

## TOWNSHIP OF THURLOW OFFICIAL PLAN AMENDMENTS

1. Amend Schedule A2 to redesignate Part of Lot 3, Concession 5 from "Hazard" to "Village-Residential".  
Applicant/Owner: Bruce Clark.  
Adopted by Council July 3rd., 1987.
2. Amend Schedule A1 to redesignate Part of Lot 4, Concession 3 from "Commercial-Highway" to "Commercial-General".  
Applicant/Owner: Lloyd and Sheila Kellett.  
Adopted by Council April 13th., 1988.
3. Amend Schedule A1 to redesignate Part of Lot 9, Concession 4 from "Residential- Estate" to "Community Facility".  
Applicant/Owner: Corbyville Childrens Home.  
Adopted but not approved.
4. Amend Schedule A1 to redesignate Part of Lot 2, Registered Plan 124, Part of Lot 5, Concession 3, from "Residential-Urban" to "Special Community Facility - Retirement Home".  
Applicant/Owner: Ronald and Katherine Putman.  
Adopted by Council August 10th., 1998.  
Approved by the Ministry: February 15th., 1989.
5. Amend Schedule A2 to redesignate Part Lots 4 and 5, Concession 6, from "Rural" and "Residential-Rural" to "Special Estate Residential -Deulan". Applicant/Owner: Deulan Properties Ltd.  
Adopted by Council June 13th., 1988  
Approved by the Ministry August 19th., 1988
6. Amend Schedule A1 to redesignate Part of Lot 6, Concession 4, from "Rural" and "Hazard" to "Special Estate Residential-Scott".  
Applicant/Owner: Stephanie Scott Trustee  
Not approved.
7. Amend Schedule A1 to redesignate Part of Lot 5, Concession 3, parts 1 and 2, Plan 21 R-2116 and Part 1, Plan 21 R-11937, from "Industrial-General" to "Special Commercial -Industrial (Geertsma)".  
Applicant/Owner: Geertsma Construction Ltd.  
Adopted by Council April 12th., 1989  
Approved by the Ministry July 26th., 1989

8. Amend Schedule A1 to redesignate Part of Lots 6 and 7, Concession 3, Part Lots 1 and 2, Registered Plan 124, from "General Industrial" to "Residential-Urban"  
Applicant/Owner: Watson, Doef and Vreugdenhil  
Adopted by Council August 28th., 1989  
Incorporated by the Ministry into the Cannifton Secondary Plan.
9. Amend Schedule A1 to redesignate Part of Lots 5 and 6, Concession 3, Part of Park Lots 1 and 2, and Lot 8, Registered Plan 124, from "Industrial-General" to "Commercial-General (Doef)".  
Applicant/Owner: Willem Doef  
Adopted by Council August 28th., 1989  
Not Approved.
10. Amend Schedule A2 to redesignate Part of Lot 4, Concession 5, from "Residential-state" to "Special Estate Residential (Small)".  
Applicant/Owner Gil and Patsy Small  
Not approved by Council.
11. Amend Schedule A1 to redesignate Part of Lot 7, Concession 4, from "Open Space" to "Estate Residential"  
Applicant/Owner: Dr. and Robert Scott  
Approved by Council July 23rd., 1990  
Not approved by MMAH
12. Amend Schedule A1 to redesignate Part Lot 5, Concession 3, Part 7, Plan 21R-8138 from "General Industrial" to "Special Commercial Industrial - O'Brien"  
Applicant/Owner: Wayne O'Brien  
Approved by Council September 24th., 1990  
Not proceeded with
13. Amend Schedule A1 to redesignate Part of Lots 5 and 6, Concession 2, Lots 20 to 24, Lots 27 to 32 Lots 36 to 38 and Part of Lots 35, Registered Plan 278, from "Residential-Urban" to "Highway Commercial".  
Applicant/Owner: Eddystone Developments  
Not adopted by Council
14. Amend Schedule A1 to redesignate Part of Lot 5, Concession 2, from "Residential-Urban" to "Highway Commercial"  
Applicant/Owner: Tam  
Not adopted by Council.

- 15 Cannifton Secondary Plan  
Adopted February 18th., 1991  
Approved with modifications April 7th., 1993.
- 16A. Amend Schedule A2 to redesignate Part of Lot 2, Concession 6, from  
"Residential-Estate" to "General Commercial".  
Applicant/Owner: William Bowler
- 16B. Amend Schedule A2 to redesignate Part of Lot 1, Concession 6 from  
"Prime Agriculture" to "Special General Industrial" and "Estate  
Residential".  
Applicant/Owner: Marie Beaudrie  
Withdrawn by applicant.
17. Amend Schedule A1 to redesignate Part of Lots 5, 6 and 7, Concession 4 from  
"Prime Agriculture" to "Rural".  
Applicant/Owner: Dr. Russell Scott  
Adopted by Council March 8th., 1993  
Approved May 3rd., 1993.
18. Amend Schedule A2 to redesignate Part of Lots 4 and 5, Concession 6 from  
"Special Estate Residential-Deulan" to "Rural".  
Applicant/Owner: Deulan Properties Ltd.  
Adopted June 21st., 1993  
Approved October 7th., 1993.
- 19 Amend Schedule A2 to redesignate Part of Lot 4, Concession 5, from "Estate  
Residential" to "Special Estate Residential-1"  
Applicant/Owner: Gil and Patsy Small  
Adopted February 28th., 1994  
Approved September 20th., 1994.
20. Amend the Cannifton Secondary Plan to redesignate Part of Lot 3, Concession 4  
from "Highway Commercial" to "Special Highway Commercial - Demorest".  
Applicant/Owner: Emory Demorest  
Adopted February 13th., 1995  
Approved June 22nd., 1995.
21. Amend Schedule A2 to redesignate Part of Lot 12, Concession 5, from "Prime  
Agriculture" to "Special Community Facility - 2".  
Applicant/Owner: Stephen and Gillian McCurdy and Richard McCurdy  
Adopted September 11th., 1995  
Approved March 28th., 1996.

22. Amend Schedules A1 and A2 to redesignate Part of Lots 8 and 9, Concessions 3 and 4, from "General Industrial", "Prime Agriculture" and "Hazard" to "CorbyvilleCommunity" and "Special Hazard (Corby)".  
Applicant/Owner: Corby Distilleries Limited  
Adopted June 23rd., 1997  
Approved with modifications April 7th., 1998.
- (22.) Amend Schedule A1 to redesignate Part of Lot 1, Concession 3 and Part of Lots 1 and 2, Concession 4, from "Prime Agriculture" to "Urban" and "Rural Residential".  
Applicant/Owner: J. Edward McKinney, J. Ronald Walmsley and Foxboro Lakes Corporation.  
Not adopted by Council.
23. Amend Schedule A2 to redesignate Part of Lot 1, Concession 6, from "Prime Agriculture" to "Special Prime Agriculture-Beaudrie".  
Applicant/Owner: Marie Beaudrie  
Adopted December 9th., 1996  
Approved July 18th., 1997.
24. Amend Schedule A1 to redesignate Part of Lots 8 and 9, Concession 4, from "Estate Residential" to "Rural Residential".  
Applicant/Owner: Harvey and Joy Putman  
Adopted June 23rd., 1997.  
Approved October 9th., 1997.
25. Amend Schedule A1 to redesignate Part of Lot 9, Concession 3, from "General Industrial" to "Special General Industrial-McCaffrey".  
Applicant/Owner: Arthur McCaffrey  
Adopted July 14th., 1997  
Approved November 28th., 1997.
26. Amend the Cannifton Secondary Plan to redesignate Part of Part of Lot 6, Concession 3, Part of Park Lot 1, Registered Plan 124 from "High Density Residential" and "Environmental Protection", to "Low Density Residential", "Community Facilities, Public Uses and Utilities" and "Environmental Protection".  
Applicant/Owner: Watson, Doef and Vreugdenhil  
Adopted May 26th., 1997.  
Approved April 22nd., 1998.

27. Amend Cannifton Secondary Plan to redesignate Part of Lot 6, Registered Compiled Plan 1678, from "Highway Commercial" and "Service Industrial" to "Highway Commercial with a Special Policy". Applicant/Owner: Samuel Goodman Kingston Ltd (Centrefund)  
Adopted and approved July 20th., 1998.  
(File No. B77-576)
28. Amend Cannifton Secondary Plan to redesignate Part of Lots 1 and 2, Concession 2, from "Service Industrial" to Service Industrial with a Special Policy". Applicant/Owner: Mac 5 Corp.  
Adopted and Approved July 20<sup>th</sup>, 1998.  
(File No. B77-576)
29. Amend Cannifton Secondary Plan to redesignate 160 and 166 Cloverleaf Drive from "Service Industrial" to "Highway Commercial with a Special Policy". Applicant/Owner: Kellar and Allen (Centrefund)  
Adopted and Approved November 9th, 1998.  
(File No. B77-594)
30. Amend Schedule A2 to redesignate 439 Ashley Street, from "General Commercial" to "General Commercial with a Special Policy". Applicant/Owner: Quints Funeral Centres (Cliff Irwin)  
Adopted and Approved November 9th, 1998.  
(File No. B77-597)
- 242 245 Putman Industrial Road 1266925 Ontario Inc.  
Templeman, Menninga  
(B-77-599)

Section 3.10.1 of the Official Plan for the City of Belleville (more particularly the former Official Plan for Part of the Township of Thurlow) is amended by adding the following new paragraph:

Notwithstanding, and in addition to the policies of this Section 3.10, within the Industrial-Extractive designation for the lands described as being Lots 1 to 11, and Lots 36 to 46, Part of Unnamed Road Allowance lying in front of Lots 1 to 11 and Lots 36 to 46, Registered Plan No. 53, located in Part of Lot 10, Concession 3, formerly Township of Thurlow, now City of Belleville, County of Hastings, an asphalt plant shall be a permitted use.

244 Part 1, Lot 27, Concession  
6 formerly Township of  
Thurlow now City of  
Belleville  
Edward Maclean  
Marion Brennan  
{B-77-604}

Amend Schedule A24b from Aggregate to Rural

245 Part of Lots 1 and 2, Concession  
3 formerly Township of Thurlow  
now City of Belleville  
Michael Guerrero  
883427 Ontario Inc.  
RFA Planning  
Consultant (B-77-619)

Amend Schedule 3 (Cannifton Secondary Plan) from Staging Area 2 to Staging Area 1

246 Parts 1 and 2, Plan 21R-18713, formerly Township of  
Thurlow Now City of Belleville, 124 - 138 Cannifton Road  
North  
Terry and Beverly  
Boyle RFA Planning  
Consultant

Amend Schedule 1 (Cannifton Secondary Plan) from Low Density Residential to  
Medium Density Residential

256 Part Lot 25, Concession 7, 4 Denyes  
Road Thurlow Ward  
Paul Tyrrell/Dawn  
Parks (B-77-650)  
Council Approval - October 16, 2000  
Clerk's Approval Certificate - November 14, 2000

Change Schedule "A24b" Land Use Designation from Prime Agriculture to  
Rural

- 258 Part Lot 20, Concession 8, Plan 21R-19513, formerly Township of Thurlow  
Now City of Belleville, Phillipston Road  
B-77-655  
David Moore  
Oliver, Mangione, McCalla & Associates  
Council Approval - October 16, 2000  
Clerk's Approval Certificate - November 9, 2000

Change Schedule "A24b" Land Use Designation from Prime Agriculture to  
General Industrial

- 263 Part Lots 16 and 17, Concession Broken Front, Township of Thurlow  
Now City of Belleville (Ox Point, PointAnne)  
B-77-667  
Robert & Rose Pope  
Van Meer Limited  
Council Approval - September 10, 2001  
Clerk's Approval Certificate - October 2, 2001

Section 3.6.3 of the Official Plan is amended by adding the following paragraph:

"Notwithstanding the policies of this Section 3.6.6, within the Village Residential designation for the lands described a Part of Lots 16 and 17, Point Anne Concession, Township of Thurlow, now in the City of Belleville, County of Hastings, development shall be limited to a single unit dwelling on private water and sewage disposal systems and on a private right-of-way."

## **4. GENERAL PROVISIONS**

### **4.1.3 LOT COVERAGE AND HEIGHT (2006-131)**

Save and except for the R1 through to R4 zones, inclusive, the total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 5 percent of the lot area. Within the R1 through to R4 zones, inclusive, the total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 10 percent of the lot area. No accessory building or structure, except for barns, shall exceed a height of 5 metres.

### **4.1.9 UNENCLOSED PORCHES, BALCONIES, STEPS OR PATIOS (2006-131)**

(Quote from By-Law) THAT Subsection 4.1.9 of By-Law Number 3014, as amended, shall be and the same is hereby amended by inserting the wording "save and except the R1 through to R4 zones, inclusive, where they may project a maximum distance of 3.0 metres into any required rear yard" between the words "metres" and "but".

(Amended paragraph now reads:)

Notwithstanding the yard and setback provisions of this By-Law to the contrary, unenclosed porches, balconies, steps and patios covered or uncovered, drop awnings, eaves, may project into any required yard a maximum distance of 1.5 metres save and except the R1 through to R4 zones, inclusive, where they may project a maximum distance of 3.0 metres into any required rear yard, but not closer than 1 metre to any lot line, provided that in the case of porches, steps or patios such uses are not more than 2 metres above grade.

### **4.1.11 SWIMMING POOLS (2016-86)**

Notwithstanding the yard provisions of this By-law to the contrary, an outdoor swimming pool shall only be permitted within the rear yard or side yard of a lot and shall be within a swimming pool enclosure. Such outdoor swimming pool shall not be located within 1.0 metres of the rear or interior side lot lines. In the case of a corner lot, such outdoor swimming pool, or pool enclosure, shall conform to the minimum exterior side yard requirement of the main or principal building on the lot. The maximum area covered by an outdoor swimming pool shall not exceed twenty (20) percent of the total lot area. For the purposes of this subsection, "pool enclosure" shall mean a fence, wall or other structure, including doors or gates, surrounding an outdoor swimming pool designed to restrict access thereto.



4.15.4.6  
(2012-74)      **PARKING SPACE REQUIREMENT TABLE**

Notwithstanding 4.15.4.5, in the R1 through to R4 zones, inclusive, the portions of a driveway or parking area in a front yard, exterior side yard, or extension of an exterior side yard into a rear yard may be up to 6.0 m. in width. Where such lot has a lot frontage greater than 12.0 m., driveways or parking areas in a front yard, exterior side yard, or extension of an exterior side yard into a rear yard may cover up to 50% of the yard, subject to a maximum width of 9.0 m at the street line. The portion of those yards not covered by driveways or parking areas must be maintained as landscaped open space.

4.18.4  
(2016-86)      **SPECIAL USES PERMITTED – Deleted May 9, 2016**

4.18.4  
4.18.4.1      **SPECIAL USES PERMITTED**

Notwithstanding any other provision of this By-Law, uses such as a storage trailer, freight container, construction camp or other temporary work camp, a tool shed, scaffold, or other building or structure as well as the parking or storage of any construction equipment or construction vehicle(s) incidental to a Municipally, Provincially or Federally funded construction project or construction on private property shall be permitted provided that:

(2016-86)

- i) such uses, buildings or structures shall only be permitted for as long as the same are necessary for work in progress that has neither been finished nor discontinued for a period of 60 days; and
- ii) a valid building permit or site alteration permit for the construction remains in place, if such a permit was required; and
- iii) such uses, buildings or structures are removed when the work in connection with which they were constructed is terminated.

4.18.4.2  
(2016-86)

Nothing in this By-Law shall prevent the erection of model homes on lands

that currently have draft plan of subdivision or condominium approval for residential purposes provided that:

- i) the total number of permits for single detached, semi-detached or duplex model home dwellings shall be limited to 8, including one street townhouse model home building containing a maximum of 8 dwelling units;
- ii) the type of model home dwelling shall comply with the provisions of the zone in which it is located;
- iii) the dwelling shall be used for the purpose of a model home only and shall not be occupied as a dwelling unit prior to the date of the registration of the plan of subdivision, the substantial completion of services, and obtaining any required building permits, all to the satisfaction of the City;
- iv) the model home shall comply with all other provisions of this By-Law, as though the dwellings and/or units were constructed on the lot within the registered plan of subdivision; and
- v) the model home shall comply with all applicable terms and conditions of the said subdivision or condominium agreement.

4.21.1 TRUCK TRAILER BOX  
(2002-63)

A truck trailer box shall not be permitted within the following zones: R1, R2, R3, R4, RR, SR, ER, and MHR.

Furthermore, in addition to the provisions of Section 4.1, a truck trailer box shall be a permitted accessory structure for storage purposes within the following zones: C1, C2, C3, C4, M1, M2, M3, CF, PA, and RU zones provided where the zone abuts a residential zone or residential use, the setback shall be a minimum of 15 m from the lot line.

## **5. MISCELLANEOUS EXCEPTIONS**

5.1  
2003-41 File No: B-77-714  
Part of Lots 26 and 27, Registered Plan No. 22  
Township of Thurlow  
(34 Cloverleaf Drive)  
Now in the City of Belleville, County of Hastings  
APPLICANT: KEVIN AND LINDA DEMILLE  
OWNER: LINDA DEMILLE

By-Law Number 2003-41  
Passed by Council March 10, 2003  
Clerk's Certificate Issued April 1, 2003

(Original Subsection deleted and replaced with following:)

5.1 Notwithstanding the provisions of Section 6.15.1.2 within the area zoned M1-1 the permitted uses shall be restricted to a contractor's yard and mini-storage facility.

~~5.223~~  
**5.224**  
(2016-86) File No: B-77-1001  
Re-number  
Township of Thurlow  
APPLICANT: CITY OF BELLEVILLE

Notwithstanding the provisions of Subsections 6.19.1.1 and 6.19.1.5.1, within the area zoned ~~PA-54~~ **PA-52** a single detached dwelling shall not be permitted and the minimum lot area shall be 23.5 hectares.

5.226  
(2016-86) File No: B-77-995  
Accessory Building & Front Yard Depth  
Lot 29, Concession 6, Township of Thurlow, Now City of Belleville  
APPLICANT: BRUCE SWAN

Notwithstanding the provisions of Subsections 4.1.2 and 6.5.2.9.1 within the areas zoned PA-54 an accessory building shall be permitted in the front yard subject to a minimum front yard depth of 15 metres.

## **6. RESIDENTIAL - (R1, R2, R3, R4) ZONES**

(2016-86) File No.: B-77-1001  
Interior Side Yard Width  
Township of Thurlow, Now in the City of Belleville, County of Hastings  
APPLICANT/AGENT: CITY OF BELLEVILLE

6.1.4.2 Interior Side Yard Width: 1.0 Metres

6.2.3.13.2 Interior Side Yard Width: 1.0 Metres

6.3.3.14.2 Interior Side Yard Width: 1.0 Metres

6.4.5.2 Interior Side Yard Width: 1.0 Metres

(2016-86) File No.: B-77-1001  
Rear Yard Depth  
Township of Thurlow, Now in the City of Belleville, County of Hastings  
APPLICANT/AGENT: CITY OF BELLEVILLE

6.1.4.3 Rear Yard Depth: 1.0 Metres

6.2.3.13.3 Rear Yard Depth: 1.0 Metres

6.3.3.14.3 Rear Yard Depth: 1.0 Metres

6.4.5.3 Rear Yard Depth: 1.0 Metres

**"SPECIAL LOW DENSITY RES. – TYPE 1(R1)" ZONES**

- R1-1 MIN LOT AREA PRIVATE WELL AND SEWAGE DISPOSAL SYSTEM: 1.0 HECTARES.  
MIN. LOT FRONTAGE: 247 METRES  
FRONT LOT LINE SHALL BE DETERMINED BY UTILIZING THE LINE ABUTTING THE ROAD ALLOWANCE OF MAIN STREET AS THE FRONT LOT LINE EVEN THOUGH THE LANDS SITUATED BETWEEN THE R1-1 ZONE AND THE SUBJECT FRONT LOT LINE IS ZONED "HAZARD (H)".
- R1-2 MIN. LOT AREA: 1855 SQUARE METRES.  
MIN. LOT FRONTAGE: 24 METRES.  
MIN. SETBACK FROM THE CENTRE LINE OF A COUNTY OR COLLECTOR ROAD: 17.7 METRES.  
(3103)
- R1-3 MIN. LOT FRONTAGE: 6 METRES  
THE EXISTING BUILDING ON THE SUBJECT PROPERTY SHALL BE CONSIDERED A BUILDING OR STRUCTURE ACCESSORY TO USES PERMITTED IN THIS ZONE.  
TOTAL LOT COVERAGE AND FOR ALL ACCESSORY BUILDINGS AND STRUCTURES EXCEPT SWIMMING POOLS SHALL NOT EXCEED 12% OF THE LOT.  
MAX. HEIGHT OF ANY ACCESSORY STRUCTURE: 5 METRES.  
(3103)
- R1-4 MIN. LOT AREA: 1672 SQUARE METRES.  
MIN. LOT FRONTAGE: 33 METRES.  
(3117)
- R1-5 MIN. LOT AREA: 1448 SQUARE METRES.  
MIN. LOT FRONTAGE: 28 METRES.  
(3117)
- R1-6 MIN. LOT AREA: 1414 SQUARE METRES.  
MIN. LOT FRONTAGE: 26.51 METRES.  
(3186)
- R1.7 MIN. LOT FRONTAGE: 17.63 METRES.  
(3335)

"R1" ZONES CONTINUED:

- R1-8            MIN. LOT AREA: 526 SQUARE METRES.  
MIN. LOT FRONTAGE: 15.6 METRES.  
MIN. FRONT YARD SETBACK: 6.1 METRES.  
MIN. SETBACK FROM THE CENTRE LINE OF A TOWNSHIP ROAD:  
16.2 METRES.  
(3428)
- R1-9            MIN. LOT AREA: 791 SQUARE METRES.  
MIN. LOT FRONTAGE: 17.1 METRES.  
MIN. INTERIOR SIDE YARD WIDTH: NIL.  
(3467)
- R1-10           MIN. LOT AREA: 748 SQUARE METRES.  
MIN. LOT FRONTAGE: 16.2 METRES.  
MIN. INTERIOR SIDE YARD WIDTH: NIL.  
(3467)
- R1-11           MIN. LOT AREA: 2370 SQUARE METRES.  
MIN. REAR YARD DEPTH: 3.66 METRES.  
PERMITTED USES: THE EXISTING COMMERCIAL SIGN BUSINESS.  
(3467)
- R1-12           MIN. SETBACK FROM THE PIPELINE RIGHT-OF-WAY: 10 METRES.  
(3463)
- R1-13           MIN. LOT FRONTAGE: 29 METRES.  
MIN. FRONT YARD SETBACK: 91.4 METRES.  
(3680)

"R1" ZONES CONTINUED:

R1-14 MIN. LOT AREA: 380 SQUARE METRES.  
MIN. LOT FRONTAGE: 12 METRES.  
MIN. INTERIOR SIDE YARD SETBACK:  
WHERE NO GARAGE IS ATTACHED TO, OR IS BUILT AS AN  
INTEGRAL PART OF THE MAIN BUILDING, ON ONE SIDE 2.4 METRES,  
ON THE OTHER SIDE 1.2 METRES PLUS .6 METRES FOR EACH  
ADDITIONAL OR PARTIAL STOREY ABOVE ONE STOREY WHERE A  
GARAGE OR CARPORT IS ATTACHED TO, OR IS BUILT AS AN  
INTEGRAL PART OF THE MAIN BUILDING:  
I) WHERE A GARAGE OR CAR PORT IS ATTACHED OR BUILT  
- WHERE THERE IS NOT LIVING ACCOMMODATION ABOVE  
THE GARAGE OR CARPORT, 1.2 METRES.  
-WHERE THERE IS LIVING ACCOMMODATION ABOVE SUCH  
GARAGE OR CARPORT, 1.2 METRES PLUS .6 METRES FOR  
EACH ADDITIONAL OR PARTIAL STOREY ABOVE ONE STOREY  
II) ON THE OTHER SIDE 1.2 METRES PLUS .6 METRES FOR EACH  
ADDITIONAL OR PARTIAL STOREY ABOVE ONE STOREY.  
MIN. REAR YARD SETBACK FOR ALL LOTS WHICH ABUT THE TRANS-  
NORTHERN PIPELINE EASEMENT: 10 METRES.  
(98-136)

R1-15 MIN. LOT AREA: 1818 SQUARE METRES.  
MIN. LOT FRONTAGE: 26.8 METRES.  
MIN. FRONT YARD SETBACK: 5 METRES.  
MIN. SETBACK FROM THE CENTRELINE OF A TOWNSHIP ROAD: 14.9  
METRES.  
MIN. INTERIOR SIDEYARD SETBACK FROM THE SOUTH PROPERTY  
LINE: 1.2 METRES.  
(98-137)

R1-16 MIN. LOT AREA: 773 SQUARE METRES.  
MIN. LOT FRONTAGE: 12.2 METRES.  
MIN. FRONT YARD SETBACK: NIL  
MIN. INTERIOR SIDE YARD SETBACK FROM SOUTH PROPERTY  
LINE: .5 METRES.  
MIN. INTERIOR SIDE YARD SETBACK FROM THE NORTH PROPERTY  
LINE: .3 METRES.  
MIN. SETBACK FORM CENTRELINE OF TOWNSHIP ROAD: 9.2  
METRES.  
(98-138)

"R1" ZONES CONTINUED:

R1-17(h) File. No: B-77-619  
(99-150) Parts of Lots 1 and 2, Concession 3, formerly Township of Thurlow,  
Now City of Belleville, County of Hastings  
APPLICANT: MICHAEL GUERRERA  
OWNER: 883427 ONTARIO INC.  
AGENT: RFA PLANNING CONSULTANT

2005-188 6.1.7.7

Notwithstanding the provisions of Subsections 6.1.2.1.1, 6.1.2.2.1, 6.1.2.5, 6.1.2.10.1 and 6.1.2.10.2, within the area zoned R1-17, the minimum lot area shall be 465 square metres, the minimum lot frontage shall be 15 metres, the maximum lot coverage shall be 40 percent, the minimum front yard depth shall be 6.0 metres and the minimum interior side yard width shall be 1.2 metres.

FURTHERMORE the removal of the 'holding (h)' zone symbol from the R1-17-h zone shall only be granted when the following conditions have been addressed to the satisfaction of the City of Belleville:

- a) The subject property is to be serviced with municipal water and sewer services to the satisfaction of the Belleville Utilities Commission and the municipality, and the owner will be required to enter into a cost sharing agreement for the construction of these services to the satisfaction of the municipality.
- b) A stormwater management plan for the subject property must be completed and approved by all applicable review agencies which must generally conform to the recommendations of the Upper No Name Creek Stormwater Management Study. The owner shall be required to enter into a cost sharing agreement for the design and construction of the stormwater management works to the satisfaction of the City.
- c) Development shall not proceed until such time as the City of Belleville completes a Master Servicing Plan for the Cannifton Secondary Plan Area.
- d) A Traffic Impact Study shall be completed for all lands south of Maitland Drive to address the requirement for the turning lanes, signalization, etc.



"R1" ZONES CONTINUED:

R1-17(h) (Cont'd)

- (e) A subdivision agreement shall be registered against the subject property in accordance with the provisions of the Planning Act.

2005-188

- (f) Development shall not proceed for those lots that have a ground elevation of higher than 110 metres until an adequate water supply can be provided to the satisfaction of the City of Belleville.

2007-130

(NOTE TO FILE: By-Law Number 2007-130, passed July 16, 2007, removed the "h" holding symbol **from the lands described as** Part of Lots 1 and 2, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings.)

2011-83

(NOTE TO FILE: By-Law Number 2011-83, passed April 26, 2011, removed the "h" holding symbol **from the lands described as** 33 Cloverleaf Drive, former Township of Thurlow, now in the City of Belleville, County of Hastings.)

R1-17h  
(2012-93)

File No.: B-77-911

Part of Park Lots 1 & 2, Part of Lots 2 & 3, North West of Road Leading to Third Concession, Part of Lot 7 on the West Side of Gravel Road, Registered Plan 124, Former Township of Thurlow, Now in the City of Belleville, County of Hastings (Maitland Drive-Farnham Road area)

APPLICANT: HERITAGE PARK JOINT VENTURE,  
c/o GEERTSMA HOMES LTD.

OWNER: HASTINGS ENTERPRISES INC. & G.C.L.  
DEVELOPMENTS LTD, c/o GEERTSMA HOMES LTD.

AGENT: RFA PLANNING CONSULTANT INC.

Notwithstanding the provisions of Subsection 6.1, within the area zoned R1-17-h, no person shall erect or occupy any building or structure or use any building or structure and land for any purposes, other than the use that existed on the date of the passing of this By-Law. The h - holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided the demonstration of stormwater management, the construction of a permanent sanitary sewer outlet to Millennium Drive and the preparation of a watermain servicing report to confirm adequate supply and pressure all to the satisfaction of the City of Belleville.

"R1" ZONES CONTINUED:

R1-17(h) (Cont'd)

2017-17

(NOTE TO FILE: By-Law Number 2017-17, passed January 9, 2017, removed the "h" holding symbol from the lands described as Phase 3 of Heritage Park Subdivision, former Township of Thurlow, now City of Belleville, County of Hastings)

R1-18

2000-92

File No: B-77-648-S  
Part of Lot 7, Concession 3, formerly Township of Thurlow  
Now City of Belleville, County of Hastings  
APPLICANT: HILDEN HOMES LTD.  
OWNER: THOMAS MULLIN

6.1.7.8 Notwithstanding the provisions of Section 6.1.2.2.1 within the area zoned R1-18, the minimum lot frontage shall be 15 metres.

R1-19

2001-94

File No: B-77-671  
Part of Lots 27, 28, and 40, Registered Plan No. 223  
Village of Foxboro (Ashley Street), formerly Township of Thurlow  
Now City of Belleville, County of Hastings  
APPLICANT: JOHN McEWEN  
OWNER: ELLA GERTRUDE SAUNDERS

6.1.7.9 Notwithstanding the provisions of Section 6.1.2.2.3, within the area zoned R1 - 19, the minimum lot frontage shall be 28 metres.

R1-20

2003-143

File No.: B-77-736  
Part of Lots 1, 2, 3, 4, 5, 6, 7 and Lot 8,  
Registered Plan No. 124, Concession 3,  
Former Township of Thurlow, City of Belleville  
(Canniff Mills)  
APPLICANT/OWNER: MAN HOLE TEN DEVELOPMENT INC.  
AGENT: VAN MEER LIMITED

6.1.7.10 Notwithstanding provisions of Subsections 6.1.2.1.1, 6.1.2.2.1, 6.1.2.5, 6.1.2.10.1 and 6.1.2.10.2, within the area zoned R1-20 the following provisions shall apply:

- |       |  |          |
|-------|--|----------|
| (i)   | Lot Area (minimum)                             | 450 sq m |
| (ii)  | Lot Frontage (minimum)                         | 15.0 m   |
| (iii) | Front Yard Depth (minimum)                     | 6.0 m    |
| (iv)  | Lot Coverage – single storey only<br>(maximum) | 38%      |

"R1" ZONES CONTINUED:

R1-20 (Cont'd)  
2006-131

- (v) Minimum setback for a dwelling from a pipeline right-of-way 10 m
- (vi) Interior Side Yard Width (minimum)
  - a) Where no garage or carport is attached to, or is built as an integral part of the main building, on one side 2.4 m. on the other side 1.2 m. plus 0.6 m. for each additional or partial storey above one storey.
  - b) Where a garage or carport is attached to, or is built as an integral part of the main building
    - i) on the side where the garage or carport is attached or built
      - (aa) where there is no living accommodation above such garage or carport, 1.0 m.
      - (bb) where there is living accommodation above such garage or carport, 1.0 m. plus 0.6 m. for each additional or partial storey above the garage or carport.
    - ii) on the other side 1.2 m. plus 0.6 m. for each additional or partial storey above one storey.

R-1-20-h  
(2006-190)

File No.: B-77-800

Part of Park Lots 1 and 2, Part of Lots 2 and 3, North West of Road Leading to Third Concession, Part of Lot 7 on the West Side of Gravel Road, Registered Plan No. 124, former Township of Thurlow, Now in the City of Belleville, County of Hastings (Farnham Road - Heritage Park Estates)

APPLICANT/OWNER: Hastings Enterprises Limited  
c/o Dor-Ann Homes Ltd.

AGENT: Van Meer Limited

Notwithstanding the provisions of Subsection 6.1, within the area zoned R1-20-h, no person shall erect or occupy any building or structure or use any building or structure and land for any purposes, other than the use that existed on the date of the passing of this By-Law. The h - holding symbol shall be removed in

"R1" ZONES CONTINUED:

R1-20 (Cont'd)

accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that sufficient water supply and pressure is available to service the development to the satisfaction of the City of Belleville

(NOTE TO FILE: By-Law Number 2008-215, passed December 8, 2008, removed the "h" holding symbol **only from the lands described** as Part of Lots 2 and 3, North West of Road Leading to Third Concession, Part of Lot 7 on the West Side of Gravel Road, Registered Plan No. 124, former Township of Thurlow, now City of Belleville, County of Hastings.)

R1-20 File No: B-77-832  
(2006-219) 369 Farnham Road, Township of Thurlow,  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: ERIC & LINDA JENSEN  
(Mapchange-December 10,2007)

R1-21 File No.: B-77-798  
(2006-151) Lots 3, 4, 5 and 6 and Part of Lots 2 and 97  
Registered Plan 78  
Township of Thurlow, now in the City of Belleville (23 -  
31 Cannifton Road)  
APPLICANT/OWNER: BEVERLEY AND STANLEY REID

6.1.7.11 Notwithstanding the provisions of Subsection 6.1.2.10.1, within the area  
zoned R1-21 the minimum front yard depth shall be 6.0 metres and the  
minimum setback from the 1:100 year flood plain of the Moira River shall be  
7.5 metres.

R1-22  
2006-193 File No.: B-77-806  
Plan 21R-17781, Part 7, Part of Lots 1 and 2, Concession 3, Former Township  
of Thurlow, Now in the City of Belleville, County of Hastings (Maitland Drive -  
Settlers Ridge)  
APPLICANT/OWNER: Settlers Ridge Developments Inc..  
AGENT: RFA Planning Consultant Inc.

"R1" ZONES CONTINUED:

R1-22 (Cont'd)

(2009-108) File No.: B-77-863  
*(1<sup>st</sup> paragraph only)* Part of Lots 1 and 2, Concession 3, Former Township of Thurlow, Now in the City of Belleville, County of Hastings  
 (Maitland Drive - Settlers Ridge)  
 APPLICANT/OWNER: Settlers Ridge Developments Inc.  
 AGENT: RFA Planning Consultant Inc.

(2009-77) (NOTE: By-Law Number 2009-77 passed May 11, 2009 removed 'h' - holding symbol on this property.)

(2010-102) (NOTE: By-Law Number 2010-102 passed June 14, 2010 removed 'h' - holding symbol on this property.)

(2011-24) Removed Subsection 6.1.7.12 in its entirety & replaced as below:

6.1.7.12 Notwithstanding the provisions of Subsections 6.1.2.2.1, 6.1.2.5, 6.1.2.10.1 and 6.1.2.10.2, within the area zoned R1-22 the minimum lot frontage shall be 18 metres, including for a corner lot, the maximum lot coverage for single storey dwellings only shall be 37%, the minimum front yard depth shall be 6.0 metres, and, for a corner lot only, the minimum interior side yard width shall be 1.2 metres, and, for attached garages, the minimum interior side yard width shall be 1.2 metres.

(2009-77) (NOTE: By-Law Number 2009-77 passed May 11, 2009 removed 'h' - holding symbol on this property.)

(2010-102) (NOTE: By-Law Number 2010-102 passed June 14, 2010 removed 'h' - holding symbol on this property.)

R1-23-h 6.1.7.13 Notwithstanding the provisions of Subsections 6.1.2.1.1, 6.1.2.2.1, 6.1.2.10.1, 6.1.2.5 and 6.1.2.10.2, within the area zoned R1-23 the following shall apply:

- (i) Lot Area (minimum) 408 sq m
- (ii) Lot Frontage (minimum) 12.8 m
- (iii) Front Yard Depth (minimum) 6.0 m
- (iv) Lot Coverage (maximum) 40%
- (v) Interior Side Yard Width (minimum) 1.2 m

R1-23-h (Cont'd)

Notwithstanding the provisions of Subsection 6.1.1, within the area zoned R1-23-h, 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. The h - holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that sufficient water supply and pressure is available to service the development, and that a sanitary sewer servicing strategy, Stormwater Management Report, Hydrogeological Report and a Geotechnical Report have been prepared all to the satisfaction of the City of Belleville.

R1-23-h  
(2012-93)

File No.: B-77-911

Part of Park Lots 1 & 2, Part of Lots 2 & 3, North West of Road Leading to Third Concession, Part of Lot 7 on the West Side of Gravel Road, Registered Plan 124, Former Township of Thurlow, Now in the City of Belleville, County of Hastings

(Maitland Drive - Farnham Roadarea)

APPLICANT: HERITAGE PARK JOINT VENTURE,  
c/o GEERTSMA HOMES LTD.

OWNER: HASTINGS ENTERPRISES INC. & G.C.L.  
DEVELOPMENTS LTD, c/o GEERTSMA HOMES LTD.

AGENT: RFA PLANNING CONSULTANT INC.

6.1.7.13 Notwithstanding the provisions of Subsection 6.1, within the area zoned R1-23-h, no person shall erect or occupy any building or structure or use any building or structure and land for any purposes, other than the use that existed on the date of the passing of this By-Law. The h - holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided the demonstration of stormwater management, the construction of a permanent sanitary sewer outlet to Millennium Drive and the preparation of a watermain servicing report to confirm adequate supply and pressure all to the satisfaction of the City of Belleville.

"R1" ZONES CONTINUED:

- R1-24  
(2007-135) File No. B-77-829  
545 Ashley Street, Township of Thurlow, Now in the City of Belleville,  
County of Hastings  
APPLICANT/AGENT: KEITH WATSON  
OWNER: GORDON AND KATHERINE SAUNDERS  
6.1.7.14 Notwithstanding the provisions of Subsections 6.1.2.2.3  
and 6.1.2.10, within the area zoned R1-24 the location of  
the main building existing on the date of the passage of this  
By-Law is recognized subject to a minimum lot frontage of  
27 metres.
- R1-25  
(2011-108) File No: B-77-887  
Part 2, Plan 21R-21822, Part of Lot 7, Concession 3, Former Township of  
Thurlow, Now in the City of Belleville, County of Hastings  
(Cannifton Road North/Tank Farm Road)  
APPLICANT: GEERTSMA HOMES LTD.  
OWNER: 1472543 ONTARIO INC.  
AGENT: RFA PLANNING CONSULTANT INC.  
6.1.7.15 Notwithstanding the provisions of Subsections 6.1.2.1.1,  
6.1.2.2.1, and 6.1.2.10.2, within the area R1-25, the  
following requirements shall apply:
- |       |                                    |        |
|-------|------------------------------------|--------|
| (i)   | Lot Area (minimum)                 | 470 m2 |
| (ii)  | Lot Frontage (minimum)             | 13.5 m |
| (iii) | Interior Side Yard width (minimum) | 1.2 m  |
- R1-26(2012-94) File No.: B-77-913  
Part of Park Lot 3, Registered Plan 124 & Block 37, Plan 21M-214,  
Formerly in the Township of Thurlow, Now in the City of Belleville,  
County of Hastings  
(Chelsea Court/Farnham Road)  
APPLICANT/AGENT: VREUGDENHIL ENTERPRISES  
c/o DOR-ANN HOMES LTD.  
OWNER: MAN HOLE TEN  
c/o DOR-ANN HOMES LTD.  
6.1.7.14 Notwithstanding the provisions of Subsections 6.1.2.1.1, 6.1.2.2.1, 6.1.2.5,  
6.1.2.10.1 and 6.1.2.10.2, within the area zoned R1-26 the provisions of  
Subsection 6.1.7.10 shall apply, save and except for a minimum lot  
frontage of 12 metres.

**"SPECIAL LOW DENSITY RESIDENTIAL-TYPE 2 {R2}" ZONES**

- R2-1 MIN. DWELLING UNIT GROSS FLOOR AREA FOR THE UPPER UNIT:  
73.57 SQUARE METRES.  
MIN. DWELLING UNIT GROSS FLOOR AREA FOR THE LOWER UNIT:  
67.6 SQUARE METRES.  
(3591)
- R2-2 MIN. LOT FRONTAGE PER UNIT: 10.13 METRES.  
(3641)
- R2-3 MIN. LOT FRONTAGE FOR A SEMI-DETACHED DWELLING HOUSE:  
9.7 METRES PER UNIT.  
MIN. LOT FRONTAGE FOR A DUPLEX DWELLING HOUSE: 19.4 METRES.  
(3644)
- R2-4 MIN. LOT AREA FOR A SINGLE DETACHED RESIDENTIAL DWELLING  
UNIT: 380 SQUARE METRES.  
MIN. LOT FRONTAGE FOR A SINGLE DETACHED RESIDENTIAL DWELLING  
UNIT: 12 METRES.  
MIN. LOT AREA FOR A SEMI-DETACHED RESIDENTIAL DWELLING UNIT:  
285 SQUARE METRES.  
MIN. LOT FRONTAGE FOR A SEMI-DETACHED RESIDENTIAL DWELLING  
UNIT: 9 METRES PER UNIT.  
MIN. LOT AREA FOR A DUPLEX DWELLING: 570 SQUARE METRES. MIN.  
LOT FRONTAGE FOR A DUPLEX DWELLING: 18 METRES.  
MIN. SETBACK FOR A STRUCTURE FROM A PIPELINE  
RIGHT-OF-WAY: 10 METRES.  
(3902)



"R2" ZONES CONTINUED:

**R2-5** B-77-653  
(2000-108) Part of Lots 1 and 2, Concession 3  
Formerly Township of Thurlow  
Now City of Belleville, County of Hastings  
Applicant: Mr. Michael Guerrero  
Owner: 883427 Ontario Inc.  
Agent: RFA Planning Consultant

5.200 Notwithstanding the provisions of Sections 6.1.2.1.1, 6.1.2.2.1, 6.1.2.5, 6.1.2.10.1, 6.1.2.10.2, 6.1.2.10.3, within the area zoned R-2-5, the following special provisions shall apply to single unit detached dwellings as follows:

Minimum Lot Area (municipal water and sanitary sewers)	365 sq.m
Minimum Lot Frontage (municipal water and sanitary sewers)	12m
Maximum Lot Coverage	40%
Minimum Front Yard Depth	3.6m
Minimum Interior Side Yard Width	1.2m
Minimum Rear Yard Depth	7.5 m.

(NOTE TO FILE: By-Law Number 2003-164, passed September 8, 2003, removed the "h" holding symbol **only from the lands described** as Part of Lots 1 to 21, Registered Plan 21M-182, former Township of Thurlow, now City of Belleville, County of Hastings.)

(NOTE TO FILE: By-Law Number 2004-152, passed October 25, 2004, removed the "h" holding symbol **only from the lands described** as Part of Lots 1 to 15, Registered Plan 21M-195, former Township of Thurlow, now City of Belleville, County of Hastings.)

(NOTE TO FILE: By-Law Number 2005-83, passed May 9, 2005, removed the "h" holding symbol **only from the lands described** as Part of Lot 2, Concession 3, former Township of Thurlow, now City of Belleville, County of Hastings.)

(continued on next page)

"R2" ZONES CONTINUED:

R2-5-h  
(2007-81)      B-77-819  
Part of Lots 1 and 2, Concession 3  
Formerly Township of Thurlow  
Now City of Belleville, County of Hastings  
Applicant: Geertsma Construction Ltd.  
Owner: Joint Venture - GCL Developments Ltd. /  
Mirtren Building Limited

Notwithstanding the provisions of Subsection 6.2.1.1.1, within the area zoned R2-5-h, no person shall erect or occupy any building or structure or use any building or structure and land for any purposes, other than the use that existed on the date of the passing of this By-Law. The h – holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that the following has been addressed:

- (a) The subject property is to be serviced with municipal water and sewer services to the satisfaction of the Belleville Utilities Commission and the municipality, and the owner will be required to enter into a cost sharing agreement for the construction of these services to the satisfaction of the municipality.
- (b) A stormwater management plan for the subject property must be completed and approved by all applicable review agencies which must generally conform to the recommendations of the Upper No Name Creek Stormwater Management Study. The owner shall be required to enter into a cost sharing agreement for the design and construction of the stormwater management works to the satisfaction of the City.
- (c) Development shall not proceed until such time as the City of Belleville completes a Master Servicing Plan for the Cannifton Secondary Plan Area.
- (d) A Traffic Impact Study shall be completed for all lands south of Maitland Drive to address the requirement for turning lanes, signalization, etc.
- (e) A subdivision agreement shall be registered against the subject property in accordance with the provisions of the Planning Act.
- (f) Development shall not proceed for those lots that have a ground elevation of higher than 110 metres until an adequate water supply can be provided to the satisfaction of the City of Belleville.

"R2" ZONES CONTINUED:

R2-5-h B-77-911  
(2012-93) Part of Park Lots 1 & 2, Part of Lots 2 & 3, North West of Road Leading to Third Concession, Part of Lot 7 on the West Side of Gravel Road, Registered Plan 124, Former Township of Thurlow, Now in the City of Belleville, County of Hastings (Maitland Drive - Farnham Road area)  
APPLICANT: HERITAGE PARK JOINT VENTURE,  
c/o GEERTSMA HOMES LTD.  
OWNER: HASTINGS ENTERPRISES INC. & G.C.L.  
DEVELOPMENTS LTD, c/o GEERTSMA HOMES LTD.  
AGENT: RFA PLANNING CONSULTANT INC.

5.200 Notwithstanding the provisions of Subsection 6.2, within the area zoned R2-5-h, no person shall erect or occupy any building or structure or use any building or structure and land for any purposes, other than the use that existed on the date of the passing of this By-Law. The h – holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided the demonstration of stormwater management, the construction of a permanent sanitary sewer outlet to Millennium Drive and the preparation of a watermain servicing report to confirm adequate supply and pressure all to the satisfaction of the City of Belleville.

R2-7 MIN. LOT FRONTAGE: 18 METRES.  
MIN. INTERIOR SIDE YARD SETBACK: 1.829 METRES.  
(3992)

R2-8 File: B-77-620  
(99-152) Parts 1 and 2, Plan 21R-18713, formerly Township of Thurlow now City of Belleville, County of Hastings, 124 - 138 Cannifcorn Rd. North  
Applicant/Owner: Terry and Beverly Boyle  
Agent: RFA Planning Consultant

6.2.4.1 Notwithstanding the provisions of Sections 4.15.12, 6.2.3.1.2, 6.2.3.2.2, 6.2.3.10.3 and 7.16. within the area zoned r2-8, the following shall apply:

- a) two parking spaces shall be permitted in a driveway;
- b) minimum lot area for a duplex dwelling shall be 420m<sup>2</sup>;
- c) minimum lot frontage for a duplex dwelling shall be 10.5m;
- d) minimum interior side yard depth shall be 0.6m on one side and 2.0 m on the other side; and
- e) a dwelling unit may be constructed greater than 0.5m below finished grade

R2" ZONES CONTINUED:

- R2-9 (99-152) 6.2.4.2 Notwithstanding the provisions of Section 4.15.12, 6.1.2.1.1, 6.1.2.2.1 and 6.1.2.10.2 within the area zoned R2-9, the following shall apply:
- a) two parking spaces shall be permitted in a driveway;
  - b) minimum lot area for a detached single unit dwelling shall be 357m<sup>2</sup>;
  - c) minimum lot frontage for a single unit dwelling shall be 9.1m; and
  - d) minimum interior side yard depth shall be 1.2m plus 0.6m for each additional or partial storey above one storey.
- R2-10 (99-152) 6.2.4.3 Notwithstanding the provisions of Section 4.15.12, 6.1.2.1.1, 6.1.2.2.1 and 6.1.2.10.2 within the area zoned R2-10, the following shall apply:
- a) two parking spaces shall be permitted in a driveway;
  - b) minimum lot area for a detached single unit dwelling shall be 420m<sup>2</sup>;
  - c) minimum lot frontage for a single unit dwelling shall be 10.5m;
  - d) minimum interior side yard depth shall be 1.2m plus 0.6m for each additional or partial storey above one storey.
- R2-h (2010-02) File: B-77-875  
152 Cannifton Road North, Former Township of Thurlow  
Now City of Belleville, County of Hastings  
Applicant/Owner: Tim and Jessica Hoornweg  
Agent: Dave Campbell
- 6.2.4.4 Notwithstanding the provisions of Subsection 6.2.1, within the area zoned R2-h, 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. The h – holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that a grading and drainage plan has been submitted to the satisfaction of the City of Belleville.
- (NOTE TO FILE: By-Law Number 2010-23, passed February 8, 2010, removed the "h" holding symbol **only from the lands described** as 152 Cannifton Road North, former Township of Thurlow, now City of Belleville, County of Hastings.)

R2" ZONES CONTINUED:

R2-11 File: B-77-954  
Part of Lot 5, Concession 3, Formerly in the Township of Thurlow (Heritage Park Phase 2)  
Now City of Belleville, County of Hastings  
Applicant: Heritage Park Joint Venture  
                  *c/o* Geertsma Homes Ltd.  
Owner: Hastings Enterprises Inc. & G.C.L. Developments *c/o*  
                  Geertsma Homes Ltd.  
Agent: Geertsma Homes Ltd.

6.2.4.5 Notwithstanding the provisions of Subsections 6.1.2.1.1, 6.1.2.2.1, 6.1.2.5, 6.1.2.10.1 and 6.1.2.10.2, within the area zoned R2-11, the following provisions shall apply to single detached dwellings as follows:

- (i) Lot Area (minimum) 365.0 m2
- (ii) Lot Frontage (minimum) 12m
- (iii) Lot Coverage (maximum) 40%
- (iv) Front Yard Depth (minimum) 3.6m
- (v) Interior Side Yard Width (minimum) 1.2m
- (vi) Rear Yard Depth (minimum) 7.0m

R2-12 File: B-77-958  
38 Cannifton Road North, Former Township of Thurlow  
Now City of Belleville, County of Hastings  
Applicant/Owner: Cobblestone Homes Quinte Inc.  
Agent: Van Meer Limited

6.2.4.6 Notwithstanding the provisions of Subsection 6.1.2.2.1, within the area zoned R2-12 the minimum lot frontage for a single family dwelling shall be 17.3 metres.

R2-13 File: B-77-1010  
(2016-191) 20 Cannifton Road North, Former Township of Thurlow  
Now City of Belleville, County of Hastings  
Applicant/Owner: John Royle

6.2.4.7 Notwithstanding the provisions of Subsection 6.2.3.2.1, within the area zoned R2-13 the minimum lot frontage on Lywood Street for a semi-detached dwelling shall be 10 metres.

R2-13 (Cont'd)

Notwithstanding the provisions of Subsection 6.2, within the area zoned R2-13-h, no person shall erect or occupy any building or structure or use any building or structure and land for any purposes, other than the use that existed on the date of the passing of this By-Law. The h – holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that a Development Agreement has been entered into, which, among other things, would include a Lot Grading and Drainage Plan, an MTO Building and Land Use Permit, confirmation of servicing and the establishment of proper access to the property."

**"SPECIAL HIGH DENSITY RESIDENTIAL (R4)" ZONES**

**R4-1** MIN. LOT FRONTAGE FOR A TWO BEDROOM UNIT: 4.5 METRES.  
MIN. GROSS FLOOR AREA FOR A TWO BEDROOM UNIT: 75  
**SQUARE METRES.**  
MAX. NUMBER OF DWELLING UNITS: 56.  
MIN. SETBACK FROM **THE** PIPELINE RIGHT OF WAY: 10 METRES.  
(3643)

(2006-193) R4-2 deleted February 8, 2010 and replaced by the following:

R4-2-h File No.: 8-77-876  
(2010-19) Part of Lot 2, Concession 3, former Township of Thurlow, Now in the City  
of Belleville, County of Hastings  
(Maitland Drive - Settlers Ridge)  
APPLICANT/OWNER: Settlers Ridge Developments Inc.  
AGENT: RFA Planning Consultant Inc.

6.4.9.1 Notwithstanding the provisions of Subsections 6.4.1.1,  
6.4.3.2, 6.4.3.1.1, 6.4.3.7.1, 6.4.3.7.4.1,  
6.4.3.7.3.1,  
6.4.3.7.2.1 and 6.4.3.4.1, within the area zoned R4-2,  
freehold town homes shall be a permitted use subject to the  
following requirements:

- |        |  |  |
|--------|--|--|
| (i)    | Lot Frontage (minimum)   | 6.0 m  |
| (ii)   | Lot Area (minimum)   | 185.0 m <sup>2</sup>   |
| (iii)  | Front Yard Depth (minimum)   | 6.0 m  |
| (iv)   | Rear Yard Depth (minimum)  | 7.5 m  |
| (v)    | Interior Side Yard Width (minimum)                                     | 1.2 m on end<br>unit except where the<br>interior side yard is<br>adjacent to a<br>common wall of a<br>horizontal attached<br>dwelling unit, the side<br>yard shall be NIL |
| (vi)   | Exterior Side Yard Width (minimum)                                     | 3.0 m  |
| (vii)  | Lot Coverage (maximum)   | 50%  |
| (viii) | Minimum Distance between Parking<br>Area or Driveway and Main Building | NIL.   |

"SPECIAL HIGH DENSITY RESIDENTIAL (R4)" ZONES CONTINUED

Notwithstanding the provisions of Subsections 6.2.3.1.1, 6.2.3.10.1, 6.2.3.10.2 and 6.2.3.4, within the area zoned R4-2 the following provisions shall apply to semi-detached dwellings:

- (i) Lot Area (minimum) 300.0 m<sup>2</sup>
- (ii) Front Yard Depth (minimum) 6.0 m
- (iii) Rear Yard Depth (minimum) 7.5 m
- (iv) Interior Side Yard Width (minimum) 1.2 m
- (v) Exterior Side Yard Width (minimum) 3.0 m
- (vi) Lot Coverage (maximum) 50%

Notwithstanding the provisions of Subsection 6.4.1 within the area zoned R4-2-h, 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. The h - holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that sufficient water supply and pressure is available to service the development, and that a sanitary sewer servicing strategy, Stormwater Management Report, Hydrogeological Report and a Geotechnical Report have been prepared all to the satisfaction of the City of Belleville.

(2010-102) (NOTE: By-Law Number 2010-102 passed June 14, 2010 removed 'h' - holding symbol on this property.)

R4-2-h  
(2012-93) B-77-911  
Part of Park Lots 1 & 2, Part of Lots 2 & 3, North West of Road Leading to Third Concession, Part of Lot 7 on the West Side of Gravel Road, Registered Plan 124, Former Township of Thurlow, Now in the City of Belleville, County of Hastings  
(Maitland Drive - Farnham Road area)  
APPLICANT: HERITAGE PARK JOINT VENTURE,  
c/o GEERTSMA HOMES LTD.  
OWNER: HASTINGS ENTERPRISES INC. & G.C.L.  
DEVELOPMENTS LTD, c/o GEERTSMA HOMES LTD.  
AGENT: RFA PLANNING CONSULTANT INC.

6.4.9.1 Notwithstanding the provisions of Subsection 6.4, within the area zoned R4-2-h, no person shall erect or occupy any building or structure or use any building or structure and land for any purposes, other than the use that existed on the date of the passing of this By-Law. The h – holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided the







**"SPECIAL HIGH DENSITY RESIDENTIAL (R4)" ZONES CONTINUED**

- |               |      |                                    |  |
|---------------|------|------------------------------------|--|
| R4-5 (cont'd) | (iv) | Interior Side Yard Width (minimum) | 7.5 m or one half of building height whichever is the greater  |
|               | (v)  | Rear Yard Depth (minimum)          | 7.5 m or one half of building height whichever is the greater. |

## **"SPECIAL RURAL RESIDENTIAL (RR)" ZONES**

- RR-1 PART LOTS 23 AND 24, CONCESSION 3,  
MINIMUM LOT FRONTAGE 12.2 METRES.  
(3029)
- RR-1 PART OF LOT 6, CONCESSION 9  
MIN. LOT AREA: 4.7 HECTARES  
MIN. LOT FRONTAGE: 134 METRES.  
(3050)
- RR-2 MIN. FRONT AND REAR YARD SETBACK: 11.5 METRES  
MIN. SETBACK FROM THE CENTRE LINE OF A PROVINCIAL  
HIGHWAY: 28.5 METRES.  
(3079 - REPEALED)
- RR-3 MIN. REAR YARD DEPTH: 30 METRES.  
(3074)
- RR-4 MIN. LOT AREA: 2090 SQUARE METRES.  
(3081)
- RR-5 PART LOT 8, CONCESSION 5.  
MIN. INTERIOR SIDE YARD SETBACK: 3.5 METRES.  
(3095)
- RR-5 PART LOT 30, CONCESSION 8.  
MIN. LOT AREA: 2000 SQUARE METRES  
MIN. LOT FRONTAGE 24 METRES.  
(3108)
- RR-6 MIN. LOT AREA: 3470 SQUARE METRES.  
MIN. LOT FRONTAGE: 52 METRES.  
(3110)
- RR-7 MIN. LOT AREA; 3230 SQUARE METRES.  
MIN. LOT FRONTAGE: 52 METRES.  
(3110)
- RR-8 MIN. LOT FRONTAGE: 44.65 METRES.  
(3173)

"RR" ZONES CONTINUED:

- RR-9 PERMITTED USES: A BUILDING OR STRUCTURE MAY BE ERECTED ON A LOT HAVING FRONTAGE ON AN UNMAINTAINED TOWNSHIP ROAD PROVIDED THAT SUCH BUILDING OR STRUCTURE COMPLIES WITH THE SETBACK PROVISIONS OF THIS BY-LAW.  
(3174)
- RR-10 MIN. FRONT YARD DEPTH: 30.48 METRES.  
(3187)
- RR-11 MIN. LOT AREA: 2508.3 SQUARE METRES.  
MIN. LOT FRONTAGE: 36.5 METRES.  
(3188)
- RR-12 MIN. LOT AREA: 3531.7 SQUARE METRES.  
(3188)
- RR-13 MIN. LOT AREA: 1946.53 SQUARE METRES  
MIN. LOT FRONTAGE: 40.11 METRES.  
(3193)
- RR-14 MIN. LOT AREA: 3035.14 SQUARE METRES.  
(3193)
- RR-15 MIN. LOT FRONTAGE: 32 METRES  
(3206)
- RR-16 MIN. LOT FRONTAGE: 32 METRES.  
(3206)
- RR-17 MIN. LOT AREA: 1922.73 SQUARE METRES.  
(3207)
- RR-18 MIN. LOT AREA: .33 HECTARES  
(3252)
- RR-19 MIN. LOT FRONTAGE: 20.1 METRES.  
(3270)
- RR-21 MIN. LOT AREA: 3723 SQUARE METRES.  
(3301)
- RR-22 MIN. INTERIOR SIDE YARD SETBACK: NIL.  
(3301)

"RR" ZONES CONTINUED:

- RR-23      MIN. LOT AREA: 3035 SQUARE METRES.  
(3309)
- RR-24      MIN. LOT AREA: 3035 SQUARE METRES.  
(3309)
- RR-25      MIN. LOT AREA: 3035 SQUARE METRES.  
MIN. LOT FRONTAGE: 37 METRES.  
(3320)
- RR-26      MIN. LOT AREA: 3035 SQUARE METRES.  
MIN. LOT FRONTAGE: 37 METRES.  
(3320)
- RR-27      MIN. LOT FRONTAGE: 42.4 METRES.  
(3341)
- RR-28      MIN. LOT FRONTAGE: 35.1 METRES.  
(3350)
- RR-29      MIN. LOT FRONTAGE: 29 METRES.  
(3411)
- RR-30      MIN. LOT AREA: 1295 SQUARE METRES.  
MIN. LOT FRONTAGE: 42.5 METRES  
(3504)
- RR-30      MIN. LOT FRONTAGE: 37.97 METRES  
(3519)
- RR-31      PART LOT 3, CONCESSION 6.  
MIN. LOT AREA: 1659 SQUARE METRES.  
MIN. LOT FRONTAGE: 23.8 METRES.  
(3504)
- RR-31      PART LOT 6, CONCESSION 4.  
MIN. LOT FRONTAGE: 38.1 METRES  
(3519)
- RR-32      THE SUBJECT PROPERTY IS LOCATED IN CLOSE PROXIMITY TO AN  
AREA LICENSED AND ZONED TO ALLOW THE EXTRACTION OF  
AGGREGATE RESOURCES. (WARNING)  
(3541)

"RR" ZONES CONTINUED:

- RR-33      MIN. LOT FRONTAGE: 19.4 METRES.  
MIN. DWELLING UNIT GROSS FLOOR AREA: 83.6 SQUARE METRES.  
(3559)
- RR-34      MIN. LOT AREA: 2590 SQUARE METRES.  
MIN. LOT FRONTAGE: 19.4 METRES  
MIN. DWELLING UNIT GROSS FLOOR AREA: 83.6 SQUARE METRES.  
(3559)
- RR-35      MIN. LOT FRONTAGE: 19.4 METRES.  
MIN. DWELLING UNIT GROSS FLOOR AREA: 83.6 SQUARE METRES.  
(3559)
- RR-36      MIN. LOT AREA: 3764 SQUARE METRES.  
MIN. LOT FRONTAGE: 38.1 METRES.  
(3562)
- RR-37      MIN. LOT FRONTAGE: 38.1 METRES.  
(3562)
- RR-38      MIN. LOT AREA: 2012.7 SQUARE METRES.  
(3564)
- RR-39      MIN. LOT AREA: 757.2 SQUARE METRES.  
MIN. LOT FRONTAGE: 8 METRES.  
(3618)
- RR-40      MIN. FRONT YARD SETBACK: 91.4 METRES.  
MIN. EXTERIOR SIDE YARD SETBACK: 45.72 METRES.
- RR-41      MIN. LOT AREA: 3066 SQUARE METRES  
MIN. LOT FRONTAGE: 30.6 METRES.  
MIN. FRONT YARD SETBACK: 14.1 METRES.  
MIN. SIDEYARD SETBACK FOR STRUCTURES EXISTING AS OF JULY  
26TH., 1993: NIL.  
(3659)
- RR-42      MIN. LOT AREA: 3112 SQUARE METRES.  
MIN. LOT FRONTAGE: 30.5 METRES.  
MIN. FRONT YARD SETBACK: 11.9 METRES.  
MIN. SIDE YARD SETBACK FOR STRUCTURES EXISTING AS OF  
JULY 26TH., 1993: NIL.  
(3659)

"RR" ZONES CONTINUED:

- RR-43      LOT FRONTAGE: THE LOT FRONTAGE FOR THIS LOT SHALL BE  
DEFINED AS THE WIDTH OF THE FRONT LOT LINE ADJACENT TO  
THE ROAD.  
(3660)
- RR-44      PART LOT 8, CONCESSION 8.  
A SEPTIC SYSTEM IS A PERMITTED STRUCTURE IN THE FRONT  
YARD.  
(3668)
- RR-44      PART LOT 26, CONCESSION 9  
MIN. LOT AREA: 1.3 HECTARES  
MIN. LOT FRONTAGE: 225.6 METRES.  
(3704)
- RR-45      MIN. LOT AREA: 2.53 HECTARES  
MIN. LOT FRONTAGE: 171.3 METRES ON FOXTON RD. AND 262  
METRES ON BOUNDARY ROAD.  
(3704)
- RR-46      MIN. LOT AREA: .32 HECTARES  
(3715)
- RR-47      MIN. LOT AREA: 2125 SQUARE METRES.  
MIN. LOT FRONTAGE: 27.4 METRES.  
(3761)
- RR-48      MIN. LOT AREA: 1665 SQUARE METRES.  
MIN. LOT FRONTAGE: 21.3 METRES.  
(3761)
- RR-49      MIN. LOT AREA: 2231 SQUARE METRES.  
MIN. FRONT YARD SETBACK: 12.9 METRES.  
(3823)
- RR-50      PART LOT 6, CONCESSION 4.  
MIN. LOT FRONTAGE: 20 METRES.  
(3894)



"RR" ZONES CONTINUED:

- RR-50 PART LOT 25, CONCESSION 2.  
ONE GROUP HOME MAY BE PERMITTED WITHIN 800 METRES OF ANOTHER.  
MAXIMUM NUMBER OF RESIDENTS (EXCLUSIVE OF STAFF): 5.  
(3958)
- RR-51 REAR YARD SETBACK: 15.25 METRES.  
(3971)
- RR-52 MIN. LOT AREA: 1.27 HECTARES.  
MIN. LOT FRONTAGE: 142.5 METRES.  
(3973)
- RR-53 MIN. LOT AREA: .74 HECTARES.  
MIN. LOT FRONTAGE: 52.2 METRES.  
(3973)
- RR-54 MIN. INTERIOR SIDE YARD SETBACK FROM THE WEST PROPERTY BOUNDARY FOR ALL STRUCTURES SHALL BE: 30 METRES.  
(3974)
- RR-55 A KENNEL SHALL BE PROHIBITED FROM OPERATING ON THE SUBJECT PROPERTIES.  
(3984)
- RR-56 MIN. FRONT YARD SETBACK: 11.67 METRES.  
MIN. SETBACK FROM THE CENTRELINE OF A FORMER COUNTY ROAD: 25 METRES.  
MIN. REAR YARD SETBACK: 7.62 METRES.  
MIN. INTERIOR SIDE YARD SETBACK FROM THE EAST SIDE LOT LINE: .3 METRES.  
(98-134)
- RR-57 MIN. FRONT YARD SETBACK: 4.6 METRES.  
MIN. SETBACK FROM THE CENTRELINE OF A FORMER COUNTY ROAD: 19 METRES.  
(98-135)

"RR" ZONES CONTINUED:

RR-58            File: B-77-611-S  
(99-66)        Part Lot 26, Concession 3, formerly Township of Thurlow,  
                  now City of Belleville, County of Hastings (1274 Casey Road)  
                  OWNERS: KATHRYN and ALLAN RUPERT

Subsection 6.5.9.1

"Notwithstanding and in addition to the provisions of Section 6.5.2, for the lands zoned RR - 58, a minimum 15 m setback shall be provided between any building and the edge of the Hazard zone."

RR-59            File: B-77-674  
(2001-140)    Part of Lot 18, Broken Front Concession, formerly Township of Thurlow,  
                  Now City of Belleville, County of Hastings  
                  (Elmwood Drive/North Side of Old Highway #2)  
                  OWNERS: JEFFREY and LORI COX

Subsection 6.5.9.2

"Notwithstanding and in addition to the provisions of Section 6.5.1, within the area zoned RR - 59, a single unit dwelling in association with a motor vehicle sales establishment, containing no more than twelve (12) vehicles at any one time, shall be permitted."

RR-60            File: B-77-667  
(2001-145)    Part of Lots 16 and 17, Concession Broken Front, Township of Thurlow,  
                  Now City of Belleville, County of Hastings  
                  (Ox Point/Point Anne)  
                  OWNER: ROSE POPE

Subsection 6.5.9.3

"Notwithstanding the provisions of Section 6.5.1.1, 6.5.2.2, 6.5.2.9.3 and 4.7.1, for the lands zoned RR - 60, one (1) single unit dwelling shall be permitted on the existing lot on an existing right-of-way, the dwelling shall be setback a minimum of 200 m from the licensed quarry, the minimum lot frontage requirement shall not apply and the minimum side yard width shall be 7.5 m."

"RR" ZONES CONTINUED:

- RR-61            File: B-77-749  
(2004-91)       Part of Lot 27, Concession 7, Formerly in the Township of Thurlow,  
Now City of Belleville, County of Hastings  
(107 Hall Settlement Road)  
APPLICANT/AGENT: WATSON LAND SURVEYORS LTD.  
OWNER: JOHN WHITING
- Subsection 6.5.9.4  
"Notwithstanding the provisions of Subsection 6.5.2.9.1, within the area  
zoned RR-61 the minimum front yard depth shall be 91 metres."
- RR-62            "Notwithstanding the provisions of Subsection 6.5.2.9.1, within the area  
zoned RR-62 the minimum front yard depth shall be 99 metres."
- RR-63            Subsection 6.5.9.6  
"Notwithstanding the Agricultural Code of Practice provisions of this  
By-Law (MDS I), and the provisions of Subsection 6.5.2.9.1, within the  
area zoned RR-63 the dwelling existing on the date of the passing of this  
By-Law shall have a minimum front yard depth of 12 metres."
- (2006-183)      File: B-77-805  
Part of Lots 15 and 16, Concession 8, Township of Thurlow,  
Now City of Belleville, County of Hastings  
(Willet Road/Bethel Road)  
APPLICANT/OWNER: NORMAN MOORE  
AGENT: WATSON LAND SURVEYORS LTD.
- RR-64            Subsection 6.5.9.7  
"Notwithstanding the provisions of Subsection 6.5.2.1, within the area  
zoned RR-64 the minimum lot area shall be 2,575 square metres."
- (2007-3)        File: B-77-809  
Part of Lot 11, Concession 5, Township of Thurlow,  
Now City of Belleville, County of Hastings  
(Harmony Road)  
APPLICANT: TOM STREEK  
OWNERS: RUTH AND RAE ROES
- RR-65            Subsection 6.5.9.8  
"Notwithstanding the provisions of Subsections 6.5.2.1 and 6.5.2.2, within  
the area zoned RR-65 the minimum lot area shall be 3,800 square metres  
and the minimum lot frontage shall be 37 metres."

"RR" ZONES CONTINUED:

- (2007-219) File: B-77-832  
369 Farnham Road, Township of Thurlow,  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: ERIC & LINDA JENSEN
- RR-66 Subsection 6.5.9.9  
"Notwithstanding the provisions of Subsection 6.5.2.1, within the area  
zoned RR-66 the minimum lot area shall be 2,787 square metres."
- (2009-47) File: B-77-857  
290 Hoskin Road, Part of Lot 25, Concession 1,  
Former Township of Thurlow,  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: MIKE & LINDA KEEGAN
- RR-67 Subsection 6.5.9.10  
"Notwithstanding the provisions of Subsection 6.5.2.1, within the area  
zoned RR-67 the minimum lot area shall be 1,000 square metres."

**"SPECIAL SEASONAL RESIDENTIAL (SR) ZONES"**

SR-1

MIN. FRONT YARD DEPTH FROM WATERS EDGE: 30.5 METRES.  
NO DEVIATION SHALL BE PERMITTED BELOW AN ELEVATION OF  
120.0 METRES G.S.C.  
(3107)

**"SPECIAL ESTATE RESIDENTIAL (ER)" ZONES.**

- ER-1 MIN. LOT AREA: 3800 SQUARE METRES.  
MIN. LOT FRONTAGE: 42 METRES.  
MIN. DWELLING UNIT GROSS FLOOR AREA: 133 SQUARE METRES.  
(3095)
- ER-4 MIN. LOT FRONTAGE: 38 METRES.  
(3116)
- ER-5 MIN. DWELLING UNIT GROSS FLOOR AREA: 133 SQUARE METRES.  
MIN. GROUND FLOOR AREA WHERE MORE THAN ONE  
STOREY: 99.75 SQUARE METRES.  
(3124)
- ER-6 MIN. LOT FRONTAGE: 20.11 METRES.  
(3167)
- ER-7 MIN. LOT FRONTAGE: 41 METRES.  
(3241)
- ER-8 MIN. LOT FRONTAGE: 20.12 METRES.  
THE FRONT LOT LINE AND LOT FRONTAGE FOR LANDS  
ZONED ER-8 SHALL BE DETERMINED USING THE LINE ABUTTING  
THE ROAD ALLOWANCE OF OLD MILL ROAD AS THE FRONT  
LOT LINE EVEN THOUGH THE LANDS SITUATED BETWEEN THE ER-  
8 ZONE AND THE SUBJECT FRONT LOT LINE ARE ZONED H.  
(3277)
- ER-9 MIN. LOT FRONTAGE: 44.5 METRES  
(3298)
- ER-10 MIN. LOT FRONTAGE: 38 METRES.  
MIN. REAR YARD SETBACK: 30 METRES.  
(3638)
- ER-11 MIN. LOT FRONTAGE: 39 METRES.  
MIN. REAR YARD SETBACK: 30 METRES.  
(3638)
- ER-12 MIN. LOT FRONTAGE: 38 METRES  
(3638)
- ER-13 MIN. LOT FRONTAGE: 33 METRES  
(3638)

"ER" ZONES CONTINUED:

ER-14 MIN. LOT AREA: 2493 SQUARE METRES.  
MIN. LOT FRONTAGE: 30.48 METRES.  
(3706)

ER-15 MIN. LOT AREA: 2833 SQUARE METRES  
MIN. LOT FRONTAGE: 41.7 METRES.  
(3706)

ER-19 File No: B-77-586  
(98-118) Block A, Plan 1887, Part of Lot 5, Concession 5  
(38 Old Mill Road, Foxboro)  
Former Township of Thurlow  
Now in the City of Belleville, County of Hastings  
APPLICANT/OWNER: RONALD AND KATHRYN FELLOWS

A BED AND BREAKFAST ESTABLISHMENT WHERE A MAX. OF THREE BEDROOMS MAY BE USED FOR THE ACCOMMODATION OF OVERNIGHT GUESTS IS ADDED TO THE LIST OF PERMITTED USES.

ER-19 OMB Files: Z 940076, Z 940085  
Order dated April 17, 1996  
Thurlow Zoning File 4/94

5.190 Notwithstanding the provisions of Section 6.7.2.10.2 to the contrary on that Part of Lot 14, Concession 7, in the Township of Thurlow shown as "ER-19" on Schedule "A" attached hereto, the following special provisions shall apply in addition to all of the other applicable provisions of the "ER" Zone as established by By-law 3014:

5.190.1 Minimum setback for all buildings and structures from a lot line which abuts property zoned or designated "Prime Agriculture" shall be 45.7 metres.

ER-20 File No: B-77-598  
(98-164) Part of Lot 4, Concession 5  
(170 Mudcat Road)  
Former Township of Thurlow  
Now in the City of Belleville, County of Hastings  
APPLICANT/OWNER: WILLIAM AND DAMON USBORNE

MINIMUM LOT FRONTAGE SHALL BE 33 METRES

"ER" ZONES CONTINUED:

ER-20 OMB Files: Z 940076, Z 940085  
Order dated April 17, 1996  
Thurlow Zoning File 4/94

5.191 Notwithstanding the provisions of Sections 6.7.2.1., 6.7.2.2., 6.7.2.10.2 to the contrary on that part of Lot 14, Concession 7, in the Township of Thurlow shown as "ER-20" on Schedule "A" attached hereto, the following special provisions shall apply in addition to all of the other applicable provisions of the "ER" zone as established by By-Law 3014.

5.191.1 The minimum lot area and frontage requirements for all lots within the "ER-20" zone shall be as detailed on Schedule "B" of this By-Law.

5.191.2 The minimum rear yard setback for lots in an "ER-20" zone shall be: 45.7 metres for lots 22, and 23. The minimum rear yard setback for lots 24 and 25 shall be 7.6 metres.

[Schedule "B" goes on to list Area and Frontage requirements as follows:  
Lot 22, 1.27 hectares, 88.5 metres; Lot 23, 1.34 hectares, 90.2 metres; Lot 24, 2.29 hectares, 90.2 metres; and Lot 25, 0.88 hectares, 29.3 metres.]

ER-21 File No: B-77-763  
(2004-193) Part of Lot 20, Registered Plan 21M-175, and  
Part of Lot 14, Concession 7, Township of Thurlow  
Now in the City of Belleville, County of Hastings  
APPLICANT/OWNER: SHADY RIDGE STOCK FARMS INC.

6.7.7.2 Notwithstanding the provisions of Subsection 6.7.2.2, within the area zoned ER-21 the minimum lot frontage shall be 40 metres.

Notwithstanding the provisions of Subsection 6.7.1 of this By-Law, within the area zoned ER-19-h and ER-21-h, no person shall erect any building or structure or use any building, structure or land for any purpose, other than the uses that existed on the day of the passage of this By-Law. The "h" holding symbol shall be removed in accordance with Section 36 of the Planning Act, R.S.O., 1990, as amended, provided that the concerns of Quinte Conservation with respect to the hydrogeological investigation report dated March 2004 and submitted by Geo-Logic Inc. have been satisfactorily addressed.



"ER" ZONES CONTINUED:

(NOTE TO FILE: By-Law Number 2005-123, passed June 27, 2005, removed the "h" holding symbol **only from the lands described as** Part of Lot 20, Registered Plan 21M-175 and Part of Lot 14, Concession 7, former Township of Thurlow, now City of Belleville, County of Hastings.)

ER-22 File No: B-77-888  
(2011-93) Part of Lot 11, Concession 5, Formerly Township of Thurlow  
Now in the City of Belleville, County of Hastings  
APPLICANT/OWNER: FOXKROFT STATION LIMITED  
c/o BRIAN MAGEE  
AGENT: STEPHEN HYNDMAN

6.7.7.3 Notwithstanding the provisions of Subsection 6.7.1, within the area zoned ER-22, a maximum of 17 single detached vacant land condominium units shall be permitted subject to a minimum distance of 7.6 metres from any boundary of the ER-22 zone for all main and accessory buildings. For the purpose of this zone, a 'Lot' as defined in Subsection 7.116 shall mean a unit in a vacant land plan of condominium established pursuant to the Condominium Act.

Notwithstanding the provisions of Subsection 4.7.1, within the area zoned ER-22 condominium units shall be permitted to front on a common elements condominium private road.

Notwithstanding the provisions of Subsections 6.7.2. and 6.7.4, only the provisions of Subsections 6.7.2.3, 6.7.2.4, 6.7.2.5, 6.7.2.6 and 6.7.2.7 shall apply within the area zoned ER-22.

## "SPECIAL HIGHWAY COMMERCIAL (C1)" ZONES

C1-2 PERMITTED NON-RESIDENTIAL USES SHALL BE RESTRICTED TO A BAKE SHOP.  
(3776)

C1-3-H THE NON-RESIDENTIAL USES WITH PRIVATE WELLS AND SEWAGE SYSTEMS SHALL BE RESTRICTED TO THE FOLLOWING: BUSINESS, ADMINISTRATIVE OR PROFESSIONAL OFFICE; MOTOR VEHICLE SALES, REPAIR AND SERVICING (INCLUDING GASOLINE SALES); BUILDERS SUPPLY OUTLET; AUCTION SALES BARN OR FLEA MARKET; FUNERAL HOME; HOME FURNISHINGS AND APPLIANCE STORE; PLACE OF AMUSEMENT, ENTERTAINMENT OR RECREATION; PUBLIC USE OR UTILITY; RECREATIONAL VEHICLE (INCLUDING MARINE) SALES, REPAIR AND SERVICE; RETAIL COMMERCIAL ESTABLISHMENT (IN COMPLIANCE WITH 6.11.1.8.4 OF BY-LAW 3014)

THE HOLDING ZONE SHALL ONLY BE REMOVED WHEN THE FOLLOWING CONDITIONS HAVE BEEN FULFILLED THE SATISFACTION OF COUNCIL:

- A) THAT A SATISFACTORY STORMWATER MANAGEMENT PLAN HAS BEEN COMPLETED AND APPROVED BY THE TOWNSHIP.
- B) THAT A SATISFACTORY SITE PLAN CONTROL AGREEMENT HAS BEEN EXECUTED.
- C) THAT FORMAL APPROVAL HAS BEEN GRANTED FOR AN ADEQUATE SEWAGE DISPOSAL SYSTEM ON THE SUBJECT PROPERTY.

(3791)

2010-111 (NOTE TO FILE: By-Law Number 2010-111, passed June 28, 2010, removed the "h" holding symbol **from the lands described as** 203 Sunningdale Drive, former Township of Thurlow, now in the City of Belleville, County of Hastings. Back-up info in File B-77-851.)

C1-4 THE FOLLOWING NORMALLY PERMITTED USES SHALL NOT BE PERMITTED ON THE SUBJECT LANDS:  
GARDEN CENTRE; MOTOR VEHICLE SALES, REPAIR AND SERVICING; FOOD SUPER MARKET; MOTEL; EATING ESTABLISHMENT WITH A TOTAL SQUARE FOOTAGE IN EXCESS OF 60.4 SQUARE METRES (650 SQUARE FEET).  
(3793)

C1-5 ADD PERSONAL SERVICE SHOP TO THE LIST OF PERMITTED USES.  
MAX. BUILDING HEIGHT: 14 METRES  
(98-88 - APPEALED TO THE OMB)

## "C1" ZONES CONTINUED

C1-6  
(2004-92) File: B-77-750  
Part of Lot 3, Concession 4, Formerly in the Township of Thurlow,  
Now City of Belleville, County of Hastings  
(19 Vermilyea Road)  
APPLICANT: B. HAEGELE ENTERPRISES LTD.  
OWNER: ROSEMARIE HAMILTON

### Subsection 6.11.1.8.6

"Notwithstanding the provisions of Subsection 6.11.1.2, within the area zoned C1-6 a general contractor's office and workshop shall be the only permitted use."

C1-7  
(2007-55) File: B-77-814  
Northwest Corner of Highway #62 and Cloverleaf Drive  
(now Millennium Parkway)  
Formerly in the Township of Thurlow,  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: WILHEMENE WALDRON  
AGENT: LOWE'S COMPANIES CANADA

### Subsection 6.11.1.8.7

"Notwithstanding the provisions of Subsections 6.11.1.2.1, 4.15.4, 4.15.12.1 and 6.11.1.5.5, within the area zoned C1-7 a large-format home improvement store with accessory attached garden centre shall be a permitted use, in addition to the permitted uses of Subsection 6.11.1, subject to a maximum ingress/egress width of 26.9 metres, a minimum parking space dimension of 2.75 metres by 5.5 metres and a maximum height of 15.2 metres for a parapet sign on the front façade."

C1-8  
(2010-129) File: B-77-884  
Southeast Corner of Sidney Street North and Cloverleaf Drive  
Part of Lots 26 and 27, Registered Plan 22  
(900 Sidney Street North)  
Former Township of Thurlow,  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: BAX VINTAGE HOMES (/+QUINTE) LTD.  
AGENT: RFA PLANNING CONSULTANT INC.

### Subsection 6.11.1.8.8

"Notwithstanding the provisions of Subsection 6.11.1.2, within the area zoned C1-8 the permitted uses shall be limited to a business, administrative and professional office, a retail commercial establishment and a convenience store."

"C1" ZONES CONTINUED

C1-h  
2008-35 File: B-77-836  
Part of Lot 3, Concession 2, Township of Thurlow,  
(Millennium Parkway)  
Now City of Belleville, County of Hastings  
APPLICANT: FRED PICALET, IN TRUST, C/O CLOVERBELL  
DEVELOPMENTS LTD  
OWNER: ONTARIO REALTY CORPORATION  
AGENT: P. JOHN HALLORAN, C/O QUINGROW GROUP  
LIMITED

DELETED BY BY-LAW NUMBER 2014-112 MAY 30, 2014

C1-9  
2014-112 File: B-77-923  
Part of Lot 3, Concession 2, Township of Thurlow,  
(Northwest Quadrant of Highway #62 & Provincial Highway #401  
Millennium Parkway)  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: CLOVERBELL DEVELOPMENTS LTD. &  
1255437 ONTARIO INC.  
AGENT: P. JOHN HALLORAN

OMB ORDER DATED MAY 30, 2014

Subsection 6.11.1.8.9

"Within the area zoned C1-9, a casino shall be a permitted use in addition to those uses permitted by Subsection 6.11.1. For the purpose of this By-Law a casino shall mean a gaming facility approved by the Ontario Lottery and Gaming Corporation but does not include any other use or activity otherwise defined or classified in this By-Law.

Notwithstanding the permitted uses of the C1-9 zone, within the area zoned C1-9-h no person shall erect or occupy any building or structure or use land for any purpose, other than the use that existed on the day of the enactment of this By-Law. The 'h' holding symbol shall be removed from the C1-9-h zone, in accordance with Section 36 of the Planning Act R.S.O. 1990, as amended, provided that the following are addressed:

- That it has been demonstrated to the satisfaction of the City of Belleville that the lands have been legally merged in title and that a traffic impact study has been completed;
- That a scoped hydrogeological assessment of the site be undertaken to assess the impact on the water supply of local wells. This would entail establishing which properties remain privately serviced and a review of the development with respect to potential impact on these properties; and
- For the purpose of this By-Law, a casino shall not be a permitted use unless final approval has been given by the Ontario Lottery and Gaming Corporation for a casino on the subject lands."

"C1" ZONES CONTINUED

C1-10            File: B-77-959  
(2014-71)       6835 Highway 62, Formerly in the Township of Thurlow,  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: BELL NORTH PROPERTIES LTD.

Subsection 6.11.1.8.10

"Notwithstanding the provisions of Subsection 6.11.1.2, within the area zoned C1-10 a personal service shop, a medical clinic, a day nursery and a flea market shall be permitted uses in addition to the uses permitted by Subsection 6.11.1.2."

C1-11            File: B-77-1011  
(2016-192)     Part of Lot 3, Concession 3, Township of Thurlow  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER:     2398513 ONTARIO INC.  
AGENT:                         RFA PLANNING CONSULTANT INC

Subsection 6.11.1.8.11

Notwithstanding the provisions of Subsection 6.11.1.2 and Subsection 6.11.1.5.2.2, within the area zoned C1-11 an auto parts warehouse shall be a permitted use, in addition to the uses permitted by Subsection 6.11.1.2., subject to a minimum lot frontage of 5 metres.

Subsection 6.11.1.8.12

Notwithstanding the provisions of Subsection 6.11.1.2, within the area zoned C1-12 a day nursery shall be a permitted use, in addition to the uses permitted by Subsection 6.11.1.2."

## "SPECIAL RURAL COMMERCIAL (C2)" ZONES

C2-2 TWO SINGLE UNIT DWELLINGS SHALL BE THE MAXIMUM PERMITTED  
PERMITTED NON-RESIDENTIAL USES SHALL BE RESTRICTED TO:  
PERSONAL RIDING ARENA; COMMERCIAL TACK SHOP;  
COMMERCIAL FARM SUPPLY OUTLET.  
(3957)

C2-3 BY-LAW FOR LEGGE - PENDING

C2-4 PART LOT 25, CONCESSION 7, 4 DENYES ROAD  
2000-167 THURLOW WARD  
PAUL TYRRELL/DAWN PARKS  
FILE NO.: B-77-650  
COUNCIL APPROVAL - OCTOBER 16, 2000  
CLERK'S APPROVAL CERTIFICATE - NOVEMBER 14, 2000

6.12.1.8.2 Notwithstanding the provisions of Sections 6.12.1.5.7.4.1.,  
6.5.2.1, 6.5.2.9.1, 6.5.2.10.1 within the area zoned C2 - 4,  
the following special provisions shall apply:

minimum rear yard depth for a  
non-residential use when the rear  
yard abuts a residential zone shall be 4.5 m.

minimum lot area for a  
residential use shall be 3,100 sq. m.

minimum front yard depth for a  
residential use shall be 7.1 m.

minimum setback from a Provincial  
Highway shall be 7.1 m.

**"SPECIAL GENERAL COMMERCIAL (C3)" ZONES**

- C3-1 PART LOT 8, CONCESSION 3.  
USES SHALL BE LIMITED TO A USED FURNITURE RETAIL ESTABLISHMENT.
- C3-1 PART LOT 4, CONCESSION 3.  
PERMITTED USES: ADMINISTRATIVE, BUSINESS OR PROFESSIONAL OFFICE.  
REGULATIONS FOR NON-RESIDENTIAL USES: MIN. LOT AREA: 935 SQUARE METRES;  
MIN. LOT FRONTAGE: 15 METRES.  
(3076)
- C3-2 USES SHALL BE LIMITED TO A REFRIGERATION EQUIPMENT AND APPLIANCE SALES, SERVICE AND REPAIR ESTABLISHMENT.
- C3-3 PART OF LOT 7, CONCESSION 4. USES SHALL BE LIMITED TO A RETAIL SALES ESTABLISHMENT FOR USED HOUSEHOLD APPLIANCES.
- C3-3 PART LOTS 2 AND 3, CONCESSION 5.  
MIN. LOT AREA: 2023.5 SQUARE METRES  
MIN. FRONT YARD SETBACK FOR THE PRINCIPLE BUILDING: 7.3 METRES  
MIN. SETBACK FROM THE CENTRE LINE OF A TOWNSHIP ROAD FOR THE PRINCIPLE BUILDING: 16.5 METRES.  
MIN. SIDEYARD SETBACK FOR A DETACHED ACCESSORY BUILDING ABUTTING A RESIDENTIAL ZONE: 1.08 METRES.  
(3428)
- C3-4 PART LOT 17, CONCESSION 4. USES SHALL BE LIMITED TO A REAL ESTATE SALES OFFICE ONLY.
- C3-4 PART LOT 1, CONCESSION 6.  
RESIDENTIAL USES PROHIBITED,  
THE FOLLOWING USES WILL NOT BE PERMITTED: ASSEMBLY HALLS; PLACE OF ENTERTAINMENT OR RECREATION; DAY NURSERY; HOTEL; PRIVATE CLUB; OR USES CURRENTLY PERMITTED WITHIN THE CF ZONE.  
(3469)
- C3-5 PERMITTED USES SHALL INCLUDE A TAKE-OUT RESTAURANT WITHIN A PERMANENT STRUCTURE.  
(3561)  
NOTE: SEE ALSO OMB MOD. #53 (552 Ashley Street, Foxboro)

"C3" ZONES CONTINUED:

C3-6 (3713 Replaced with 2004-191)

File No: B-77-762

Lot 13, The Lane Lying South of Lot 13, Registered Plan No. 167 and Lot "A", Registered Plan No. 223, Village of Foxboro, Township of Thurlow (496 Ashley Street)

Now City of Belleville, County of Hastings

APPLICANT: BILL WITTEKOEK

OWNERS: BILL & KATHY WITTEKOEK  
(2004-191)

5.165.1 The permitted non-residential uses of the C3-6 zone shall be limited to a flower shop, beauty salon, professional office and a small engine sales and service business of outdoor power equipment.

C3-7 PERMITTED NON-RESIDENTIAL USES SHALL BE RESTRICTED TO: ADMINISTRATIVE, BUSINESS AND PROFESSIONAL OFFICE; DAY NURSERY; RETAIL COMMERCIAL ESTABLISHMENT; GROUP HOME; CLINIC; PERSONAL SERVICE SHOP.  
MIN. LOT FRONTAGE: 28 METRES.  
MIN. EXTERIOR SIDE YARD SETBACK FROM THE NORTH LOT LINE: 15 METRES.  
(3892)

**NOTE: Due to an ancient oversight "C3-7" has been used twice. Please see back page of C3 zones section for additional amendment.**

C3-8 PERMITTED NON-RESIDENTIAL USES SHALL BE RESTRICTED TO: ADMINISTRATIVE, BUSINESS AND PROFESSIONAL OFFICE; DAY NURSERY; RETAIL COMMERCIAL ESTABLISHMENT; GROUP HOME; CLINIC; PERSONAL SERVICE SHOP.  
MIN. LOT FRONTAGE: 28 METRES.  
(3892)

C3-9 MIN. LOT FRONTAGE: 27 METRES  
(3892)

C3-10 A RESTAURANT INCLUDING TAKE-OUT SHALL BE PERMITTED IN ADDITION TO ALL OTHER PERMITTED USES.  
MIN. LOT AREA: 1983 SQUARE METRES.  
(3893)



"C3" ZONES CONTINUED:

C3-11 MIN. INTERIOR SIDE YARD SETBACK FROM NORTH PROPERTY  
LINE: 3.65 METRES.  
(98-137)  
A CABINET MAKERS SHOP AND RELATED SHOWROOM SHALL BE A  
PERMITTED USE  
(98-163)

C3-12 File No: B-77-757  
Part of Lot 1, Concession 6, Township of Thurlow  
Now City of Belleville, County of Hastings  
APPLICANT: KEN PAPAKIRIAZIS  
OWNERS: KEN PAPAKIRIAZIS. GRIGORIOS PAPAKIRIAZIS,  
PANAYORA PAPAKIRIAZIS  
(2004-137)

6.13.1.7.4 (a) Notwithstanding the provisions of Subsection 5.109.2, within the area zoned C3-12 a motor vehicle dealership and lot shall be a permitted use in addition to the uses of Subsection 6.13.1.2 permitted by Subsection 5.109.2. For the purpose of this By-Law a motor vehicle dealership and lot shall mean a building and associated area of land the purpose of which is for the display or sale, or both, of new and/or used motor vehicles that are in a licensable condition, but does not include a wrecking or salvage yard or scrap yard.

6.13.1.7.4 (b) Notwithstanding the provisions of Subsection 6.13.1.2, within the area zoned C3-12-h no person shall erect or occupy any building or structure or use and building or structure and land for any purposes, other than the use that existed on the date of the passing of this By-Law. The h – holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that site plan control approval in accordance with Section 41 of the Planning Act, R.S.O., as amended, has been granted to the satisfaction of the municipality.

"C3" ZONES CONTINUED:

C3-13 File No: B-77-768  
Part of Lots 5 and 6, Registered Plan No. 124,  
Township of Thurlow  
Now in the City of Belleville, County of Hastings  
APPLICANT/OWNER: DOR-ANN HOMES LTD.  
(2005-46)

6.13.1.7.5 The permitted non-residential uses of the C3-13 zone shall be limited to a convenience store, an administrative, business or professional office and a retail commercial establishment.

C3-14 File No: B-77-826  
Part of Lot 2, Concession 6,  
Former Township of Thurlow  
Now in the City of Belleville, County of Hastings  
APPLICANT: KELLY KERR  
OWNERS: KELLY KERR, SALVATORE KERR,  
NORMAN MURPHY, JACQUELINE MURPHY  
(2007-150)

6.13.1.7.6 Notwithstanding the provisions of Subsection 6.13.1.2, within the area zoned C3-14, mini-storage units shall be permitted, in addition to the uses of Subsection 6.13.1.2 permitted by Subsection 5.109.2.

(2011-35) 6.13.1.7.7 DELETED BY BY-LAW NUMBER 2014-05 JANUARY 13,  
(2012-201) 2014

C3-15 File No: B-77-951  
Part of Lot 2, Concession 6,  
Former Township of Thurlow  
(580 Ashley Street)  
Now in the City of Belleville, County of Hastings  
APPLICANT: DR. NADIA BIELAWA  
OWNER: GEORGE & AMY LYN STEPHEN  
AGENT: DUCON CONTRACTORS LTD., c/o DENNIS MARTIN  
(2014-05)

6.13.1.7.7 Notwithstanding the provisions of Subsection 6.13.1.2, within the area zoned C3-15, an eating establishment and a veterinarian clinic shall be permitted uses, in addition to the uses of Subsections 5.31 and 6.13.1.2.

"C3" ZONES CONTINUED:

C3-15

6.13.1.7.7  
(cont'd)

Notwithstanding the provisions of Subsections 4.15.6 and 4.16.3, within the area zoned C3-15, the parking area's driveway/aisle shall be separated from the south property line by a minimum 1.0 metre wide landscaped strip.

## APPENDIX "B"

Section 5.180 of Township of Thurlow Comprehensive Zoning By-law Number 3014, as amended:

5.180 "SPECIAL GENERAL COMMERCIAL (C3-7)" ZONE

PERMITTED USES:

5.180.1 No person shall within a General Commercial (C3) zone use any land or erect, alter or used any building or structure except as permitted hereunder.

5.180.1.1 Dwelling unit in part of a non-residential building.

5.180.1.1.2 Home Occupation

5.180.1.2 NON-RESIDENTIAL USES

5.180.1.2.1 Assembly Hall, Place of Entertainment or Recreation

5.180.1.2.2 Administrative, Business or Professional Office

5.180.1.2.3 Bank, Trust Company or other Financial Institution

5.180.1.2.4 Clinic

5.180.1.2.5 Day Nursery

5.180.1.2.6 Funeral Home

5.180.1.2.7 Laundry, including coin-operated laundry

5.180.1.2.8 Outside display during business hours of merchandise related to a permitted use herein.

5.180.1.2.9 Parking Lot

5.180.1.2.10 Printing or Publishing Establishment

5.180.1.2.11 Private Club

5.180.1.2.12 Public Use in accordance with 4.17 of this By-law.

5.180.1.2.13 Retail Commercial Establishment

5.180.1.2.14 Service Shop including personal service

5.180.1.2.15 Taxi Stand

5.180.1.2.16 Uses permitted in the Community Facility (CF) Zone as amended on the attached page.

File No: B-77-967  
(2014-157)

172 & 178 Tank Farm Road  
City of Belleville, County of Hastings  
APPLICANT/OWNER: GCL DEVELOPMENTS LTD.

5.180.1.2.17

Non Personal Service or Repair Operation

For the purpose of this By-Law a non personal service or repair operation shall mean a use other than a motor vehicle related use, associated with the provision of a non personal service or trade, including a plumber's shop, a painter's shop, a carpenter's shop, an electrician's shop, building heating and cooling systems shop, a machine or welding shop or other similar or like uses which provide installation, maintenance and/or repair services. In addition, outside storage is not permitted in association with this use.

## APPENDIX "B" CONTINUED

- 5.180.1.3.            Accessory Uses  
Uses, buildings and structure accessory to any of the permitted use in accordance with the provisions of this by-law
- 5.180.1.4.            Regulations for Residential Uses.  
The regulations for residential uses specified in 6.1 shall apply within the "Special General Commercial-7 (C3-7)" Zone . In addition, the following requirements shall apply.
- 5.180.1.4.1.        Secondary Use  
The residential uses permitted on a lot in a "Special General Commercial- 7 (C3-7)" Zone shall be secondary and incidental to the non-residential use of the lot.
- 5.180.1.4.2.        Dwelling Units in Non-Residential Buildings
- 5.180.1.4.2.1.      Maximum Number of Dwelling Units: 4
- 5.180.1.4.2.2.      Dwelling Unit Area: Minimum
- 5.180.1.4.2.2.1.            Bachelor: 42 sq. metres
- 5.180.1.4.2.2.2.            One bedroom: 55 sq. metres
- 5.180.1.4.2.2.3            Two bedrooms: 70 sq. metres
- 5.180.1.4.2.2.4.            More than two bedrooms: 9 sq. metres for each bedroom above two bedrooms.
- 5.180.1.5.            REGULATIONS FOR NON-RESIDENTIAL USES.
- 5.180.1.5.1.        Minimum Lot Area: 1500 sq. metres plus 1500 sq. metres per dwelling unit.
- 5.180.1.5.2.        Minimum Lot Frontage: 30 metres
- 5.180.1.5.3.        Minimum Ground Floor Area: None
- 5.180.1.5.4.        Maximum Lot Coverage: 50 Percent
- 5.180.1.5.5.        Maximum Height of Building: 11 metres
- 5.180.1.5.6.        Minimum Landscaped Open Space: None
- 5.180.1.5.7.        Minimum Yards
- 5.180.1.5.7.1.      Front Yard Depth
- 5.180.1.5.7.1.1            Principal Building: Nil or 12 metres
- 5.180.1.5.7.2.      Exterior Side Yard Width
- 5.180.1.5.7.2.1.            Principal Building: Nil or 12 metres
- 5.180.1.5.7.3.      Interior Side Yard Width: Nil or 6 metres
- 5.180.1.5.7.4.      Interior Side Yard Abutting Residential Zone: 9 metres
- 5.180.1.5.7.5.      Rear Yard Depth: 7.5 metres
- 5.180.1.5.7.6.      Rear Yard Depth Abutting Residential Zone: 10 metres
- 5.180.1.5.8.        Driveways

SEE NOTE "C-7"

## APPENDIX "B" CONTINUED

- 6.13.1.5.8.1. Maximum width at Front Property Line: 9 metres
- 5.180.1.5.9 Setback from Centre Line of Street
- 5.180.1.5.9.1. Provincial Highway: 30.4 metres
- 5.180.1.5.9.2. County Road or Collector Road: 12.8 metres
- 5.180.1.5.9.3. Township Road: 9.2 metres
- 5.1810.1.6. Regulations for Off-Street parking.  
(see 4.15 of this By-Law)
- 6.13.1.7. Special Provisions
- 6.13.1.7.1. Planting Strips and Screens.  
(see 4.17 of this By-Law.)
- 6.18 COMMUNITY FACILITY (CF) ZONE
- 6.18.1. PERMITTED USES  
No person shall within a "Community Facility (CF)" zone use any land or erect, alter or use any building or structure except as permitted or required herein.
- 6.18.1.1. Residential Uses
- 6.18.1.1.3. Dwelling Unit as part of a Non-Residential building
- 6.18.1.2. Non-Residential Uses permitted in a "C3-7" Zone.
- 6.18.1.2.1. Athletic Field
- 6.18.1.2.2. Arena
- 6.18.1.2.3. Assembly Hall
- 6.18.1.2.5. Community Centre
- 6.18.1.2.7. Day Care/Nursery Centre
- 6.18.1.2.8. Educational Facility
- 6.18.1.2.9. Elderly Persons Centre
- 6.18.1.2.12. Government Administration Building & Services Building
- 6.18.1.2.16. Law Enforcement Establishment
- 6.18.1.2.17. Library
- 6.18.1.2.18. Museum
- 6.18.1.2.21. Place of Worship
- 6.18.1.2.22. Post Office
- 6.18.1.2.23. Private Club or Fraternal Lodge
- All other provisions of the CF Zone remain as they were published in the original By-law.

SEE NOTE "C-7"

## **"SPECIAL GENERAL INDUSTRIAL (M1)" ZONES**

- M1-1 USES SHALL BE RESTRICTED TO A CONTRACTORS YARD AND TRUCKING ONLY.
- M1-2 USES SHALL BE LIMITED TO A WAREHOUSE FOR SWIMMING POOL SUPPLIES ONLY.
- M1-3 USES SHALL BE LIMITED TO A SALES, REPAIR AND BODY WORK GARAGE FOR AUTOMOBILES, TRUCKS, TRACTORS, MOTORCYCLES AND SNOWMOBILES WITHIN THE EXISTING BUILDING.
- M1-4 USES SHALL BE LIMITED TO GRADER EQUIPMENT RENTALS ONLY.
- M1-5 USES SHALL BE LIMITED TO A STORAGE FACILITY FOR WELL-DRILLING EQUIPMENT.
- M1-6 USES SHALL BE LIMITED TO USE AS A TRUCKING ESTABLISHMENT.
- M1-7 USES SHALL BE LIMITED TO A STORAGE FACILITY FOR TREE SERVICE EQUIPMENT ONLY.
- M1-8 USES SHALL BE LIMITED TO A METAL FOUNDRY AND CASTING ESTABLISHMENT ONLY.
- M1-9 USES SHALL BE LIMITED TO A FACILITY FOR THE STORAGE OF ELECTRICAL EQUIPMENT ONLY.
- M1-10 USES SHALL BE LIMITED TO A STORAGE FACILITY FOR TRUCKS ONLY.

"M1" ZONES CONTINUED:

- M1-11 LOT FRONTAGE IS DETERMINED BY USING LANDS ZONED "C1" WHICH HAVE FRONTAGE ON HWY. 37.  
A 4.57 METRE RIGHT OF WAY ACROSS THE ADJACENT "C1" LANDS MAY BE USED AS A DRIVEWAY.  
THE 4.57 METRES RIGHT OF WAY ACROSS THE ADJACENT "C1" LANDS MAY BE USED FOR THE PURPOSES OF A ACCESS REQUIRED BY SECTION 4.11.7 TO A LOADING OR UNLOADING SPACE.  
THE 4.57 METRE RIGHT OF WAY ACROSS THE ADJACENT "C1" LANDS MAY BE USED FOR THE PURPOSE OF INGRESS AND EGRESS REQUIRED BY SECTION 4.15.4 TO PARKING.  
THE MINIMUM FRONT YARD SHALL BE 0 METRES.  
THE ABOVE SPECIAL PROVISIONS ARE PERMITTED PROVIDED THE LANDS ZONED M1-11 AND THE ADJACENT C1 LANDS ARE OWNED BY THE SAME INDIVIDUAL.  
(3047)
- M1-12 MIN. LOT FRONTAGE: 41 METRES.  
MIN. FRONT YARD DEPTH: 12 METRES.  
MIN. EXTERIOR SIDE YARD SETBACK: 12 METRES.  
MIN. REAR YARD DEPTH: 5 METRES.  
SETBACK FROM CENTRE LINE OF STREET:  
COUNTY OR COLLECTOR ROAD: 22 m.  
TOWNSHIP ROAD: 17 METRES.  
A PRIVATE SEWAGE DISPOSAL SYSTEM SHALL NOT BE CONSIDERED A STRUCTURE.  
(3111).
- M1-13 NON-RESIDENTIAL USES: DRIVEWAY.  
MIN. LOT AREA: 3065 SQUARE METRES  
MIN. LOT FRONTAGE: 20.11 METRES.  
(3113)
- M1-14 THE FRONT LOT LINE AND THE LOT FRONTAGE FOR LANDS ZONED M1-14 SHALL BE DETERMINED UTILIZING THE 20.11 METRE LINE WITHIN THE M1-13 ZONE ABUTTING THE TANK FARM ROAD EVEN THOUGH THE LANDS SITUATED BETWEEN THE M1-14 ZONE AND THE SUBJECT FRONT LOT LINE ARE ZONED M1-13.  
(3114)



"M1" ZONES CONTINUED:

- M1-16 IN ADDITION TO THE USES PERMITTED IN THE M1 ZONE THE FOLLOWING SHALL ALSO BE PERMITTED:  
SERVICE ORIENTED COMMERCIAL SHOPS; BUSINESS AND PROFESSIONAL OFFICES; RESTAURANTS AND OTHER EATING ESTABLISHMENTS; CONVENIENCE RETAIL; PERSONAL SERVICE SHOP; WAREHOUSING; TRANSPORTATION AND TRUCK TERMINALS.  
(3239)
- M1-17 NON-RESIDENTIAL USES MAY ALSO INCLUDE: BUSINESS, ADMINISTRATIVE AND PROFESSIONAL OFFICE; EATING ESTABLISHMENT INCLUDING DRIVE-IN OR TAKE- OUT.  
(3353)
- M1-18 MIN. LOT FRONTAGE: 20 METRES.  
(3511)
- M1-19 PERMITTED USES ARE RESTRICTED TO A COMMERCIAL WOOD WORKING SHOP.  
(3602)
- M1-20 MIN. LOT AREA: 2590 SQUARE METRES.  
MIN. LOT FRONTAGE: 32.8 METRES.  
(3914)
- M1-21 PERMITTED USES ARE RESTRICTED TO A TOWING STORAGE AREA FOR MOTOR VEHICLES, A MOTOR VEHICLE REPAIR GARAGE AND A MOTOR VEHICLE SERVICE AND SALES OFFICE.  
MIN. LOT FRONTAGE: 32 METRES.  
(99-11)
- M1-22 File: B-77-599  
(99-32) Lots 1 - 11 and Lots 36 - 46, Part of the Unnamed Road Allowance lying in front of Lots 1 - 11 and Lots 36 - 46, R.P.53, located in Part of Lot 10, Conc. 3, formerly Township of Thurlow, now City of Belleville (245 Putman Industrial Rd.)  
OWNER/APPLICANT: 1266925 Ontario Inc.

Subsection 6.15.1.11

"Notwithstanding the provisions of Section 6.15.1.2, within the area zoned 'M1-22', the permitted use shall be limited to a buffer area which will not permit the processing or extraction of aggregate, but will permit bulk storage and a contractor's yard."

"M1" ZONES CONTINUED:

M1-23 File: B-77-645  
(2000-\_\_\_\_) Lot 14, Registered Plan No. 66, formerly Township of Thurlow  
Now City of Belleville (Cannifton Road area)  
APPLICANT: RANCOR COMPOST INC.  
AGENT: CLARK CONSULTING SERVICES  
OWNER: RANCOR WOOD RECYCLING INC.

Subsection 6.15.1.12  
"Notwithstanding ..... (to be added when By-Law approved)  
**(NOT PROCEEDED WITH)**

M1-24 File: B-77-855  
(2009-2) Part Lot 20, Concession 8, Plan 21R-19513  
Formerly Township of Thurlow  
Now City of Belleville (Phillipston Road)  
B-77-655 APPLICANT/OWNER: DAVID MOORE  
(2000-165) OWNER: 1684567 ONTARIO INC.

B-77-780  
(2005-216) Subsection 6.15.1.9.14  
"Notwithstanding the provisions of Subsection 6.15.1.2, within the area zoned M1-24, a yard and construction waste composting facility, an indoor food waste composting facility, an indoor non-hazardous solid waste processing and transfer station and an indoor recycling facility shall be the only permitted uses subject to a minimum yard depth of 40 metres from the wetland located on the southern part of the property. Furthermore, within the area zoned M1-24-h an indoor food waste composting facility, an indoor non-hazardous solid waste processing and transfer station and an indoor recycling facility shall not be permitted and the 'h' holding symbol shall not be removed until a site plan agreement has been entered into with the municipality and the Ministry of Environment have issued a Certificate of Approval."

(NOTE TO FILE: By-Law Number 2015-179, passed October 26, 2015, removed the "h" holding symbol **only from the lands described as** 704 Phillipston Road, former Township of Thurlow, now City of Belleville, County of Hastings.)



"M1" ZONES CONTINUED:

M1-28-h      File: B-77-796  
(2006-130)    Part of Lot 9, Concession 2, Part of Lots 41, 42, 46 and 47  
Registered Plan 66, Township of Thurlow,  
Now in the City of Belleville, County of Hastings Being Parts 6 and 9  
Reference Plan 21R-20219  
(Putman Industrial Road)  
APPLICANT/OWNER: JOY PUTMAN  
AGENT:                      WATSON LAND SURVEYORS LTD.

Subsection 6.15.1.9.18

"Notwithstanding the provisions of Subsection 6.15.1.2, within the area zoned M1-28, an administrative, business or professional office, shall be a permitted use, in addition to the other uses permitted by Subsection 6.15.1.

Notwithstanding the provisions of Subsection 6.15.1, within the area zoned M1-28-h, no person shall erect any building or structure or use the land for any purpose other than the uses existing on the day of the passing of the M1-28-h zone. The 'h' holding symbol shall not be removed from the M1-28-h zone until a cul-de-sac has been constructed to an engineered standard to the satisfaction of the municipality in order to establish proper frontage on a public street for the subject lands."

M1-29            File: B-77-820  
(2007-82)      Part of Lots 3 and 4, Concession 4, Township of Thurlow,  
Now City of Belleville, County of Hastings  
(28 Farnham Road)  
APPLICANT:            TERRY ALBERT  
AGENT:                      GERRY BAKER  
OWNER:                      REBECCA HARVEY

Subsection 6.15.1.9.19

"Notwithstanding the provisions of Subsection 6.15.1.2, within the area zoned M1-29, motor vehicle and recreational vehicle sales shall be permitted, in addition to the other uses permitted by Subsection 6.15.1."

M1-30            File: B-77-894  
(2011-5)      94 and 112 Latta Drive, Formerly in the Township of Thurlow,  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: KATHIE AND JOE FINN

Subsection 6.15.1.9.20

"Notwithstanding the provisions of Subsection 6.15.1.5.7.4, within the area zoned M1-30, the interior side yard width shall be 2.2 metres for the northerly building existing on the day of the passage of this By-Law."

"M1" ZONES CONTINUED:

M1-31            File: B-77-960  
(2014-116)    365 Maitland Drive, Former Township of Thurlow,  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: ASHTON CALNAN

Subsection 6.15.1.9.21

"Notwithstanding the provisions of Subsection 6.15.1.2, within the area zoned M1-31, a fitness studio shall be a permitted use, in addition to the uses permitted by Subsection 6.15.1."

M1-32            File: B-77-944  
(2016-41)    25 Blessington Road, Former Township of Thurlow,  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: BRIAN & KAREN ROSEBUSH  
AGENT: WATSON LAND SURVEYORS LTD.

Subsection 6.15.1.9.22

"Notwithstanding the provisions of Subsection 6.15.1, within the area zoned M1-32, the permitted uses shall be limited to a heating and plumbing shop, with the associated parking of trucks, as well as a store and lock facility."

M1-33            File: B-77-1005  
(2016-113)    86 and 93 River Road, former Township of Thurlow,  
APPLICANT/OWNER: TANKHOUSE DEVELOPMENTS INC.

Subsection 6.15.1.9.23

"Notwithstanding and in addition to the provisions of Subsection 6.15.1.2, within the area zoned M1-33, an assembly hall, patio, and retail commercial establishment shall be permitted."

Subsection 6.15.1.9.24

"Notwithstanding the provisions of Subsections 4.15.11, 4.15.12 and 6.15.1, within the area zoned M1-34, a parking lot and a private sewage disposal system associated with development in the M1-33 zone shall be the only permitted uses. The parking lot shall be subject to a minimum parking space width of 2.4 m and a minimum parking aisle width of 6.7 m.

Notwithstanding the provisions of Subsection 6.15.1 within the areas zoned M1-33-h and M1-34-h, no person shall use land for an assembly hall, patio, retail commercial establishment, or parking lot. The h – holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that site plan approval has been granted, and the owner has entered into a legal agreement with the adjacent land owner within the M1-34-h zone to permit the location of a portion of the required off-street parking spaces for the development on the adjacent property."

## **"EXTRACTIVE INDUSTRIAL - M2" ZONES**

M2-1  
(99-32)

File: B-77-599

Lots 1 - 11 and Lots 36 - 46, Part of the Unnamed Road Allowance lying in front of Lots 1 - 11 and Lots 36 - 46, R.P.53, located in Part of Lot 10, Conc. 3, formerly Township of Thurlow, now City of Belleville (245 Putman Industrial Rd.)

OWNER/APPLICANT: 1266925 Ontario Inc.

Subsection 6.16.1.8

"Notwithstanding and in addition to the provisions of Section 6.16.1.2, within the area zoned "M2-1", an asphalt plant shall be a permitted use."

## **"SPECIAL WASTE DISPOSAL INDUSTRIAL (M3)" ZONES**

M3-1

RESIDENTIAL USES RESTRICTED TO ONE SINGLE UNIT DWELLING FOR THE OWNER OR MANAGER OF THE SALVAGE YARD. NON-RESIDENTIAL USES SHALL BE RESTRICTED TO A WRECKING YARD.

NO CERTIFICATE OF APPROVAL FROM THE MINISTRY OF THE ENVIRONMENT AND ENERGY SHALL BE REQUIRED FOR THE SALVAGE YARD OPERATION, HOWEVER A LICENSE FROM THE MINISTRY OF TRANSPORTATION AND THE TOWNSHIP OF THURLOW SHALL BE REQUIRED.

THE LIMITS OF THE LEGAL-NON-CONFORMING SALVAGE YARD SHALL BE LOCATED NO CLOSER THAN 150 METRES TO A RESIDENTIAL ZONE WHICH WAS GRANTED BY COUNCIL AFTER SEPTEMBER 1ST., 1995. ALL RESIDENTIAL ZONES WITHIN 150 METRES OF THE AREAS TO BE ZONED M3-1 SHALL BE PERMITTED.  
(3843)

## "SPECIAL SERVICE INDUSTRIAL (SI)" ZONES

- SI-1 IN ADDITION TO ALL OTHER PERMITTED USE, A MAXIMUM OF ONE DAY NURSERY AND ONE GOVERNMENT ADMINISTRATIVE SERVICES BUILDING MAY BE PERMITTED.  
(3803)
- SI-2-h 5.220 Notwithstanding the provisions of Section 6.24.1.2.2 to the  
(98-84) contrary on that part Part of Lots 1 and 2, Concession 2, Part of  
(B-77-576) Lots 24, 25, 26, 27, 28 and 29, Registered Plan No. 22, City of Belleville, formerly in the Township of Thurlow shown as "SI-1-h" on Schedule A attached hereto, the following special provisions shall apply in addition to the provisions of the "SI" zone and the "SI-1" zone.
- (NOTE TO FILE: By-Law Number 2003-164, passed September 8, 2003, removed the "h" holding symbol **only from the lands described as** 32, 81 and 111 Millennium Parkway, former Township of Thurlow, now City of Belleville, County of Hastings.)
- (NOTE TO FILE: By-Law Number 2003-211, passed November 17, 2003, removed the "h" holding symbol **only from the lands described as** 49 and 91 Millennium Parkway, former Township of Thurlow, now City of Belleville, County of Hastings.)
- (NOTE TO FILE: By-Law Number 2006-157, passed September 25, 2006, removed the "h" holding symbol **only from the lands described as** 131 Millennium Parkway, former Township of Thurlow, now City of Belleville, County of Hastings.)
- 5.220.1 Motor vehicle sales and service.
- SI-2 5.220.2 Notwithstanding and in addition to the provisions of  
(99-173) Section 6.24.1.2.2 within the area zoned SI-2, motor vehicle sales and service shall be a permitted use.



**"SPECIAL SERVICE INDUSTRIAL (SI)" ZONES CONTINUED:**

SI-3  
2002-58  
(REPLACES  
2002-26)

File No.: B-77-683  
Part of Lot 29, Registered Plan No. 22, Township of Thurlow  
Now City of Belleville, County of Hastings  
APPLICANT: DR. ANDREW DAVIES  
AGENT: JIM DENISON, c/o Re/MAX  
OWNER: MAC 5 CORPORATION

(6.24.1.11) Notwithstanding and in addition to the provisions of Section 6.24.1.2.2, within the area zoned SI - 3, a day nursery, motor vehicle sales and service, and business, professional and government offices shall be permitted.

SI-4-h  
2003-10

File No.: B-77-709  
Part of Lots 29 and 30, Registered Plan No. 22, Township of Thurlow  
Now City of Belleville, County of Hastings  
(Millennium Parkway)  
APPLICANT: PLAINFIELD COMMUNITY HOMES  
AGENT: TEMPLEMAN MENNINGA  
OWNER: MAC 5 CORPORATION

(6.24.1.12) Notwithstanding and in addition to the provisions of Subsection 6.24.1.2.2, within the area zoned SI-4 a business, professional and administrative office, including a vocational skills and training centre and an adult resource centre shall be permitted.

Further, within the area zoned SI-4-h, no person shall erect or occupy any building structure or use the land for any purpose other than the use that existed on the passing of this By-Law. The 'h' holding symbol shall only be removed when:

- (i) the property is serviced with municipal water and sewer services;
- (ii) a stormwater management plan has been completed and approved;
- (iii) a site plan agreement has been registered;
- (iv) Committee of Adjustment File # B 52/02 has been approved and the deed has been registered; and
- (v) all matters of concern to the municipality have been addressed to Council's satisfaction.

**"SPECIAL SERVICE INDUSTRIAL (SI)" ZONES CONTINUED:**

SI-5-h  
2003-42

File No.: B-77-715  
Part of Lot 30, Registered Plan No. 22, former Township of Thurlow  
Now City of Belleville, County of Hastings  
(80 Millennium Parkway)  
APPLICANT/AGENT: VAN MEER LIMITED  
OWNER: PAN PROPERTIES LIMITED

(6.24.1.13) Notwithstanding and in addition to the provisions of Subsections 6.24.1.2.2 and 6.24.1.4, within the area zoned SI-5 a business, professional and administrative office shall be permitted subject to a minimum rear yard depth of 7.5 metres.

Further, within the area zoned SI-5-h, no person shall erect or occupy any building structure or use the land for any purpose other than the use that existed on the day of the passing of this By-Law. The 'h' holding symbol shall only be removed when:

- (i) the property is serviced with municipal water and sewer services;
- (ii) a stormwater management plan has been completed and approved;
- (iii) a site plan agreement has been registered; and
- (iv) all matters of concern to the municipality have been addressed to Council's satisfaction.

SI-6  
2005-105

File No.: B-77-774  
Part of Lots 29 and 30, Registered Plan No. 22  
Township of Thurlow, City of Belleville, County of Hastings  
(Millennium Parkway)  
APPLICANT/OWNER: QUINTE DRYWALL LTD.  
AGENT: VAN MEER LIMITED

(6.24.1.14) Notwithstanding and in addition to the provisions of Subsection 6.24.1.2.2, within the area zoned SI-6, a business, administrative, professional and/or government office shall be a permitted use.

**"SPECIAL SERVICE INDUSTRIAL (SI)" ZONES CONTINUED:**

SI-7-h File No.: B-77-827  
2007-133 Part of Lot 26, Registered Plan No. 22  
Township of Thurlow, Now in the City of Belleville, County of Hastings  
(Millennium Parkway)  
APPLICANT: 2135148 ONTARIO INC.  
AGENT: RFA PLANNING CONSULTANT INC.  
OWNER: MAC 5 CORPORATION

(6.24.1.15) Notwithstanding and in addition to the provisions of Subsection 5.220.2, within the area zoned SI-7, a business, administrative and/or professional office shall be a permitted use.

Further, within the area zoned SI-7-h, no person shall erect or occupy any building structure or use the land for any purpose other than the use that existed on the passing of this By-Law. The "h" holding symbol shall only be removed when:

- i) the property is serviced with municipal water and sewer services;
- ii) a stormwater management plan has been completed and approved;
- (iii) a site plan agreement has been registered; and
- (iv) all matters of concern to the municipality have been addressed to Council's satisfaction.

(NOTE TO FILE: By-Law Number 2007-218, passed December 10, 2007, removed the "h" holding symbol **only from the lands described as** 71 Millennium Parkway, former Township of Thurlow, now City of Belleville, County of Hastings.)

**"SPECIAL SERVICE INDUSTRIAL (SI)" ZONES CONTINUED:**

SI-8 File No.: B-77-984  
2015-138 Part of Lots 29 & 30, Registered Plan No. 22  
Township of Thurlow, Now in the City of Belleville, County of Hastings  
(South Side of Millennium Parkway)  
APPLICANT: 1308903 ONTARIO INC.  
AGENT: VAN MEER LIMITED  
OWNER: PAN PROPERTIES LIMITED

(6.24.1.16) In addition to the provisions of Subsection 6.24.1.2.2 and notwithstanding Subsection 6.24.1.4 (2), within the area zoned SI-8 motor vehicle sales and service shall be a permitted use subject to a minimum lot frontage of 43.5 metres.

**"SPECIAL COMMUNITY FACILITY (CF)" ZONES.**

- CF-1 SHALL BE LIMITED TO USE AS A PRIVATE SHOOTING PRESERVE AND CLUB HOUSE FACILITIES (OMB FILE # 4880022)
- CF-2 PERMITTED USES: DWELLING UNIT AS PART OF A NON-RESIDENTIAL BUILDING;  
RETIREMENT HOME.  
MIN. LOT AREA: 1.2 HECTARES.  
MIN. LOT FRONTAGE: 45 METRES.  
ADD NEW SECTION 7.211 AS FOLLOWS:  
7.211 RETIREMENT HOME:  
SHALL MEAN AN ESTABLISHMENT THAT CONSISTS OF ONE OR MORE THAN ONE BUILDING CONTAINING MORE THAN ONE RENTAL UNIT FOR THE PURPOSE OF CATERING TO INDIVIDUALS BY FURNISHING SLEEPING ACCOMMODATION WITH MEALS, LIGHT RESIDENT CARE AND CONSULTATION AND/OR DIAGNOSIS AND TREATMENT OF RESIDENTS BY QUALIFIED NURSES AND/OR PHYSICIANS, DENTISTS, OPTOMETRISTS, CHIROPODISTS, CHIROPRACTORS, AND DRUGLESS PRACTITIONERS AND THEIR QUALIFIED ASSISTANTS AND MAY INCLUDE PERMANENT STAFF BUT DOES NOT INCLUDE ANY OTHER ESTABLISHMENT OTHERWISE DEFINED OR CLASSIFIED IN THIS BY-LAW.  
(3123)
- CF-3 PERMITTED RESIDENTIAL USES: NONE  
PERMITTED NON-RESIDENTIAL USES: ATHLETIC FIELD;  
CONSERVATION AREA; PARK (EXCLUDING TENT AND TRAILER PARK); PUBLIC USE NOT REQUIRING ABOVE GROUND STRUCTURES.  
PROHIBITED USES: THOSE USES WHICH REQUIRE BUILDING AND/OR MUNICIPAL WATER AND SEWAGE TREATMENT SERVICES.  
(3644)
- CF-4 PERMITTED RESIDENTIAL USES: NONE  
PERMITTED NON-RESIDENTIAL USES: ATHLETIC FIELD;  
CONSERVATION AREA; PARK (EXCLUDING TENT AND TRAILER PARK); PUBLIC USE NOT REQUIRING ABOVE GROUND STRUCTURES.  
PROHIBITED USES: THOSE USES WHICH REQUIRE BUILDING AND/OR MUNICIPAL WATER AND SEWAGE TREATMENT SERVICES.  
(3645)

"(CF)" ZONES CONTINUED:

CF-5 PERMITTED RESIDENTIAL USES: NONE.  
PERMITTED NON-RESIDENTIAL USES SHALL BE RESTRICTED TO:  
ATHLETIC FIELD; CONSERVATION AREA; PARK (EXCLUDING TENT  
AND TRAILER); PUBLIC USE NOT REQUIRING ABOVE-GROUND  
STRUCTURES.  
(3907)

CF-6 PERMITTED USES: CREMATORIUM  
REAR YARD SETBACK FOR ALL CEMETERY PLOTS: 91 METRES.  
(3983)

CF-6 USES RESTRICTED TO: STORMWATER MANAGEMENT FACILITIES;  
PASSIVE PARKS AND PUBLIC USES.  
(98-136)

CF-7 File No: B-77-735  
2003-173 Part of Lots 9, 10,11, Concession 5 and  
Part of Lots 8, 10, 11, Concession 6  
Former Township of Thurlow  
(Black Bear Ridge)  
Now in the City of Belleville, County of Hastings  
APPLICANT/OWNER: 2026976 ONTARIO INC.  
c/o Brian Magee  
AGENT: BOUSFIELD, DALE-HARRIS, CUTLER &  
SMITH INC.

By-Law Number 2003-173  
Passed by Council September 22, 2003  
Clerk's Certificate Issued October 15, 2003

(6. 18.1.5.14) Notwithstanding provisions of Sections 6.18.1.1 and  
6.18.1.2 of this By-Law, within the area zoned CF-7 the  
permitted uses shall be limited to golf courses, club  
house and pro shop, golf maintenance facilities, a golf  
teaching academy with visitor's accommodations and  
practice ranges.

(Continued on next page)

"(CF)" ZONES CONTINUED:

Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2 of this By-Law, within the area zoned CF-7-h, no person shall erect any building or structure or use any building, structure or land for any purpose, other than the uses that existed on the day of the passage of this By-Law. The 'h' holding symbol shall be removed in accordance with Section 36 of the Planning Act, R.S.O., 1990, as amended, provided that an Environmental Impact Study has been completed to the satisfaction of the City of Belleville in consultation with Quinte Conservation.

(2004-41) **(NOTE:** By-Law Number 2004-41 passed April 13, 2004 removed 'h - holding' symbol on this property.)

CF-8  
2003-173

File No: B-77-735  
Part of Lots 9, 10,11, Concession 5 and  
Part of Lots 8, 10, 11, Concession 6  
Former Township of Thurlow  
(Black Bear Ridge)  
Now in the City of Belleville, County of Hastings  
APPLICANT/OWNER: 2026976 ONTARIO INC.  
c/o Brian Magee  
AGENT: BOUSFIELD, DALE-HARRIS, CUTLER &  
SMITH INC.

By-Law Number 2003-173  
Passed by Council September 22, 2003  
Clerk's Certificate Issued October 15, 2003

(6.18.1.5.15) Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2 of this By-Law, within the area zoned CF-8, the permitted uses shall be limited to boat docking and launching facilities, tennis courts and other outdoor recreational facilities, a clubhouse including visitors' accommodations and parking space ancillary thereto.

(Continued on next page)

"(CF)" ZONES CONTINUED:

Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2 of this By-Law, within the area zoned CF-8-h, no person shall erect any building or structure or use any building, structure or land for any purpose, other than the uses that existed on the day of the passage of this By-Law. The 'h' holding symbol shall be removed in accordance with Section 36 of the Planning Act, R.S.O., 1990, as amended, provided that an environmental impact study has been completed to the satisfaction of the City of Belleville in consultation with Quinte Conservation and that a Stage 2 Archeological Assessment has been completed to the satisfaction of the Ministry of Culture.

CF-9 File No.: B-77-806  
(2006-193) Plan 21R-17781, Part 7, Part of Lots 1 and 2, Concession 3, former Township of Thurlow, Now in the City of Belleville, County of Hastings (Maitland Drive – Settlers' Ridge)  
APPLICANT/OWNER: Settlers' Ridge Developments Inc.  
AGENT: RFA Planning Consultant Inc.

6.18.1.5.16 Notwithstanding the provisions of Subsection 6.18.1, within the area zoned CF-9, the permitted uses shall be limited to a storm water management pond and landscaped open space.

Notwithstanding the provisions of Subsection 6.18.1, within the area zoned CF-9-h, 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. The h - holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that sufficient water supply and pressure is available to service the development, and that a sanitary sewer servicing strategy, Stormwater Management Report, Hydrogeological Report and a Geotechnical Report have been prepared all to the satisfaction of the City of Belleville.

(2009-77) (NOTE: By-Law Number 2009-77 passed May 11, 2009 removed 'h' - holding symbol on this property.)

CF-10-h 6.18.1.5.17 Notwithstanding the provisions of Subsection 6.18.1, within the area zoned CF-10, the permitted uses shall be limited to a municipal park and recreational facilities.

(Continued on next page)



"(CF)" ZONES CONTINUED:

Notwithstanding the provisions of Subsection 6.18.1, within the area zoned CF-10-h, 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. The h – holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that sufficient water supply and pressure is available to service the development, and that a sanitary sewer servicing strategy, Stormwater Management Report, Hydrogeological Report and a Geotechnical Report have been prepared all to the satisfaction of the City of Belleville.

(2010-102) (NOTE: By-Law Number 2010-102 passed June 14, 2010 removed 'h' - holding symbol on this property.)

## **6.19 "PRIME AGRICULTURE (PA)" ZONE**

(2016-86) File No.: B-77-1001  
Separation Requirements  
Township of Thurlow, Now in the City of Belleville, County of Hastings  
APPLICANT/AGENT: CITY OF BELLEVILLE

### 6.19.1.7.1

A barn, shelter or stable for domestic animals or fowl and a feed lot or manure storage area shall be located in accordance with the MDS II formula developed by the Ontario Ministry of Agriculture, Food and Rural Affairs, or any successor thereto.

## **"SPECIAL PRIME AGRICULTURE (PA)" ZONES**

- PA-1 MIN. LOT AREA: 6.0 HECTARES.  
(3052)
- PA-3 PERMITTED USES: FARM; CONSERVATION USES; FARM PRODUCE  
OUTLET; WAYSIDE PIT AND QUARRY.  
REGULATIONS FOR NON-RESIDENTIAL USES: MIN. LOT AREA: 1.3  
HECTARES  
MIN. LOT FRONTAGE: 87 METRES.  
THE FRONT LOT LINE AND THE LOT FRONTAGE FOR LANDS ZONED  
PA-3 SHALL BE DETERMINED BY UTILIZING THE LINE ABUTTING  
COUNTY RD. 6 EVEN THOUGH THE LANDS SITUATED BETWEEN  
THE PA-3 ZONE AND THE LOT FRONTAGE ARE ZONED M1.  
(3083)
- PA-4 MIN. LOT AREA: 9.0 HECTARES.  
(3083)
- PA-5 PERMITTED USES: FARM; CONSERVATION USES; FARM PRODUCE  
OUTLET; WAYSIDE PIT OR QUARRY.  
REGULATIONS FOR NON-RESIDENTIAL USES: MIN. LOT AREA: 0.5  
HECTARES  
MIN. LOT FRONTAGE: 52 METRES.  
FRONT LOT LINE: LOT FRONTAGE FOR LANDS ZONED PA-5 SHALL  
BE DETERMINED UTILIZING THE LINE ABUTTING THE 6TH  
CONCESSION ROAD EVEN THOUGH THE LANDS SITUATED  
BETWEEN THE PA-5 ZONE AND THE SUBJECT FRONT LOT LINE  
ARE ZONED HAZARD (H). AND RURAL RESIDENTIAL (RR).  
(3162)
- PA-6 MIN. LOT AREA: 6.6 HECTARES.  
MIN. LOT FRONTAGE: 150 METRES.  
THE FRONT LOT LINE AND LOT FRONTAGE FOR LANDS ZONED PA-  
6 SHALL BE DETERMINED UTILIZING THE LINE ABUTTING  
SUNNINGDALE DRIVE EVEN THOUGH THE LANDS SITUATED  
BETWEEN THE PA-6 ZONE AND THE SUBJECT FRONT LOT LINE  
ARE ZONED "D".  
(3096)
- PA-7 MIN. LOT AREA: 3.1 HECTARES.  
MIN. LOT FRONTAGE: 45 METRES.  
(3097)

"PA" ZONES CONTINUED:

- PA-8            MIN. LOT AREA: 17.4 HECTARES  
(3119)
- PA-9            MIN. LOT AREA: 16.18 HECTARES  
MIN. LOT FRONTAGE: 45.72 METRES.  
(3133)
- PA-10           MIN. LOT AREA: 24.28 HECTARES.  
(3160)
- PA-11           PERMITTED USES: SINGLE FAMILY DWELLING HOUSE; LICENSED  
KENNEL OPERATION;  
MIN. LOT AREA: 5.8 HECTARES.  
MIN. LOT FRONTAGE: 90 METRES  
MIN. FRONT YARD DEPTH: 150 METRES.  
MIN. EXTERIOR SIDE YARD WIDTH: 10 METRES.  
MIN. REAR YARD DEPTH: 3 METRES.  
SEPARATION REQUIREMENTS: A SHELTER OR STABLE FOR  
DOMESTIC ANIMALS OR FOWL SHALL BE LOCATED NO CLOSER  
THAN 300 METRES TO A KENNEL.  
(3162)
- PA-12           MIN. LOT AREA: 13 HECTARES.  
(3162)
- PA-13           MIN. LOT FRONTAGE: 10 METRES.  
THE FRONT LOT LINE AND LOT FRONTAGE FOR LANDS ZONED PA-  
13 SHALL BE            DETERMINED USING THE FRONT LOT LINE AND  
LOT FRONTAGE OF THE "D" ZONE ABUTTING HARMONY ROAD.  
(3173)
- PA-14           MIN. LOT AREA: 15.18 HECTARES.  
(3194)
- PA-15           MIN. LOT AREA: 15.78 HECTARES  
(3199)
- PA-16           MIN. LOT AREA: 23.47 HECTARES.  
(3201)



"PA" ZONES CONTINUED:

- PA-28 MIN. LOT AREA: 18.6 HECTARES.  
MIN. LOT FRONTAGE: NIL.  
(3618)
- PA-29 MIN. LOT AREA: 13.4 HECTARES.  
(3691)
- PA-30 MIN. LOT AREA: 8.1 HECTARES.  
(3733)
- PA-31 MIN. LOT AREA: 9.7 HECTARES.  
MIN. LOT FRONTAGE: NIL  
(3733)
- PA-32 MIN. LOT FRONTAGE: 80 METRES.  
(3755)
- PA-33 NON-RESIDENTIAL USES SHALL INCLUDE A COMMERCIAL SEED  
AND FEED BUSINESS.  
MIN. LOT AREA: 4.86 HECTARES.  
(3770)
- PA-34 MIN. LOT AREA: 15.7 HECTARES  
(3778)
- PA-35 PART LOTS 6 AND 7, CONCESSION 8.  
MIN. LOT AREA: 21.2 HECTARES  
(3778)
- PA-35 PART OF LOT 20, CONCESSION 8  
MIN. LOT AREA: 14.1 HECTARES.  
(3843)
- PA-36 MIN. LOT AREA: 18.2 HECTARES.  
(3851)
- PA-37 A FARM-RELATED AUCTION FACILITY IS TO BE ADDED TO THE LIST  
OF PERMITTED USES.  
MIN. LOT AREA: 6 HECTARES.  
(3866)
- PA-38 MIN. LOT AREA: 3.3 HECTARES.  
(3917)

"PA" ZONES CONTINUED:

PA-39 MIN. LOT AREA: 15.9 HECTARES.  
MIN. LOT FRONTAGE: 24.24 METRES.  
(3917)

PA-40 MIN. LOT AREA: 3.36 HECTARES  
MIN. LOT FRONTAGE: 65.8 METRES.  
A BUILDING TO HOUSE LIVESTOCK IS **NOT** PERMITTED.  
(3942)

PA-41 MIN. LOT AREA: 2.14 HECTARES.  
MIN. LOT FRONTAGE: 65.8 METRES.  
A BUILDING TO HOUSE LIVESTOCK IS **NOT** PERMITTED.  
(3942)

PA-42 File: B-77-613-S  
(99-87) Lots 3 and 4, Concession 9, formerly Township of Thurlow,  
now City of Belleville, County of Hastings (150 Clearview Road)  
OWNER: JOAN O'BRIEN

Section 5.219

"Notwithstanding the provisions of Section 6.19.1.5.1, within the lands zoned PA - 42, the minimum lot area shall be 22.6 hectares."

PA-43 36 ROSEDALE AVE.  
MIN. LOT AREA: 20.8 HECTARES.  
(98-134)

PA-44 File No: B-77-616-S  
(99-119) Part of Lot 1, Concession 9, formerly Township of Thurlow  
now City of Belleville  
APPLICANTS: LINDA AND WILLIAM GUNSOLUS  
OWNERS: SHARON AND ELMER PREST

5.219

"Notwithstanding the provisions of Sections 6.19.1.5.1 and 6.19.1.5.2, within the lands zoned PA-44, the minimum lot area shall be 6.5 hectares and the minimum lot frontage shall be 75 m."

"PA" ZONES CONTINUED:

PA-45            File No: B-77-624-S  
(99-186)        Part of Lot 28, Concession 7, formerly Township of Thurlow  
                  now City of Belleville, County of Hastings  
                  APPLICANT/OWNER: HANS VOS  
                  AGENT:                 JEFFREY R. RICHARDSON

5.219

"Notwithstanding the provisions of Sections 6.19.1.5.1 within the lands zoned PA-45, the minimum lot area shall be 14.5 hectares."

PA-46            File No: B-77-634-S  
(2000-27)        Part of Lot 8, Concession 7, formerly Township of Thurlow  
                  now City of Belleville, County of Hastings  
                  APPLICANT/OWNER: HAZEL TUFTS  
                  AGENT:                 RODNEY E. FOLLWELL

5.219

"Notwithstanding the provisions of Sections 6.19.1.5.2 within the lands zoned PA-46, the minimum lot frontage shall be 48 m."

PA-47            File No: B-77-837  
(2008-36)        542 Zion Road, Township of Thurlow  
                  now City of Belleville, County of Hastings  
                  APPLICANT/OWNER: KEITH DONNAN  
  c/o DONNANDALE FARMS INC.

5.219

"Notwithstanding the provisions of Subsection 6.19.1.1, within the area zoned PA-47, a single detached residential dwelling shall not be permitted."

PA-47            File No: B-77-869  
(2009-125)        175 Airport Parkway, former Township of Thurlow  
                  now City of Belleville, County of Hastings  
                  APPLICANT/OWNER: ELLEN MCFAUL

(Map change only)

PA-47            File No: B-77-917  
(2012-118)        1539 Mudcat Road, former Township of Thurlow  
                  now City of Belleville, County of Hastings  
                  APPLICANT/OWNER: FLOYD RAY  
                  AGENT:                 GARY RAY

(Map change only)



"PA" ZONES CONTINUED:

PA-47  
(2015-206) File No: B-77-989  
1977 Harmony Road, Township of Thurlow,  
now City of Belleville, County of Hastings  
Applicant/Owner: Lloyd Prins  
Agent: Watson Land Surveyors Ltd.  
c/o Keith Watson

(Map Change Only from PA TO PA-47)

PA-47  
(2017-02) File No: B-77-1012  
1407 Zion Road, Township of Thurlow  
Now City of Belleville, County of Hastings  
Applicant/Owner: Andrea Sills

(Map Change Only from PA TO PA-47)

PA-48  
(2011-34) File No: B-77-897  
916 Blessington Road, Township of Thurlow  
now City of Belleville, County of Hastings  
APPLICANT: KATHRIN LYON  
OWNERS: NELSON & KATHRIN LYON

5.220

"Notwithstanding the provisions of Subsection 4.1.2, within the area zoned PA-48, the garage that is attached to the dwelling existing on the date of the passing of this By-Law shall be permitted as a detached garage in the same location."

(NOTE: Also includes a Temporary Use By-Law for a period of 12 months terminating on March 14, 2012.)

PA-49  
(2013-05) File No: B-77-929  
933 Highway 37, Former Township of Thurlow  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: SANDRA & ALFRED SIKMA

5.221

"Notwithstanding the provisions of Subsection 6.19.1.5.1 within the area zoned PA-49, the minimum lot area shall be 15.8 hectares."

PA-50  
(2014-45) File No: B-77-955  
58 Denyes Road, Township of Thurlow  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: BONNIE & BRUCE SULLIVAN  
AGENT: WATSON LAND SURVEYORS LTD.

"PA" ZONES CONTINUED:

5.222

"Notwithstanding the provisions of Subsections 6.19.1.1 and 6.19.1.5.1, within the area zoned PA-50 a single detached dwelling shall not be permitted and the minimum lot area shall be 18.4 hectares."

PA-51  
(2014-46)

File No: B-77-956  
224 Zion Road, Township of Thurlow  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: DEVIN HUFFMAN & LESLIE ROSEBRUGH

5.223

Notwithstanding the provisions of Subsections 6.19.1.2, 6.19.1.5.3, 6.19.1.5.7.1 and 6.19.1.5.7.3, within the area zoned PA-51 a malt house shall be a permitted use. For the purpose of this By-Law the malt house use shall comprise a single building with a maximum gross floor area of approximately 168 square metres and which is to be located generally no greater than 100 metres from the north property line and to be located a minimum distance of 47 metres from the west property line. A malt house use is defined as a business which will produce malted grains to be sold off-site as raw product.

PA-52  
(2014-158)  
(2016-86)

File No: B-77-968, B-77-1001  
Re-number – 1695 Harmony Road, Township of Thurlow  
Now City of Belleville, County of Hastings  
APPLICANT: IRENE VANCLIEF, c/o SHARON HUYCKE,  
CITY OF BELLEVILLE

~~5.223~~

**5.224**

Notwithstanding the provisions of Subsections 6.19.1.1 and 6.19.1.5.1, within the area zoned ~~PA-51~~ **PA-52** a single detached dwelling shall not be permitted and the minimum lot area shall be 23.5 hectares.

PA-53  
(2016-42)

File No: B-77-994  
1450 Harmony Road, Township of Thurlow, City of Belleville, County of Hastings  
APPLICANT/OWNER: BRIAN TODD WAITE  
AGENT: WATSON LAND SURVEYORS LTD.

5.225

Notwithstanding the provisions of Subsections 6.19.1.1 and 6.19.1.5.1, within the area zoned PA-53 a single detached dwelling shall not be a permitted use and the minimum lot area shall be 19.3 hectares.

"PA" ZONES CONTINUED:

PA-54            File No: B-77-995  
(2016-86)        Accessory Building & Front Yard Depth  
                    Lot 29, Concession 6, Township of Thurlow, Now City of Belleville  
                    APPLICANT: BRUCE SWAN

5.226

Notwithstanding the provisions of Subsections 4.1.2 and 6.5.2.9.1 within the areas zoned PA-54 an accessory building shall be permitted in the front yard subject to a minimum front yard depth of 15 metres.

PA-55            5.227  
(2016-193)        Notwithstanding the provisions of Subsections 4.5.8, 6.19.1.1 and 6.19.1.5.1, within the area zoned PA-55 a single detached dwelling shall not be permitted, the use of any existing building as a livestock facility shall not be permitted, unless such building complies with the required setback and yard requirements of the PA-55 zone, and the minimum lot area shall be 18.5 hectares

## **6.20 "RURAL (RU)" ZONE**

(2016-86) File No.: B-77-1001  
Separation Requirements  
Township of Thurlow, Now in the City of Belleville, County of Hastings  
APPLICANT/AGENT: CITY OF BELLEVILLE

### 6.20.1.9.1

A barn, shelter or stable for domestic animals or fowl and a feed lot or manure storage area shall be located in accordance with the MDS II formula developed by the Ontario Ministry of Agriculture, Food and Rural Affairs, or any successor thereto.

**"SPECIAL RURAL (RU)" ZONES.**

- RU-1            MIN. LOT AREA: 5 HECTARES.  
                  THE FRONT LOT LINE AND THE LOT FRONTAGE FOR LANDS  
                  ZONED RU-1 SHALL BE DETERMINED UTILIZING THE LINE  
                  ABUTTING THE 8TH CONCESSION ROAD EVEN THOUGH THE  
                  LANDS SITUATED BETWEEN THE RU-1 AND THE SUBJECT FRONT  
                  LOT LINE ARE ZONED "H" AND "PA".  
                  (3081)
- RU-2            PERMITTED USES:            CONSERVATION USES; FARM; FARM  
                  PRODUCE OUTLET;            FORESTRY; KENNEL; RIDING OR  
                  BOARDING STABLE; USES PERMITTED WITHIN THE COMMUNITY  
                  FACILITY (CF) ZONE; WAYSIDE PIT OR QUARRY.  
                  REGULATIONS FOR NON-RESIDENTIAL USES:  
                  MIN. LOT AREA: 5.2 HECTARES.  
                  MIN. LOT FRONTAGE: 52 METRES  
                  THE FRONT LOT LINE AND THE LOT FRONTAGE FOR LANDS ZONED  
                  RU-2 SHALL BE DETERMINED UTILIZING THE LINE ABUTTING THE  
                  6TH CONCESSION ROAD EVEN THOUGH THE LANDS SITUATED  
                  BETWEEN THE RU-2 ZONE AND THE SUBJECT LOT        LINE ARE  
                  ZONED "RR".  
                  (3074)
- RU-3            MIN. LOT FRONTAGE: 45.72 METRES.  
                  FRONT LOT LINE: SHALL BE DETERMINED BY USING THE FRONT  
                  LOT LINE AND LOT FRONTAGE OF THE PA-9 ZONE ABUTTING  
                  TOWNSEND ROAD.  
                  (3133)
- RU-4            MIN. LOT AREA: 3.2 HECTARES.  
                  THE FRONT LOT LINE AND LOT FRONTAGE FOR LANDS ZONED RU-  
                  4 SHALL BE DETERMINED USING THE FRONT LOT LINE OF THE  
                  LANDS ZONED "RR" ZONE LYING NORTH OF AND ADJACENT TO  
                  LANDS ZONED RU-4.  
                  (3116)
- RU-5            MIN. LOT FRONTAGE: 10 METRES.  
                  THE FRONT LOT LINE AND LOT FRONTAGE FOR LANDS ZONED RU-  
                  5 SHALL BE DETERMINED USING THE FRONT LOT LINE AND LOT  
                  FRONTAGE OF THE "D" ZONE ABUTTING HARMONY ROAD.  
                  (3173)

"RU" ZONES CONTINUED:

- RU-6 MIN. LOT AREA: 4.89 HECTARES.  
(3595)
- RU-7 MIN. LOT FRONTAGE: NIL.  
(3595)
- RU-8 RESIDENTIAL USES SHALL INCLUDE A CONVERTED DWELLING  
HOUSE CONTAINING A MAXIMUM OF TWO UNITS.  
(3593)
- RU-8 PART LOTS 4 AND 5, CONCESSION 6  
MIN. COMBINED LOT FRONTAGE: 53.3 METRES.  
(3651)
- RU-8 1136 BETHEL RD (PT. LOT 22, CONC. 8)  
MIN. LOT AREA: 4 HECTARES.  
MIN. FRONT YARD SETBACK FOR EXISTING STRUCTURES: 6  
METRES.  
THE ACCESSORY STRUCTURES EXISTING AT THE DATE THIS  
AMENDMENT WAS ADOPTED SHALL BE PERMITTED IN THE FRONT  
YARD.  
MAX. NUMBER OF LIVESTOCK UNITS: 5.  
(98-139)
- RU-9 STRUCTURES EXISTING AS OF JULY 12TH., 1993, SHALL BE  
PERMITTED IN THE FRONT YARD.  
MIN. LOT AREA: 4 HECTARES.  
(3654)
- RU-10 MIN. LOT FRONTAGE: 20 METRES.  
(3655)
- RU-11 MIN. REAR YARD SETBACK: 457.2 METRES.  
(3676)
- RU-12 MIN. LOT FRONTAGE: NIL.  
(3733)
- RU-13 MIN. LOT AREA: 2 HECTARES.  
MIN. LOT FRONTAGE: 58.8 METRES.  
(3778)

"RU" ZONES CONTINUED:

RU-14 MIN. LOT FRONTAGE: 60.4 METRES  
(3808)

RU-15 MIN. LOT AREA: 3.3 HECTARES  
(3846)

RU-16 MIN. LOT AREA: 2.7 HECTARES  
(3846)

RU-17 MIN. LOT AREA: 4.18 HECTARES  
(3851)

RU-18 5.196 Notwithstanding the provisions of Sections 6.20.1.5.8.4 to the  
(3894) contrary on that Part of Lot 6, Concession 4, Township of Thurlow, show as "RU-18" on Schedule "A" attached hereto, the following special provision shall apply in addition to all of the other applicable provisions of the "RU" zone established by By-Law 3014:

5.196.1 Minimum Rear Yard Setback for all cemetery plots from the north lot line: 91 metres (300 feet).

RU-18 OMB Files: Z 940076, Z 940085  
Order dated April 17, 1996  
Thurlow Zoning File 4/94

5.192 Notwithstanding the provisions of section 6.2.1.1 and 6.2.1.2 to the contrary on that Part of Lot 14, Concession 7, in the Township of Thurlow shown as "RU-18" on Schedule "A": attached hereto, the following special provisions shall apply in addition to all of the other applicable provisions of the "RU" Zone as established by By-law Number 3014:

5.192.1 Residential Uses: Prohibited.

5.192.2 Non-residential Uses: Shall be restricted only to those passive recreation uses which do not require buildings or structures."

RU-19 MIN. LOT AREA: 5 HECTARES  
(3923)

"RU" ZONES CONTINUED:

RU-20      File: B-77-604  
Part Lot 27, Conc. 6, formerly Township of Thurlow, now City of Belleville  
APPLICANT: EDWARD MACLEAN  
OWNER:     MARION BRENNAN

Subsection 6.20.1.10

"Notwithstanding and in addition to the provisions of Section 6.20.1.5, a minimum 30 metre setback shall be required for any building or manure storage facility from the Hazard land zone boundary along the north bank of Parks Creek."

RU-21      File: B-77-785  
Part of Lot 3, Concession 6, formerly in the Township of Thurlow, now City of Belleville  
APPLICANT/AGENT: KEITH WATSON  
OWNER:     KEN AND TERESA CASSIDY

Subsection 6.20.1.11

"Notwithstanding the provisions of Subsection 6.20.1.5.2, within the area zoned RU-21 the minimum lot frontage shall be 55 metres."

RU-22      File: B-77-905  
286 Clearview Road, Township of Thurlow, now City of Belleville  
APPLICANT/OWNER: GARY AND DENISE MACDONALD

Subsection 6.20.1.12

"Notwithstanding the provisions of Subsections 6.20.1.5.2 and, 6.20.1.9.1.1 within the area zoned RU-22 the minimum lot frontage shall be 50 metres and the minimum distance between a shelter for the keeping of horses and a Residential zone shall be 50 metres."

RU-23      File: B-77-918  
499 Airport Parkway, Township of Thurlow, now City of Belleville  
APPLICANT: RICHARD SHERIDAN  
OWNER: JOE MILNE  
AGENT: WATSON LAND SURVEYORS LTD.

Subsection 6.20.1.13

"Notwithstanding the provisions of Subsections 6.20.1.1 within the area zoned RU-23 a single detached residential dwelling shall not be permitted."



"RU" ZONES CONTINUED:

RU-23      File: B-77-989  
1977 Harmony Road, former Township of Thurlow, now City of Belleville,  
County of Hastings  
Applicant/Owner: Lloyd Prins  
Agent: Watson Land Surveyors Ltd. c/o Keith Watson

(Map change only)

RU-24      File: B-77-985  
593 Mudcat Road, former Township of Thurlow, now City of Belleville  
APPLICANT/OWNER: DAGMAR & PETER SETTLE

Subsection 6.20.1.14

"Notwithstanding the provisions of Subsection 4.1.2 within the area zoned RU-24, the dwelling existing on the date of the passing of this By-Law shall be permitted to be used as an accessory building subject to the issuance of a change of use permit."

## **"SPECIAL HAZARD (H)" ZONES**

- H-1            USE OF LAND RESTRICTED TO OPEN SPACE AND RECREATION USES FOR THE PRIVATE ENJOYMENT OF THE OWNERS AND NOT INVOLVING THE ERECTION OF PERMANENT BUILDINGS.  
(3033)
- H-2            LANDS ARE DEEMED TO BE IN CONFORMITY WITH THE "RR" ZONE PROVISIONS.  
3033)
- H-4            MIN. LOT AREA: 0.2 HECTARES  
MIN. LOT FRONTAGE: 30 METRES  
DEVELOPMENT ON THIS LOT SHALL BE RESTRICTED TO THE EXISTING RESIDENTIAL USE.  
(3342)

**"SPECIAL DEVELOPMENT (D)" ZONES**

D-1 THE FRONT LOT LINE AND LOT FRONTAGE FOR LANDS ZONED D-1 SHALL BE DETERMINED USING THE LINE ABUTTING THE UNOPENED TOWNSHIP ROAD ALLOWANCE (BEAVER ROAD) LOCATED ADJACENT AND NORTH OF LANDS ZONED D-1.  
(3114)

**"ENVIRONMENTAL SENSITIVE (ES)" ZONES**

ES-1  
2003-173

File No: B-77-735  
Part of Lots 9, 10,11, Concession 5 and  
Part of Lots 8, 10, 11, Concession 6  
Former Township of Thurlow  
(Black Bear Ridge)  
Now in the City of Belleville, County of Hastings  
APPLICANT/OWNER: 2026976 ONTARIO INC.  
c/o Brian Magee  
AGENT: BOUSFIELD, DALE-HARRIS, CUTLER &  
SMITH INC.

By-Law Number 2003-173  
Passed by Council September 22, 2003  
Clerk's Certificate Issued October 15, 2003

(6.23.2) Notwithstanding provisions of Section 6.23.1 of this By-Law, within the area zoned ES-1 the permitted use shall be those uses permitted in the ES zone, plus a golf course and accessory uses, with no buildings or structures to be constructed other than bridges and culverts where necessary for the passage of golf carts and maintenance equipment, and emergency storm shelters, and that any placing or removal of fill or the alteration of a drainage pattern shall be subject to Conservation Authority regulations.

## 7. DEFINITIONS

7.4 File No.: B-77-991  
(2016-04) To Define "Medical Marihuana and Cannabis related Uses"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

### AGRICULTURE

Shall mean the use of land, buildings or structures for the purposes of the growing of field crops, flower gardening, truck gardening, berry crops, tree crops, nurseries, aviaries, apiaries, or farms for grazing, breeding, raising, boarding of livestock and poultry, the use of land for woodlands and syrup production or any other similar uses carried on in the field of general agriculture, including the sale of such produce, crops or livestock on the same lot, but shall not include any use or activity otherwise defined or classified herein.

7.28 File No.: B-77-912  
(2012-122) To Define "Drug Rehabilitation Centre" or "Methadone Clinic",  
and "Methadone Dispensary"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

### BUSINESS OR PROFESSIONAL OFFICE

Shall mean a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professional qualified persons and their staff serve clients or patients who seek advice, consultation or treatment, *but shall not include any use or activity otherwise defined or classified herein.*

7.38.1 File No.: B-77-923  
2014-112 Part of Lot 3, Concession 2, Township of Thurlow,  
(Northwest Quadrant of Highway #62 & Provincial Highway #401  
Millennium Parkway)  
Now City of Belleville, County of Hastings  
APPLICANT/OWNER: CLOVERBELL DEVELOPMENTS LTD. &  
1255437 ONTARIO INC.  
AGENT: P. JOHN HALLORAN

### OMB ORDER DATED MAY 30, 2014 CASINO

Shall mean a gaming facility approved by the Ontario Lottery and Gaming Corporation, but for the purpose of this By-Law does not include any other use or activity otherwise defined or classified in this By-Law.

7.44 File No.: B-77-912  
(2012-122) To Define "Drug Rehabilitation Centre" or "Methadone Clinic",  
and "Methadone Dispensary"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

CLINIC

Shall mean a building or portion of a building used solely for its purpose of consultation, diagnosis and treatment of patients by two or more legally qualified physicians, dentists, optometrists, chiropractors or drugless practitioners together with their qualified assistants, and without limiting the generality of the foregoing the building may include administrative offices, waiting rooms, examination rooms, treatment rooms, laboratories and pharmacies used in connection and forming part of the practices, but shall not include accommodation for in-patient care or operating rooms for major surgery, *or any use or activity otherwise defined or classified herein.*

7.67.4 File No.: B77-1001  
(2016-86) To Define "Converted Dwelling House"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

CONVERTED DWELLING HOUSE

Shall mean a single-family dwelling house, including any additions thereto constructed for permanent use, which has been altered or converted so as to provide therein not more than four dwelling units prior to August 12, 1987.

7.67.6 File No.: B77-1001  
(2016-86) To Define "Dwelling Unit"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

DWELLING UNIT

Shall mean a suite of two or more rooms, designed or intended for use by one family only, in which sanitary conveniences are provided, in which facilities are provided for cooking or for the installation of cooking equipment in which a heating system is provided and containing a private entrance from outside the building or from a common hallway or stairway inside. *A dwelling unit shall contain only one kitchen.*

7.76 File No.: B77-991  
(2016-04) To Define "Medical Marihuana and Cannabis Related Uses"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

## FARM

Shall mean land used for the tillage of soil and the growing of vegetables, fruits, grains or other staple crops and includes livestock raising, dairying or woodlands. "Farm" shall include a single-family dwelling house and buildings and structures, such as barns and silos, which are incidental to the operation of the farm, but shall not include any use or activity otherwise defined or classified herein.

7.106.1  
(2016-86)

File No.: B77-1001  
To Define "Kitchen"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

## KITCHEN

shall mean an area which contains running water and a refrigerator and a stove or an area for the installation of a refrigerator and a stove.

7.119  
(2016-04)

File No.: B-77-991  
To Define "Medical Marihuana and Cannabis Related Uses"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

## MANUFACTURING, ASSEMBLING, FABRICATING OR PROCESSING PLANT

Shall mean a plant in which the process of producing a product suitable for use, by hand and/or mechanical power and machinery is carried on systematically with division of labour, but shall not include any use or activity otherwise defined or classified herein.

7.119.1  
(2016-04)

File No.: B77-991  
To Define "Medical Marihuana and Cannabis Related Uses"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

## MARIHUANA DISPENSARY

Shall mean the principal use of a building or structure where marihuana or cannabis products are sold or dispensed.

7.122  
(2016-04)

File No.: B-77-991  
To Define "Medical Marihuana and Cannabis Related Uses"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

## MARKET GARDEN

Shall mean the use of land for the intensive commercial cultivation of vegetables, fruits or flowers, but shall not include any use or activity otherwise defined or classified herein.

7.122.1 File No.: B-77-991  
(2016-04) To Define "Medical Marihuana and Cannabis Related Uses"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

**MEDICAL MARIHUANA PRODUCTION FACILITY**

Shall mean premises used for growing, producing, testing, destroying, storing, or distribution of medical marihuana or cannabis authorized by a license issued by Health Canada.

7.122.2 File No.: B-77-912  
(2012-122) To Define "Drug Rehabilitation Centre" or "Methadone Clinic",  
and "Methadone Dispensary"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

**METHADONE DISPENSARY**

Shall mean a business selling or filling methadone prescriptions for customers as the primary activity of the business, but excludes a pharmacy or a pharmacy that is accessory and ancillary to a hospital

7.122.3 File No: B-77-714  
(2003-41) Part of Lots 26 and 27, Registered Plan No. 22  
Township of Thurlow  
(34 Cloverleaf Drive)  
Now in the City of Belleville, County of Hastings  
APPLICANT: KEVIN AND LINDA DEMILLE  
OWNER: LINDA DEMILLE

**MINI-STORAGE FACILITY**

Shall mean a one-storey building containing individual storage units where, for a fee, articles, goods or materials may be stored, but does not include a warehouse.

7.122.4 File No.: B77-1001  
(2016-86) To Define "Model Home"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

**MODEL HOME**

shall mean a building which is used on a temporary basis as a sales office or as an example of the type of dwelling that is for sale in a related development and which is not occupied or used as a residential dwelling.

7.132 File No.: B77-991  
(2016-04) To Define "Medical Marihuana and Cannabis Related Uses



City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE  
NURSERY OR GARDEN CENTRE

Shall mean a place where young trees or plants are grown for transplanting for sale, and may also include the sale of related accessory supplies as well as the sale of fruits and vegetables provided such sale is subordinate to the production and sale of select nursery stock, but shall not include any use or activity otherwise defined or classified herein.

7.136.1 OPIOID SUBSTITUTION THERAPY CLINIC  
(2012-122) Shall mean a Clinic or a Business or Professional Office that treats clients using Opioid Substitution Therapy as the primary activity of the clinic or office, but does not include a Public Hospital.

7.180 File No.: B77-1001  
(2016-86) To Define "Storey"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

**STOREY**

Shall mean that portion of a building other than an attic or cellar included between any floor level and the floor, ceiling or roof next above it.

7.185 File No.: B77-1001  
(2016-86) To Define "Structure"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

**STRUCTURE**

Shall mean anything constructed or erected, the use of which requires location on the ground, or attached to something having location on the ground but shall not include unitary equipment as defined herein.

7.195.1 File No.: B-77-692  
(2002-63) To Define Truck Trailer Boxes  
APPLICANT/OWNER: CITY OF BELLEVILLE

**TRUCK TRAILER BOX**

Shall mean any vehicle or structure so constructed that it is suitable for being attached to a motor vehicle and is capable of being used for transporting goods, materials, equipment or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

7.185.2  
(2016-86)

File No.: B77-1001  
To Define "Unitary Equipment"  
City of Belleville, County of Hastings  
APPLICANT/OWNER: CITY OF BELLEVILLE

**UNITARY EQUIPMENT**

Shall include central air conditioning units, heat pumps, swimming pool filters, and domestic fuel tanks.

