

The following provisions shall apply to the use of land and the construction of buildings in all R6 Zones, subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(1) **Main Residential Building**

- a) a double duplex dwelling;
- b) one or more apartment dwellings;
- 11125 c) a boarding, rooming and/or lodging house;
- 2019-62 d) public use.

10980 (2) **Accessory Uses, Buildings or Structures**

- a) Any use, building or structure, which is subordinate and customarily incidental to the main residential building.
- b) A day nursery located within an apartment building;
- 13027 c) A residential care facility.

2. ZONE REQUIREMENTS FOR A DOUBLE DUPLEX DWELLING

- (1) Lot Frontage 22.8 m.
- (2) Front Lot Line (minimum) 21.3 m.
- (3) Lot Area (minimum) 929 sq. m.
- (4) Front Yard Depth (minimum) 7.5 m.
- (5) Rear Yard Depth (minimum) 7.5 m.
- (6) Interior Side Yard Width (minimum each side) 2.4 m.
- (7) Gross Floor Area (minimum per dwelling unit) 74 sq. m.
- (8) Lot Coverage (maximum) 35%
- (9) Building Height (maximum) 10.6 m.

3. ZONE REQUIREMENTS FOR AN APARTMENT DWELLING

- (1) Lot Frontage (minimum) 24.0 m.
- (2) Lot Area per Dwelling Unit (minimum) 161.5 sq. m.
- (3) Front Yard Depth (minimum) 7.5 m.
- (4) Rear Yard Depth (minimum) 7.5 m.
- (5) Interior Side Yard Width (minimum) 3.0 m. or one-half the height of the main building, whichever is the greater

- (6) Gross Floor Area (minimum per dwelling unit)
 - a) Bachelor 28.0 sq. m.
 - b) 1 Bedroom 42.0 sq. m.
 - c) 2 Bedrooms 55.5 sq. m.
 - d) 3 Bedrooms 69.5 sq. m.
 - e) 4 Bedrooms 79.0 sq. m.
 - f) for each additional bedroom 9.3 sq. m.
- (7) Building Height (maximum) 10.6 m.
- (8) Landscaped Area (minimum) 40%
- (9) Where a lot contains two or more dwellings, the minimum distance on the lot between each of such dwellings shall be as follows:
 - a) Between two exterior walls which contain no windows to habitable rooms 3.0 m.
 - b) Between two exterior walls, one of which contains windows to habitable rooms 9.0 m.
 - c) Between two exterior walls, both of which contain windows to habitable rooms 15.0 m.

3a. ZONE REQUIREMENTS FOR A BOARDING, ROOMING AND/OR LODGING HOUSE

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The requirements of Section 3 of this Part I, with the exception of Subsection (2), shall apply.

3b. FOR RESIDENTIAL CARE FACILITIES

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The requirements of Section 3, of this Part I, with the exception of Subsection (2) shall apply, in addition to the requirements of Part C, Section 22.

4. FOR SENIOR CITIZENS' HOUSING PROVISIONS

See Part C, Section 20.

5. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

6. OFF-STREET PARKING

- (1) Off-street parking shall be provided according to Part C, Sections 14 and 15, and the following Subsections.
- (2) No off-street parking area or internal driveway shall be located closer than 6.0 m. to any street line nor 1.5 m. to any interior side or rear lot line, except that where the land abutting the interior side or rear lot line of an area zoned R6, is used, or zoned, for detached one family dwellings, or is in an RH Zone, any parking area or internal driveway shall be separated from such abutting lot line by a strip of land not less than 3.0 m. in width. Such strip of land shall be reserved for landscaping purposes and shall contain at least one row of hardy shrubs, not less than 1.5 m. in height, and shall be maintained in a healthy growing condition, except for points of ingress and egress.

- (3) The minimum distance between a driveway and/or parking area, and the exterior wall of the main building on the lot, shall be:
 - a) where there are windows to habitable rooms 7.5 m.
 - b) where there are no windows to habitable rooms 1.5 m.
- (4) Width of Driveway:
 - a) minimum width of a one-way driveway 3.0 m.
 - b) minimum width of a two-way driveway 5.5 m.

7. FOR DAY NURSERY PROVISIONS

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See Part C, Section 21.

8. SPECIAL PROVISIONS

- (1) Deleted by By-Law Number 11680 April 15, 1985 which amends By-Law Number 11321 passed June 20, 1983.
- 11352 (2) Notwithstanding the provisions of Subsection 3(2) of this Part I, within the area zoned R6-2 the maximum number of dwelling units permitted shall be limited to eighteen (18) units.
- 11505 (3) Within an area zoned R6-3 the maximum number of dwelling units shall be restricted to thirty (30) units.
- 11510 (4) Notwithstanding the provisions of Section 6(2), within the area zoned R6-4, the minimum distance between the off-street parking area and/or driveway and the side or rear lot line shall be 0 m.
- 11654 (5) Notwithstanding the provisions of Section 3(2) of this Part I, within the area zoned R6-5, the maximum number of dwelling units shall be restricted to eighteen (18) units.
- 11761 (6) Notwithstanding the provisions of Sections 1(1), 2 and 3 of this Part I, within the area zoned R6-6, the two buildings existing at the time of passing of this By-Law shall be permitted to be used for a maximum number of two (2) dwelling units each, provided that the front, rear and side yards existing at the time of passing of this By-Law are not reduced in depth or width.
- 13218 (7) Notwithstanding the provisions of Sections 3(2), 3(8), 6(2), 6(3)a) of this Part I, within the area zoned R6-7, the following provisions shall apply:
 - (i) maximum number of allowable units 5
 - (ii) minimum landscaped area 35%
 - (iii) minimum landscaped land between the driveway and/or parking area and interior lot line abutting a property zoned for single family dwellings 1.5 m.

- (iv) minimum distance between the driveway and/or parking area, and the exterior wall of the main building where there are windows to habitable rooms 2.0 m.

(8) Rescinded (By-Law Number 12222 passed June 29, 1987 rescinds By-Law Number 11867 passed on January 20, 1986).

11974 (9) Notwithstanding the provisions of Section 1(1) and Sections 2(1), 2(2), 2(3) and 2(6) of this Part I, within the area zoned R6-9, the permitted use shall be restricted to a double duplex dwelling, provided further that the yard depths and widths existing as of the date of the passing of this By-Law are maintained, or are not reduced to a depth lesser than required by this By-Law.

Furthermore, within the area zoned R6-9, and notwithstanding any provisions of Section 6 of this Part I, and of Sections 14 and 15 of Part C of this By-Law to the contrary, a minimum of four off-street parking spaces shall be provided and maintained in the rear yard only, and access to same shall be provided by way of the driveway existing at the time of passing of this By-Law.

12293 (10) DELETED BY BY-LAW NUMBER 2012-150 SEPTEMBER 10, 2012

2012-150 (10) Notwithstanding the provisions of Subsections 3 (3), 3 (4), 3 (5), 3 (7) and 6 (3) of this Part I, within the area zoned R6-10 the following provisions shall apply to the two (2) apartments:

Westerly Apartment

- (i) Maximum Number of Dwelling Units 18
- (ii) Front Yard Depth (minimum) 10.0 m.
- (iii) Rear Yard Depth (minimum) 50.0 m.
- (iv) Interior Side Yard Width (minimum) 8.6 m.
- (v) Distance between Parking Area and Windows to Habitable Rooms 1.5 m.

Easterly Apartment

- (i) Maximum Number of Dwelling Units 15
- (ii) Front Yard Depth (minimum) 11.0 m.
- (iii) Rear Yard Depth (minimum) 42.0 m.
- (iv) Interior Side Yard Width (minimum) 4.6 m.
- (v) Building Height (maximum) 11.0 m.
- (vi) Distance between Driveway and Windows to Habitable Rooms 6.8 m.

12250 (11) Notwithstanding any provisions of this By-Law to the contrary, within the area zoned R6-11 the permitted use shall be restricted to a senior citizens' boarding, rooming, and/or lodging house with occupancy by a maximum number of fifteen (15) persons in sleeping units, and an accessory dwelling unit for use by a resident owner or manager.

Furthermore, within the area zoned R6-11, and notwithstanding the provisions of Section 3(5) of this Part I, the minimum interior side yard width with respect to the south side of the main building shall be 2.7 m.

Furthermore, within the area zoned R6-11, and notwithstanding the provisions of Part C-14 and Part I-6 of this By-Law, the use of the existing associated off-street driveway and parking area on the site shall be permitted.

12296 (12) Notwithstanding the provisions of Section 1(1) of this Part I, within the area zoned R6-12, the permitted uses shall be restricted to a senior citizens' lodging house with occupancy by a maximum number of sixty-eight (68) persons in sleeping units. For the purposes of determining the lot area per dwelling unit within the R6-12 zone, four (4) sleeping units are hereby defined to be equivalent of one (1) dwelling unit.

Furthermore, notwithstanding any provisions of Sections 3 and 6 of this Part I, and Sections 14 and 15 of Part C of this By-Law, to the contrary, within the area zoned R6-12, the following provisions shall apply:

- a) Zone Requirements
 - i. Interior Side Yard Width with respect to the east side of the lot (minimum) 3.1 m.
 - ii. Building Height (maximum) 12.2 m.
- b) Off-Street Parking
 - i. No off-street parking area or internal driveway shall be located closer than 1.5 m. to any street line. The 1.5 metre minimum strip of land along the front lot line shall be reserved for landscaping purposes according to Part C, Section 19 of this By-Law.
 - ii. Separation between an off-street parking area or internal driveway and interior side lot line with respect to the west side of the lot (minimum) 0.9 m.
 - iii. Separation between an off-street parking area or internal driveway and a rear lot line (minimum) 0.7 m.
 - iv. Minimum distance between a driveway and/or parking area and the exterior north wall of the main building on the lot, where there are windows to habitable rooms 3.1 m.
 - v. Minimum distance between a driveway and/or parking area and the exterior south wall of the main building on the lot, where there are windows to habitable rooms 1.4 m.
 - vi. Minimum distance between a driveway and/or parking area and the exterior west wall of the main building on the lot, where there are no windows to habitable rooms 0.9 m.
 - vii. Required Parking Spaces (minimum) 17 spaces

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| viii. | Parking Space Length (minimum) | 5.7 m. |
| ix. | Access Aisle Width (minimum) | 6.1 m. |

12444 (13) Notwithstanding the provisions of Sections 1(1) and 3(2) of this Part I, within the area zoned R6-13, the permitted use shall be restricted to an apartment dwelling containing not more than four (4) dwelling units. Furthermore, and notwithstanding the provisions of Section 6(2) of this Part I, within the area zoned R6-13, the following provisions shall apply:

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| (i) | Minimum distance between the off-street parking area and/or internal driveway and the street line | 2.7 m. |
| (ii) | Minimum distance between the off-street parking area and/or internal driveway and the interior side lot line | 1.5 m. |
| (iii) | The required 1.5 metre strip of land abutting the interior side lot line shall be reserved for landscaping purposes and shall contain at least one row of hardy shrubs, not less than 1.5 m. in height, which shall be maintained in a healthy growing condition. | |

13425 (14) Notwithstanding the provisions of Subsection 3(4), 6(2) and 6(3)a) of this Part I, within the area zoned R6-14, the following provisions shall apply:

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| i) | Rear Yard Depth (minimum) | 2.8 m. |
| ii) | No off street parking area or internal driveway shall be located closer than 1.5 metres to any street line or any interior side or rear lot line, except that where the land abutting the interior side or rear lot line of an area zoned R6, is used, or zoned, for detached one family dwellings, or is in an RH zone, any parking area or internal driveway shall be separated from such abutting lot line by a strip of land not less than 3.0 metres in width. Such strip of land shall be reserved for landscaping purposes and shall be maintained in a healthy growing condition, except for points of ingress and egress. | |
| iii) | Distance between a parking area and the exterior wall of the main building containing an opening to a habitable room (minimum) | 1.5 m. |

13537 (15) Notwithstanding the provisions of Subsections 3(2), 3(3), 3(8), 6(1), 6(2) and 6(3) of this Part I, within the area zoned R6-15, the following provisions shall apply:

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| a) | Lot area per dwelling unit | 75.0 sq. m. |
| b) | Front yard depth (minimum) | 3.87 m. |
| c) | Landscaped area (minimum) | 27% |
| d) | Parking aisle width (minimum) | 6.0 m. |
| e) | Distance of parking area from street line (minimum) | Nil |
| f) | Distance of parking area from rear lot line (minimum) | Nil |
| g) | Distance of parking area from side lot line (minimum) | 0.6 m. |

- h) Distance from parking area to wall of main building with a window to a habitable room (minimum) Nil
- i) Length of angled parking stall (minimum) 4.7 m.

13539 (16) Notwithstanding the provisions of Subsections 3(2), 3(8), 6(1), 6(2) and 6(3) of the Part I, within the area zoned R6-16, the following provisions shall apply:

- a) Lot area per dwelling unit (minimum) 90.0 sq. m.
- b) Landscaped area (minimum) 37%
- c) Parking aisle width (minimum) 6.3 m.
- d) Distance from parking area to street line (minimum) 0.6 m.
- e) Distance from parking area to side lot line (minimum) Nil
- f) Distance of parking area from wall of main building with a window to a habitable room (minimum) Nil.

13541 (17) Notwithstanding the provisions of Subsections 3.(1), 3.(2), 3.(4), 3.(5), 6.(2), and 6.(3) of this Part I, within the area zoned R6-17, the following provisions shall apply:

- a) lot frontage (minimum) 23.0 m.
- b) number of dwelling units (maximum) 24
- c) rear yard depth (minimum) 2.4 m.
- d) side yard width (minimum) 1.8 m.
- e) distance of parking area from street line, rear lot line, or side lot line (minimum) 1.5 m.
- f) distance of parking area from wall of a main building (minimum) 1.8 m.

13771 (18) Notwithstanding the provisions of Subsection 3.(5) of this Part I, within the area zoned R6-18, the minimum required interior side yard width shall be 3 metres.

Furthermore, within the area zoned R6-18, the provisions of Subsection 15.(1)g) of Part C shall not apply.

13958 (19) Notwithstanding the provisions of Section 1. (1) of this Part 1, within the area zoned R6-19, the permitted uses shall be restricted to a senior citizens' lodging house with occupancy by a maximum number of sixty-two (62) persons in sleeping units. For the purposes of determining the lot area per dwelling unit within the R6-19 zone, four (4) sleeping units are hereby defined to be equivalent to one (1) dwelling unit.

Furthermore, notwithstanding the provisions of Section 3. (5), 6. (2), and 6. (3) of this Part 1, within the area zoned R6-19, the following provisions shall apply:

- i) Interior Side Yard Width (minimum) 3.6 m.
- ii) Distance from Street Line to Parking Area (minimum) 1.5 m.
- iii) Distance from Parking Area to Wall of Main Building with an Opening to a Habitable Room (minimum) 2.2 m.

2000-128 (20) Notwithstanding the provisions of Subsection 3.(1) of this Part I, within the area zoned R6 - 20, the minimum lot frontage shall be 18.0 metres.

2000-124 (21) Notwithstanding the provisions of Subsection 3.(2) of this Part I, within the area zoned R6 - 21, the minimum lot area per dwelling unit shall be 142 square metres.

2003-122 (22) Deleted by By-Law Number 2013-08

2013-08 (22) Notwithstanding the provisions of Subsection 1 (1) and 3 (2) of this Part I, within the area zoned R6-22, a student residence, a special care residential facility and a thirty (30) unit apartment building shall be the only permitted uses. For the purposes of the apartment building use the minimum lot area per dwelling unit shall be 102 square metres.

Notwithstanding the provisions of Subsection 1 (1) of this Part I, within the area zoned R6-22-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, after site plan control approval has been given.

2013-147 (NOTE TO FILE: By-Law Number 2013-147, passed August 12, 2013, removed the 'h' holding symbol **only from the lands described as 431 Dundas Street West, City of Belleville, County of Hastings.**)

2003-224 (23) Notwithstanding the provisions of Section 3(1) of this Part I, within the area zoned R6-23, the minimum lot frontage shall be 22.8 metres.

2004-40 (24) Notwithstanding the provisions of Sections 1(1) of this Part I, within the area zoned R6-24, the maximum number of dwelling units permitted is eight (8) and the permitted uses shall be restricted to a double duplex dwelling and the two (2) semi-detached dwellings existing on the date of the passing of this By-Law. Moreover, the two (2) semi-detached dwellings existing on the date of the passing of this By-Law shall be restricted to minimum respective front depths of 1.9 and 1.5 metres, minimum 0.7 metre interior side yard widths and minimum 2.1 metre distances between a driveway and exterior walls with windows into habitable rooms.

2004-89 (25) Deleted by By-Law 2013-67 May 13, 2013 and replaced with following:

2006-169

2013-67

Notwithstanding the provisions of Subsections 1 (1) and 3 (3) of this Part I, Subsection 5 (72) of Part A, Subsection 1 (16) of Part B and Subsection 18 (3) of Part C, within the area zoned R6-25 the only permitted use shall be a special care residential building with a maximum occupancy of fifty (50) units, subject to a minimum front yard depth of 6.3 metres and a minimum outside side yard depth of 1.7 metres. For the purposes of this By-Law the landscaped area shall include the area of a rooftop terrace; and a structure not exceeding approximately 90 square metres and consisting of only stairwells, elevator and corridor to access the rooftop terrace shall not be included for the purpose of determining the height of the building.

2005-56 (26) Notwithstanding the provisions of Sections 3(2), 3(3), 3(8) and 6(2) of this Part I, within the area zoned R6-26, the following provisions shall apply:

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| (i) | Lot area per Dwelling Unit (minimum) | 130.0 sq. m. |
| (ii) | Front Yard Depth (minimum) | 4.6 m. |
| (iii) | Outside Yard Depth (minimum) | 4.9 m. |
| (iv) | Landscaped Area (minimum) | 30.5 % |
| (v) | Landscaped Strip (minimum) | 1.5 m. |

2009-110 (27) Notwithstanding the provisions of Subsections 3 (2) and 6 (2) of this Part I, within the area zoned R6-27, the minimum lot area per dwelling unit shall be 158.3 square metres and the minimum distance between the off-street parking area or internal driveway to the street line shall be 1.5 metres.

2009-193 (28) Deleted by By-Law Number 2017-229

2017-229 (28) Notwithstanding the provisions of Subsection 15 1 a) of Part C and Subsection 3 (2) of this Part I, within the area zoned R6-28, a maximum forty (40) unit apartment building shall be permitted subject to a minimum parking space length of 5.5 metres and a minimum lot area per dwelling unit of 159.9 square metres.

Notwithstanding the provisions of Subsection 1 (1) of this Part I within the area zoned R6-28-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 not be removed from the R6-28-h zone until storm water management has been addressed, a traffic impact study has been completed and a Record of Site Condition has been filed, all to the satisfaction of the City.

2018-141 (NOTE TO FILE: By-Law Number 2018-141, passed September 10, 2018, removed the “h” holding symbol **from the lands described as 480-490 Sidney Street, City of Belleville, County of Hastings.**)

2011-164 (29) Notwithstanding the provisions of Subsections 3 (2), 3 (4), 6 (2), 6(3) a) of this Part I and Subsection 1 (16) of Part B, within the area zoned R6-29 a six (6) unit converted dwelling shall be a permitted use subject to the following provisions:

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| (i) Lot Area per Dwelling Unit (minimum) | 150 sq. m. |
| (ii) Rear Yard Depth (minimum) | 5.0 m. |
| (iii) Exterior Yard Depth (minimum) | 5.8 m. |
| (iv) Off-street Parking Area Distance to Street Line (minimum) | 2.4 m. |
| (v) Landscaped Strip (minimum) | 1.5 m. |
| (vi) Distance between Parking Area and Main Building | 1.5 m. |

2013-07 (30) Notwithstanding the provisions of Subsections 3 (3), 3 (8), 6 (2) and 6 (3) of this Part I and Subsection 15 (1) of Part C, within the area zoned R6-30 a maximum of six (6) dwelling units shall be permitted subject to the following provisions:

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| (i) Front Yard Depth (minimum) | 4.2 m. |
| (ii) Landscaped Area (minimum) | 37.8 % |
| (iii) Distance between Parking Area or Driveway and Interior Side Yard (minimum) | 1.4 m. |
| (iv) Distance between Parking Area or Driveway and Rear Yard (minimum) | 0.7 m. |
| (v) Distance between Parking Area or Driveway and Windows to Habitable Rooms (minimum) | 1.1 m. |
| (vi) Distance between Parking Area or Driveway where no Windows to Habitable Rooms (minimum) | 0.9 m. |
| (vii) Width of Two-Way Driveway (minimum) | 3.0 m. |
| (viii) Parking Aisle Width (spaces 1-4) (minimum) | 4.6 m. |
| (ix) Parking Aisle Width (spaces 5-9) (minimum) | 6.2 m. |

2013-113 (31) Notwithstanding the provisions of Subsections 3 (1), 3 (5) and 6 (2) of this Part I, within the area zoned R6-31 the following provisions shall apply:

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| (i) Lot Frontage (minimum) | 15.2 m. |
| (ii) Interior Side Yard Width (minimum) | 3.0 m. |
| (iii) Distance between Parking Area or Driveway and Northerly Interior Side Yard (minimum) | 1.0 m. |
| (iv) Distance between Parking Area or Driveway and Southerly Interior Side Yard (minimum) | 1.5 m. |

2013-203 (32) Notwithstanding the provisions of Subsection 3 (7), 6 (2) and 6 (3) a) of this Part I, within the area zoned R6-32, a total of 102 dwelling units shall be permitted subject to a maximum building height of 15.2 metres, a minimum distance of 3 metres between the off-street parking area and the street line, and, for the easterly apartment building, a minimum distance of 5 metres between the parking area and windows to habitable rooms.

2016-114

2016-57 (33) Deleted May 8, 2017 and replaced by following:

2017-100 (33) Notwithstanding the provisions of Subsections 1 (1) and, 3 (2) of this Part I, within the area zoned R6-33, a maximum of four (4) apartment buildings containing a total of 120 dwelling units shall be permitted subject to a minimum lot area per dwelling unit of 110 square metres.

Notwithstanding the provisions of Subsection 1 (1) of this Part I within the area zoned R6-33-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 not be removed from the R6-33-h zone until a traffic impact study has been completed to the satisfaction of the City.

2017-230 (34) Notwithstanding the provisions of Subsections 15 1 a), b) and g) of Part C and Subsections 6 (2) and 6 (3) of this Part I, within the area zoned R6-34, parking spaces of 5.5 m. in length are recognized for the existing apartment building, the existing parking areas are permitted to cross property lines, the existing parking is recognized on adjacent land zoned R5-44, driveway accesses are permitted to cross zone boundaries, and Nil separation is allowed between parking spaces and the wall of the main building.

Notwithstanding the provisions of Section 1 of this Part I, within the area zoned R6-34-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 not be removed from the R6-34-h zone until site plan control approval has been obtained.

2018-69 (35) Notwithstanding the provisions of Subsections 3 (1) and 3 (2) of this Part I, within the area zoned R6-35, a maximum thirty-two (32) unit apartment building shall be permitted subject to a minimum lot frontage of 11.6 m and a minimum lot area of 5,132 m².