PART G - R4 RESIDENTIAL ZONE

The following provisions shall apply to the use of land and the construction of buildings in all R4 Zones subject to the general provisions under Part B and Part c of this By-Law.

1. PERMITTED USES

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

      (a) Main Use

          (i) a double duplex building;

          (ii) one or more apartment dwellings.

          (iii) public use (2019-64)

      (b) Accessory Uses, Buildings or Structures

          (i) Any use, building or structure, which is subordinate and customarily incidental to a main use.

2. ZONE REQUIREMENTS for a double duplex dwelling

   (1) Lot Frontage (minimum): 22.5 metres

   (2) Front Lot Line (minimum): 21.5 metres

   (3) Lot Area (minimum): 930 square metres

   (4) Front Yard Depth (minimum): 7.5 metres

   (5) Rear Yard Depth (minimum): 7.5 metres

   (6) Interior Side Yard Width (minimum): 2.5 metres

   (7) Gross Floor Area (minimum per dwelling unit): as per the Ontario Building Code (3129-95)

   (8) Lot coverage (maximum): 35 percent

   (9) Building Height (maximum): 10.0 metres or 3 storeys whichever is the lesser
3. **ZONE REQUIREMENTS** for an apartment building

   (1) Lot Frontage (minimum): 24.0 metres

   (2) Lot Area (per dwelling unit - minimum): 161.5 square metres

   (3) Front Yard Depth (minimum) Rear Yard Depth (minimum): 7.5 metres

   (4) Rear Yard Depth (minimum): 7.5 metres

   (5) Interior Side Yard Width (minimum) 3.0 metres or one half the height of the main building, whichever is the greater

   (6) Gross Floor Area (minimum per dwelling unit)

       (a) bachelor

       (b) 1 bedroom

       (c) 2 bedroom as per the Ontario Building Code (3129-95)

       (d) 3 bedroom

       (e) 4 bedroom

       (f) each additional bedroom: as per the Ontario Building Code

   (7) Lot coverage (maximum): 30 percent

   (8) Landscaped Area (minimum): 40 percent

   (9) Building Height (maximum): 10 metres or 3 storeys whichever is the lesser

   (10) Minimum distance between dwellings on the lot:

       (a) between two exterior walls which contain no windows to habitable rooms: 3.0 metres

       (b) between two exterior walls, one of which contains windows to habitable rooms: 9.0 metres

       (c) between two exterior walls, both of which contain window to habitable rooms: 15.0 metres

   (11) Main Buildings

       More than one (1) main building shall be permitted on a lot provided each main building will be in conformity with all other requirements of this By-
4. **MINIMUM PUBLIC UTILITIES**

   (1) Any main building shall be serviced by and connected to:

   (a) an adequate municipal water supply system.

   (b) an adequate municipal sanitary sewer system.

5. **FOR ACCESSORY USES, BUILDINGS OR STRUCTURES PROVISIONS**

   See Part C, Section 7.

6. **FOR OFF STREET PARKING PROVISIONS**

   See Part C, Sections 15 and 16,

7. **SPECIAL PROVISIONS**

   (1) Notwithstanding the provisions of Sections 1(1)(a), 3 and 4(b) of this Part G, those multiple dwelling unit residential uses existing at the date of the passing of this By-Law in that area zoned R4-I shall be deemed to be permitted uses. (2991-93)

   (2) **SECTION 2 DELETED BY QUINTE WEST BY-LAW 99-113 passed July 19, 1999**

      *File No: B-80-4-3*
      *Part of Lot 34, Concession 1, Former Township of Sidney, Now City of Belleville, County of Hastings*

   (3) Notwithstanding the provisions of Section 1 (1)a and 3(7) and (9) of Part G, any person may use land and erect, occupy and maintain buildings and structures on land within the area zoned R4-3 for the purpose of sixteen (16) dwelling units in an apartment complex and six (6) dwelling units in a horizontal multiple attached unit all of which is contained in one two storey building. (2464-86)

**SECTION 4 ADDED BY 99-113**

QUINTE WEST BY-LAW 99-113 passed July 19, 1999

*File No: B-80-4-3*
*Part of Lot 34, Concession 1, Former Township of Sidney, Now City of Belleville, County of Hastings*

(4) Within the area zoned R4-4, the maximum number of dwelling units in the R4-4 zone shall not exceed eighty-seven (87).
(4) (a) Notwithstanding the provisions of Sections 1, 2, 3 and 6 of this Part G, and the provisions of Sections 15 and 16 (1) c) and g) of Part C, and Section 2 (2) of Part Y and Section 13 (3) of Part C, within the area zoned R4 - 4, no person shall erect or occupy a building or structure or use any building or structure or land except in accordance with the following:

1. Permitted Uses:
   (i) Main Uses - one or more of the following:
       - single detached dwelling;
       - double duplex dwelling;
       - horizontal multiple attached dwelling;
       - apartment dwelling;
       - special care residential building
   (ii) Accessory Uses, Buildings or Structures Any use, building or structure which is subordinate and customarily incidental to a main use.
   (iii) Ancillary Uses
       Only uses, buildings or structures that are intended to provide ancillary service to the main uses permitted located on the same lot, including convenience store, eating establishment, service shop, professional office, park, day nursery and recreation use.

2. Zone Requirements:
   (i) Maximum Number of Dwelling Units: 200
   (ii) Minimum Yard Depth Adjacent to a Railway: 30 metres for a main permitted use and 8.4 metres for an accessory use and 25 metres for an ancillary use
   (iii) Minimum Yard Depth Adjacent to the Bay: 15 metres from the 1 in 100 year flood line for the Bay of Quinte, and 15 metres from a tributary stream
   (iv) Interior side yard width (minimum): 10 metres for an apartment dwelling; 2.2 metres for other permitted uses
   (v) Gross Floor Area (minimum per dwelling unit): as per the Ontario Building Code
(vi) Lot Coverage (maximum): 30%

(vii) Building Height (maximum): for an apartment dwelling 6 storeys, for all other permitted uses, 3 storeys

(viii) Landscaped Area (minimum): 40%

(ix) Minimum Distance Between Buildings on a lot

Apartment Dwellings
- between walls with no windows: 3.0 metres
- between walls with windows on one or more walls: 9.0 metres
- between an apartment dwelling and any other permitted use: 6.0 metres

All other permitted uses
- between walls with or without windows: 2.4 metres

3. Off Street Parking Provision

The provisions of Part C, Section 16 (1) a), b), d) through f) and h) through j) shall apply, as well as the following:

(i) for apartment dwellings, 0.9 parking spaces per dwelling unit;
(ii) for other permitted dwellings, 2 parking spaces per dwelling unit;
(i) minimum width for a parking aisle leading to a parking space - 6.0 metres


Within the area zoned R-4 - 4 - h Residential - Specialized Holding, no person shall erect or occupy any building or structure or use any building, structure, or land for any purposes, other than the use that existed on the day of passing of By-Law No. 2000-37. The 'h' holding symbol may be removed from the R-4 - 4 - h zone in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, provided that all of the following are addressed:

(i) the completion of an Archaeological Assessment to the satisfaction of the Ministry of Citizenship, Culture and Recreation and the City of Belleville;

(ii) the completion of a Soil Study to the satisfaction of Quinte Conservation and the City of Belleville;

(iii) the completion of a Noise and Vibration Study and
PART G – R4 - RESIDENTIAL ZONE

Crossing/Crossing Signal Agreement to the satisfaction of the St. Lawrence and Hudson Railway (CPR) and the City of Belleville;

(iv) the completion of a Site Servicing Study to the satisfaction of the City of Belleville;

(v) the completion of a Stormwater Management Plan to the satisfaction of Quinte Conservation and the City of Belleville;

(vi) the completion of an Environmental Report to the satisfaction of Quinte Conservation and the City of Belleville.

2003-177 (NOTE: By-Law Number 2003-177 passed September 22, 2003 removed the ‘H-holding’ symbol on Part of Lot 34, Concession Broken Front, former City of Quinte West, now City of Belleville)

SECTION 5 ADDED BY 99-113
QUINTE WEST BY-LAW 99-113 passed July 19, 1999
File No: B-80-4-3
Part of Lot 34, Concession 1,
Former Township of Sidney, Now City of Belleville, County of Hastings

(5) (a) Notwithstanding the provisions of Section 1(1)(a) of this Part G, within the area zoned R4-5 the following shall be deemed to be the only permitted main uses:

i) 24 apartment units;

ii) 25 townhouse units;

iii) 100 bed nursing home.

(b) Notwithstanding the provisions of Section 1(1)(a) and 7(5)(a) of this Part G, within the area zoned R4-5-H, no person shall erect or occupy any building or structure or use any building, structure or land for any purposes other than:

i) 24 apartment units;

ii) 25 townhouse units.

The Holding "H" symbol shall be removed in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, provided that a detailed site servicing report has been submitted for the 100 bed nursing home to the satisfaction of the City of Quinte West.