Act R.S.O. 1990.

Read a first time this _____ day of _____, 2026.

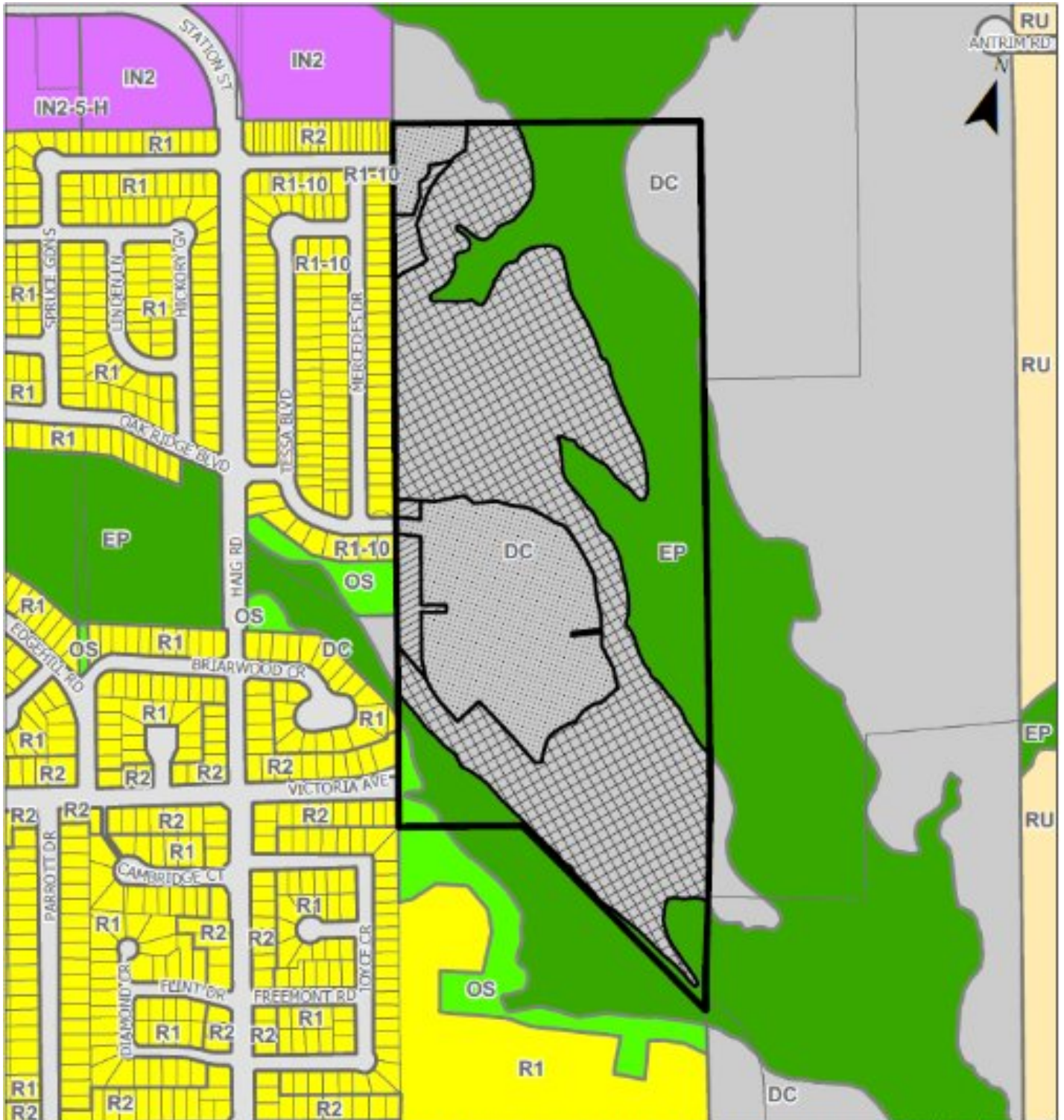
Read a second time this _____ day of _____, 2026.

Read a third time and finally passed this _____ day of _____, 2026.

NEIL R. ELLIS, MAYOR


MATT MACDONALD, CITY CLERK




DRAFT



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: HANLEY PARK NORTH
(THURLOW CONCESSION 1 PART OF LOT 14)

 SUBJECT LANDS

-  PROPOSED REZONING FROM DEVELOPMENT CONTROL (DC) ZONE TO RESIDENTIAL TYPE 2 (R2-X) ZONE WITH SPECIAL PROVISIONS
-  PROPOSED REZONING FROM DEVELOPMENT CONTROL (DC) ZONE TO OPEN SPACE (OS) ZONE
-  PROPOSED REZONING FROM DEVELOPMENT CONTROL (DC) ZONE TO ENVIRONMENTAL PROTECTION (EP) ZONE

