

Proposed Amendments

| Section | Amendment | Purpose |
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| 3.1 (4) and (5) | Delete, and renumber (6) and (7) accordingly | Removing restrictions on the number of front doors in R1 zone , already addressed in the Accessory Dwelling Units Section 16.13(4) and (5) |
| 3.1.1(8) - R1-8 | Add "d) Front Yard Depth (minimum): 3.6 m" | Follow R4-59 (ZBL 10245), should have carried forward but underlying zone provision was changed |
| 3.1.1(11)c) - R1-11 | "Any accessory building or structure which is dependent and related to a main residential building may be erected, used, and maintained provided that such building or structure complies with the provisions of Sections 16.1 and 16.13, as applicable." | Clarify that a detached ADU is permitted within the R1-11 Zone. |
| 3.2 (4) and (5) | Delete, and renumber (6) and (7) accordingly | Removing restrictions on the number of front doors in R2 zone , already addressed in the Accessory Dwelling Units Section 16.13(4) and (5) |
| 3.3 (4) and (5) | Delete and renumber (6) accordingly | Removing restrictions on the number of front doors in R3 zone , already addressed in the Accessory Dwelling Units |
| 5.1(2) c) | "Dwelling unit(s) within a mixed-use building, including uses accessory to residential uses, provided:" | Removing the stipulation that residential units may only be accessory to a mixed-use building to recognize that some lots in the MX1 zone are too small to accommodate a mixed-use building but may still be appropriate for residential intensification. |
| 5.1(2) c) | ## i) The total of all minium parking requirements for both the main and residential uses are met;" | Reorganizing bullets |
| 5.1(2) c) | ## ii) Where one or more dwelling unit(s) are proposed on the ground floor: a minimum of 60% of the ground floor area is maintained as a commercial use; the first 9.0 metres of depth of the ground floor, measured in from the front wall or any wall facing a public street, is maintained as a commercial use (excluding any service areas such as but not limited to corridors, hallways, stairwells and elevator shafts); and a minimum of 95.0 square metres of commercial ground floor space is maintained and shall be located on the most prominent street-facing side of the building." | Clarifying that provisions specific to the ground floor are only applicable where one or more dwelling units are to be located on the ground floor. |
| Table 5-1 | Add "Place of Worship" as a permitted use. | Clarify a Place of Worship is permitted in MX1 and MX2 zones, Event Space is already permitted. |
| 15.4 -> 16.27 | Moving section, removing the word "Overlay" wherever it occurs in 15.4, and renumbering Sections 15.5 and 15.6 accordingly. | Change "Railway Influence Overlay" to "Railway Influence" in General Provisions as overlay does not capture extent of provisions it directs. |
| 16.1(3) | "e) Equal to the maximum permitted height of the main use for Industrial Zones despite Subsections a), b) or c), provided the accessory building or structure complies with all required yards for the main use." | Permit accessory buildings and structures up to the maximum height of the main building provided the accessory building or structure meets the setbacks for the main building. |
| 16.1(4) | Add new "d) The entrance to any detached garage doors and carports shall be set back a minimum of 6.0 metres from a front lot line or exterior side lot line." | Providing the same standards for detached garages as for attached garages to ensure there is sufficient setback for a parking space in front of the garage door(s) |
| 16.1(4)d) | Amend current d) and renumber to "e) Despite Subsection d) no accessory building or structure shall be located closer to the street line(s) than the main building on the lot, except for the rear yards of through lots." Renumber e) through g) inclusive accordingly. | |
| 16.1 (6) | "Subsections (1) and (3) do not apply to a tent erected for a Special Event." | Create a new subsection to exempt temporary event tents from height and lot coverage requirements |
| 16.13 (2) c) | "Any portion of the main floor used exclusively as an entry foyer, stairwell, or vestibule, that serves solely as a point of entry to an basement accessory dwelling unit or a different storey within an accessory dwelling unit shall not be included in the calculation of maximum gross floor area." | Clarify that exemptions to ADU floor area limits for entrances and stairwells apply to any units, not just those within a basement. |
| 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) five (5) 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." | Increasing the threshold for amenity space requirements from 3 units to 5 units on a lot. |
| 16.15 (3) | "Amenity areas must be designed and located so that the length does not exceed four times the width, except where located on a porch, deck or balcony." | Noting that amenity space on a porch, deck or balcony is not subject to the shape restriction. |
| 16.17(5)a) | "Cornices, sills, eaves and eaves troughs may project no more than 0.5 0.6 metres into any yard, including attachments to accessory buildings." | Modify eaves to project not more than 0.6m instead of 0.5m |
| 17.1 (5) | "Despite Subsections (1), (2), (3), and (4), these the provisions of this By-law do not apply to a public use or utility which has been approved under the Environmental Assessment Act." | Clarify EA-approved projects are exempt from zoning. |
| 17.11 Special Events From: | (1) Despite any other provisions in this By-law, Special Events such as festivals, fairs, or rodeos, may be permitted on lots zoned Rural or Agriculture subject to the following requirements:- | Remove and replace this section |
| | a) The event is limited to three (3) consecutive days on a calendar year.- | |
| | b) Only one (1) event is permitted within the calendar year.- | |
| | c) The event has a minimum setback of 400.0 metres from any dwelling unit on a lot which is abutting or on the opposite side of the street.- | |
| | d) The special event coordinator and/or the owner of the property submit an event plan to the satisfaction of the City.- | |
| | (2) Despite any other provisions in this By-law, a seasonal garden centre, farmers' market, a temporary Special Event, or the display or retail sales of seasonal produce or merchandise may be permitted within the front and exterior side yards of Commercial or Industrial zoned lots subject to the following requirements:- | |
| | a) The event is limited to three (3) consecutive days on a calendar year, except seasonal garden centres.- | |
| | b) If located on required or provided parking spaces, aisles, or driveways Section 18.9 applies.- | |

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| | c) No additional parking is required for these activities.- | |
| | (3) Nothing in this By-law prevents the occasional use of a residential lot for a garage sale, subject to the provisions of the current Garage Sale By-law of the City of Belleville.- | |
| To: | "(1) Special events, except seasonal garden centres, are limited to three (3) consecutive days and may occur up to three (3) times per calendar year. | Overall Reformatting for Consistency, permitting up to 3 occurrences per calendar year |
| | (2) If located on required or provided parking spaces, aisles, or driveways, Section 18.9 applies. | no change |
| | (3) No additional parking is required for these activities. | no change |
| | (4) Within areas zoned Rural or Agriculture, the following shall apply: | no change |
| | a) Permitted Special Events may include festivals, fairs, and rodeos; | no change |
| | b) The Special Event has a minimum setback of 400.0 metres from any dwelling unit on a lot abutting or on the opposite side of the street; and | no change |
| | c) The event coordinator and/or the owner of the property submit an event plan to the satisfaction of the City. | no change |
| | (5) Within areas zoned Commercial and Industrial, permitted Special Events may be located in any yard, and include a seasonal garden centre, farmers' market, or the display or retail sales of seasonal produce or merchandise. | Permitting special events in any yard in a Commercial or Residential Zone |
| | (6) Within areas zoned Residential, permitted Special Events may include garage sales, weddings, and other commemorative events. | Explicitly identifying common types of special events, removing reference to (repealed) Garage Sale By-law |
| | (7) Within areas zoned R1, R2 or R3, a temporary tent for a Special Event may only be located in the interior side or rear yard." | Limiting event tents in R1, R2, or R3 zones to interior side or rear yards |
| 19.9(2) | add "d) a site-specific amendment under Section 34 of the Planning Act;" and renumber the existing d), e) and f) accordingly." | Include a similar category of site-specific prior approval into the Transition section |
| 20. Definitions - Amenity Area | "An indoor and/or outdoor recreational area, which is designed and intended primarily for the leisure and recreation of the occupants of the building, which may include a porch, deck or balcony, but is not a landscaped buffer." | Clarify elements that can count towards amenity space. |
| 20. Definitions - Printing or Publishing Establishment | "A building or part of a building in which the business of producing books, newspapers, and/or periodicals, and/or other printed materials, by mechanical means, and reproducing techniques, such as photocopying, is carried on, and may include the sale of newspapers, books, magazines, periodicals, or like, to the public." | Clarify that printing or publishing is not exclusive to books, newspapers and/or periodicals |
| 20. Definitions - Swimming Pool | "A structure containing an artificial body of water, constructed of cement, plastic, fibreglass, or similar material, having a depth greater than 0.6 metres and intended primarily for swimming, wading, and/or diving." | Clarify that a swimming pool is a structure. |
| Mapping | Change zoning behind and west of 400 Bell Boulevard from IN2 to C3 as shown on map. | Correct zoning to align with neighbouring uses and zones, and to mirror the prior zoning by-law |