SECTION 6 – ZONE PROVISIONS
6.1 - Low Density Residential Type 1 (R1) Zone

6. ZONE PROVISIONS

6.1 LOW DENSITY RESIDENTIAL TYPE 1 (R1) ZONE

6.1.1 PERMITTED USES

No person shall within a Low Density Residential Type 1 (R1) Zone use any land or erect, alter or use any building or structure except as permitted hereunder:

6.1.1.1 Residential uses

6.1.1.1.1 Single family dwelling house

6.1.1.1.2 Existing converted dwelling house

6.1.1.1.3 A group home

6.1.1.1.4 A home occupation

6.1.1.1.5 A bed and breakfast establishment

6.1.1.2 Non-residential uses

Public uses or utilities in accordance with the provisions of this By-law.

6.1.1.3 Accessory uses

Uses, buildings or structures accessory to any of the permitted uses herein in accordance with the provisions of this By-law.

6.1.2 REGULATIONS FOR RESIDENTIAL USES

6.1.2.1 Minimum lot area

6.1.2.1.1 Public water and sanitary sewers: 550 sq. m.

6.1.2.1.2 Public water supply and private sewage disposal system: 1150 sq. metres

6.1.2.1.3 Private water supply and private sewage disposal system: 4047 sq. metres

6.1.2.2 Minimum lot frontage

6.1.2.2.1 Public water and sanitary sewers: 18 metres; In the case of a corner lot, the minimum lot frontage shall be 22 metres;

6.1.2.2.2 Public water supply and private sewage disposal system: 24 metres;

6.1.2.2.3 Private water supply and septic tank: 45 metres.

6.1.2.3 Minimum dwelling unit gross floor area: 100 sq. metres;
SECTION 6 – ZONE PROVISIONS

6.1 - Low Density Residential Type 1 (R1) Zone

6.1.2.4 Minimum ground floor area (where more than 1 storey): 70 sq. metres;

6.1.2.5 Maximum lot coverage (all buildings): 35 percent;

6.1.2.6 Maximum height of buildings: 11 metres;

6.1.2.7 Minimum landscaped open space: 30 percent

6.1.2.8 Maximum number of dwelling houses on a lot: 1

6.1.2.9 Maximum number of dwelling units on a lot: 1

6.1.2.10 Minimum yard

6.1.2.10.1 Front or rear yard depth: 7.6 Metres

6.1.2.10.2 Interior side yard width: 2.0 Metres

6.1.2.10.3 Exterior side yard width: 4.0 Metres

6.1.3 REGULATIONS FOR NON-RESIDENTIAL USES

Regulations for single family dwelling houses as set out in 6.1.2 shall apply to non-residential uses, excluding 6.1.2.1, 6.1.2.2, 6.1.2.3, 6.1.2.4, 6.1.2.8, 6.1.2.9.

6.1.4 REGULATIONS FOR DETACHED ACCESSORY BUILDINGS

6.1.4.1 Exterior side yard width: 4.0 Metres

6.1.4.2 Interior side yard width: 1.0 Metres

6.1.4.3 Rear yard depth: 1.0 Metres

6.1.5 REGULATIONS FOR HOME OCCUPATIONS

Refer to Section 4.8

6.1.6 REGULATIONS FOR OFF-STREET PARKING

Refer to Section 4.15

6.1.7 SPECIAL PROVISIONS

6.1.7.1 Where a dwelling which existed at the time of the passing of this By-law is located on a lot in a R1 Zone, such dwelling and lot shall be deemed to comply with all the requirements of the R1 Zone.

6.1.7.2 Where a dwelling which existed at the time of the passing of this By-law is located on a lot in a R1 Zone, such dwelling may be extended, enlarged or improved provided:

6.1.7.2.1 The yards existing at the time of the passing of this By-law are not reduced
SECTION 6 – ZONE PROVISIONS

6.1 - Low Density Residential Type 1 (R1) Zone

6.1.7.2.2 Such dwelling continues to be used in the same manner and for the same purpose it was used on the date of the passing of this By-law.

6.1.7.3 Minimum Setback from Centre Line of Street

6.1.7.3.1 Provincial highway: 26.0 metres

6.1.7.3.2 County road or collector: 21.0 metres

6.1.7.3.3 Township road: 17.7 metres

R1-1 (Included in subsection 5.19)

5.19 Notwithstanding the provisions of Sections 7.116.5, 7.117.1, 4.13, 6.1.2.1.3 and 6.1.2.2.3 to the contrary, on that part of Lot 3, Concession 5, east of main street, north of Harmony Road and west of the Moira river, in the Hamlet of Foxboro shown as R1-1 on Schedule A2 the following special provisions shall apply in addition to all other applicable provisions of this by-law:

5.19.1 Minimum lot area

5.19.1.1 Private water supply and private sewage disposal system: 1.0 hectares

5.19.2 Minimum lot frontage

5.19.2.1 Private water supply and septic tank: 247 metres

5.19.3 Front lot line

5.19.3.1 Notwithstanding the provisions of Sections 4.13, 7.116.5 and 7.117.1 of this By-law to the contrary the front lot line and lot frontage for lands zoned R1-1 shall be determined utilizing the line abutting the road allowance of Main Street as the front lot line even though the lands situated between R1-1 Zone and the subject front lot line are zoned H (Hazard).

R1-2 (Included as subsection 5.40)

5.40 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.2.3, 6.1.7.3.2, and 4.4 to the contrary on that part of Lot 1, Concession 2 shown as R1-2 on schedule A1 as amended, the following special provisions of this By-laws;

5.40.1 Minimum lot area

5.40.1.1 Private water supply and private sewage disposal system:
SECTION 6 – ZONE PROVISIONS
6.1 - Low Density Residential Type 1 (R1) Zone

1855 square metres

5.40.2 Minimum lot frontage

5.40.2.1 Private water supply and septic tank: 24 metres

5.40.3 Minimum setback from centre line of street, county road or collector: 17.7 metres

R1-3 (Included as subsection 5.41)

(3103) 5.41 Notwithstanding the provisions of Sections 6.1.2.2.3, 6.1.1.3, and 4.1.3 to the contrary, on that part of Lot 1, Concession 3 shown as R1-3 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.41.1 Minimum lot frontage

5.41.1.1 Private water supply and septic tank: 6 metres

5.41.2 Accessory uses

5.41.2.1 Notwithstanding the provisions of Section 6.1.1.3 of this By-law to the contrary, the existing building on the lands zoned R1-3 shall be considered a building or structure accessory to uses permitted within the R1-3 zone and shall be subject to all other applicable provisions of this By-law.

5.41.3 Accessory buildings, structures and uses lot coverage and height

5.41.3.1 Notwithstanding the provisions of Section 4.1.3 of this By-law to the contrary, the total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 12 percent of the lot area, nor shall the height of any accessory building or structure exceed 5 metres.

R1-4 (Included as subsection 5.53)

(3117) 5.53 Notwithstanding the provisions of Sections 6.1.2.1.3 and 6.1.2.2.3 to the contrary, on that part of Lot 1, Concession 6 shown as R1-4 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.53.1 Minimum lot area: 1448 square metres

5.53.2 Minimum lot frontage: 33 metres

R1-5 (Included in subsection 5.54)

(3117) 5.54 Notwithstanding the provisions of Sections 6.1.2.1.3 and 6.1.2.2.3 to the contrary, on that part of Lot 1, Concession 6 shown as R1-5 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.54.1 Minimum lot area: 1448 square metres
SECTION 6 – ZONE PROVISIONS

6.1 - Low Density Residential Type 1 (R1) Zone

5.54.2 Minimum lot frontage: 28 metres

R1-6  (Included in subsection 5.69)
(3186) 5.69 Notwithstanding the provisions of Sections 6.1.2.1.3 and 6.1.2.2.3 to the contrary, on that part of Lot 2, Concession 6 shown as R1-6 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.69.1 Minimum lot area: 1,414.4 square metres

5.69.2 Minimum lot frontage: 26.51 metres

R1-7  (Included in subsection 5.97)
(3335) 5.97 Notwithstanding the provisions of Section 6.1.2.2.1, to the contrary on that part of Lot 5, Concession 3, in the Township of Thurlow shown as R1-7 on Schedule A1, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.97.1 Minimum lot frontage: 17.63 metres (57.83 feet)

R1-8  (Included in subsection 5.104)
(3428) 5.104 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.2.3, 6.1.2.10.1, 6.1.7.3.2 to the contrary on the part of Lots 2 and 3, Concession 5, in the Township of Thurlow shown as R1-8 on Schedule A2, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.104.1 Minimum lot area: 526 square metres(.13 acres)

5.104.2 Minimum lot frontage: 15.6 metres (51 feet)

5.104.3 Minimum front yard setback: 6.1 metres (20 feet)

5.104.4 Minimum setback from centerline of a Township Road: 16.2 metres (53 feet)

R1-9  (Included in subsection 5.106)
(3467) 5.106 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.2.3, and 6.1.2.10.2, to the contrary, on that part of Lot 1, Concession 5, shown as R1-9 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.106.1 Minimum lot area: 791 square metres (8,512 square feet)

5.106.2 Minimum lot frontage: 17.1 metres (56 feet)

5.106.3 Minimum interior side yard width: 0
SECTION 6 – ZONE PROVISIONS
6.1 - Low Density Residential Type 1 (R1) Zone

R1-10  (Included in subsection 5.107)
(3467)  5.107 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.2.3, and 6.1.2.10.2, to the contrary, on that part of Lot 1, Concession 5, shown as R1-10 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.107.1 Minimum lot area: 748 square metres (8,056 square feet)
5.107.2 Minimum lot frontage: 16.2 metres (53 feet)
5.107.3 Minimum interior side yard width: 0

R1-11  (Included in subsection 5.108)
(3467)  5.108 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.10.2, and 6.1.1.1 to the contrary, on that part of Lot 1, Concession 5, shown as R1-11 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.108.1 Minimum lot area: 2,370 square metres (.59 acres)
5.108.2 Minimum rear yard depth: 3.66 metres (12 feet);
5.108.3 Permitted uses

5.108.3.1 Notwithstanding the provisions of Section 6.1.1.1 of this By-law to the contrary, the existing commercial sign business shall be permitted use within the R1-11 Zone.

R1-12  (Included in subsection 5.143)
(3643)  5.143 Notwithstanding the provisions of Section 6.1.2.10.1 to the contrary on that part of Lots 5, 6 and 7, Concession 3, as shown as R1-12 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.143.1 Minimum setback from the pipeline right-of-way: 10 metres (32.8 feet)

R1-13  (Included in subsection 5.154)
(3680)  5.154 Notwithstanding the provisions of Section 6.1.2.2.3 to the contrary, on that part of Lot 2, Concession 6, in the Township of Thurlow as shown as R1-13 on Schedule A2 as amended, the following special provisions shall apply, in addition to all other applicable provisions of this By-law:

5.154.1 Minimum lot frontage: 29 Metres (95 feet)
5.154.2 Minimum front yard setback: 91.4 metres (300 feet)
SECTION 6 – ZONE PROVISIONS

6.1 - Low Density Residential Type 1 (R1) Zone

R1-14
(98-136) File No.: B-77-591
Part of Park Lot 1, Registered Plan 124, Part of Lot 6, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.1.7.4 Notwithstanding the provisions of Sections 6.1.2.1.1, 6.2.2.1, 6.1.2.10.1 and 6.1.2.10.2 on that part of Park Lot 1, Registered Plan 124, part of Lot 6, Concession 3, City of Belleville, shown as R1-14 the following restrictions shall apply:

6.1.7.4.1 Minimum lot area: 380 square metres

6.1.7.4.2 Minimum lot frontage: 12 metres

6.1.7.4.3 Minimum interior side yard width:
   a) 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.
   b) Where a garage or carport is attached to, or is built as an integral part of the main building.
      i) Where a garage or carport is attached or built
         - Where there is no living accommodation above the garage or carport, 1.2 metres
         - Where there is a 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.

6.1.7.4.4 Minimum rear yard setback for all lots which abut the Trans Northern Pipeline easement: 10 metres

R1-15
(98-137) File No.: B-77-589
Lots 12 and 13, Registered Plan No. 223, (Ashley Street, Foxboro) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.1.7.5 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.2.3, 6.1.2.10.1, 6.1.2.10.2, and 6.1.7.3.3, on that part of Lots 12 and 13, Plan 223, Part Lots 12 and 13, Plan 223, part of Lot 1, Concession 5, City of Belleville shown as R1-15, the following restrictions shall apply:

6.1.7.5.1 Minimum lot area: 1818 square metres

6.1.7.5.2 Minimum lot frontage: 26.8 metres

6.1.7.5.3 Minimum front yard setback: 5 metres

6.1.7.5.4 Minimum setback from the centre line of Township road: 14.9 metres

6.1.7.5.5 Minimum interior side yard setback from the South property line: 1.2 metres

R1-16
(98-138) File No.: B-77-590
Part of Lot 14, Registered Plan No. 223, formerly Township of Thurlow, now
SECTION 6 – ZONE PROVISIONS
6.1 - Low Density Residential Type 1 (R1) Zone

City of Belleville, County of Hastings

6.1.7.6 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.2.3, 6.1.2.10.1, 6.1.2.10.2, and 6.1.7.3.3, on that part of Lot 14, Plan 223, Pt. Lot 1, Concession 5, City of Belleville shown as R1-16, the following restrictions shall apply:

6.1.7.6.1 Minimum lot area: 773 square metres
6.1.7.6.2 Minimum lot frontage: 12.2 metres
6.1.7.6.3 Minimum front yard setback: nil
6.1.7.6.4 Minimum interior side yard setback from the south property boundary: .5 metres
6.1.7.6.5 Minimum interior side yard setback from north property boundary: .3 metres
6.1.7.6.6 Minimum setback from the centreline of a Township road: 9.2 metres

R1-17
(99-150)
6.1.7.7 Amended by By-Law 2005-188 to replace the first paragraph with the following:

(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.

R1-17-h HOLDING PROVISIONS:

(99-150)  
i) File No.: B-77-619  
Part of Lots 1 and 2, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings 

6.1.7.7 Amended by By-Law 2005-188 to re-word the second paragraph and add subsection (f)

(2005-188)
6.1.7.7 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
SECTION 6 – ZONE PROVISIONS

6.1 - Low Density Residential Type 1 (R1) Zone

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.

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, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings.)

(2012-93) ii) File No: B-77-911
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 124, (Maitland Drive-Farnham Road Area) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings.

6.1.7.7 Amended by By-Law 2012-93 to add the following paragraph:

(2012-93) 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.

(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, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings)
SECTION 6 – ZONE PROVISIONS
6.1 - Low Density Residential Type 1 (R1) Zone

(2017-143)(NOTE TO FILE:  By-Law Number 2017-143, passed July 10, 2017, removed the “h” holding symbol from the lands described as Phase 4 of Heritage Park Subdivision, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings)

(2018-78)  (NOTE TO FILE:  By-Law Number 2018-78, passed May 28, 2018, removed the “h” holding symbol from the lands described as Phase 5 of Heritage Park Subdivision, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings)

(2019-116)(NOTE TO FILE:  By-Law Number 2019-116, passed June 10, 2019, removed the “h” holding symbol from the lands described as Phase 6 of Heritage Park Subdivision, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings)

R1-18
(2000-92)  File No.: B-77-648-S
Part of Lot 7, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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, (Ashley Street, Foxboro), formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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 124, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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: 38% (maximum)
(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
SECTION 6 – ZONE PROVISIONS
6.1 - Low Density Residential Type 1 (R1) Zone

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.

R1-20-h HOLDING PROVISIONS:

(2006-190) i) 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 124, (Farnham Road – Heritage Park Estates) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.1.7.10 Amended by By-Law 2006-190 to add the following paragraph:
(2006-190) 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 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.

(2008-215) (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, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings.)

R1-21

(2006-151) File No.: B-77-798
Lots 3, 4, 5 and 6 and part of Lots 2 and 97, Registered Plan No. 278 (23-31 Cannifton Road), formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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
6.1 - Low Density Residential Type 1 (R1) Zone

minimum setback from the 1:100 year flood plain of the Moira River shall be 7.5 metres.

R1-22
(2006-193)
6.1.7.12 Amended by By-Law 2009-108 to replace the first paragraph

(2009-108)
6.1.7.12 Amended by By-Law 2011-24 to replace in its entirety with the following:

(2011-24) File No.: B-77-896
Part of Lots 1 and 2, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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.

R1-22-h HOLDING PROVISIONS:

(2006-193) i) File No.: B-77-806,
Plan 21R-17781, Part 7, part of Lots 1 and 2, Concession 3, (Maitland Drive – Settlers Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(2009-108) ii) File No.: B-77-863
Plan 21R-17781, Part 7, part of Lots 1 and 2, Concession 3, (Maitland Drive – Settlers Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(2006-193) Notwithstanding the provisions of Subsection 6.1.1, within the area zoned R1-22-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 bylaw. 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 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.

*The above properties had ‘h’ holds removed based on the above provision.

(2009-77) (NOTE TO FILE: By-Law Number 2009-77, passed May 11, 2009, removed ‘h’- holding symbol on this property)
SECTION 6 – ZONE PROVISIONS
6.1 - Low Density Residential Type 1 (R1) Zone

(2010-102) (NOTE TO FILE: By-Law Number 2010-102, passed June 14, 2010, removed ‘h’ holding symbol on this property)

R1-23
(2006-193) File No.: B-77-806
Plan 21R-17781, Part 7, part of Lots 1 and 2, Concession 3, (Maitland Drive – Settlers Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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 HOLDING PROVISIONS:

(2006-193) i) File No.: B-77-806
Plan 21R-17781, Part 7, part of Lots 1 and 2, Concession 3, (Maitland Drive – Settlers Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(2006-193)
6.1.7.13 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.

(2009-77) (NOTE TO FILE: By-Law Number 2009-77, passed May 11, 2009, removed ‘h’ holding symbol on this property)

(2010-102) (NOTE TO FILE: By-Law Number 2010-102, passed June 14, 2010, removed ‘h’ holding symbol on this property)

(2012-93) ii) File No.: B-77-911
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 124, (Maitland Drive- Farnham Road Area) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings
SECTION 6 – ZONE PROVISIONS

6.1 - Low Density Residential Type 1 (R1) Zone

6.1.7.13 Amended by By-law 2012-93 to add the following paragraph:

(2012-93) 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.

(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, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings)

(2017-143) (NOTE TO FILE: By-Law Number 2017-143, passed July 10, 2017, removed the “h” holding symbol from the lands described as Phase 4 of Heritage Park Subdivision, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings)

(2018-78) (NOTE TO FILE: By-Law Number 2018-78, passed May 28, 2018, removed the “h” holding symbol from the lands described as Phase 5 of Heritage Park Subdivision, former Township of Thurlow, now City of Belleville, County of Hastings)

R1-24

(2007-135) File No.: B-77-829
545 Ashley Street, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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-77-997
Part 2, Plan 21R-21822, part of Lot 7, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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
SECTION 6 – ZONE PROVISIONS
6.1 - Low Density Residential Type 1 (R1) Zone

R1-26
(2012-94) File No.: B-77-913
Part of Park Lot 3, Registered Plan 124 and Block 37, Plan 21M-214, (347 and 361 Farnham Road / Chelsea Court) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.1.7.16 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.

R1-27
(2020-07) File No.: B-77-1096
Part of Lots 8 & 9, Plan No. 124 and Part of Lot 8, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.1.7.17 Notwithstanding the provisions of Sections 6.1.2 and 6.1.7.3 of By-law 3014, within the lands zoned R1-27, the following provisions shall apply to the use of land and the construction and use of buildings in this zone:

a. Minimum lot area: 340 m².

b. Minimum lot frontage: 11.0 m, and 12.2 m for a corner lot.

c. Minimum front yard depth: 6.0 m.

d. Minimum interior side yard width: 1.2 m on one side and 0.6 m on the other side. The 0.6 m setback shall be beside a 1.2 m setback on the adjacent property.

e. Minimum exterior side yard width: 2.4 m.

f. Maximum height of building: 11 m.

g. Maximum lot coverage: 45 percent.