SECTION 6 – ZONE PROVISIONS
6.2 – Low Density Residential Type 2 (R2) Zone

6.2 LOW DENSITY RESIDENTIAL TYPE 2 (R2) ZONE

6.2.1 PERMITTED USES

No personal shall within a Low Density Residential Type 2 (R2) Zone use any land or erect, alter or use any building or structure except as permitted hereunder:

6.2.1.1 Residential uses

6.2.1.1.1 All uses permitted in the Low Density Residential Type 1 (R1) Zone

6.2.1.1.2 Semi-detached dwelling house

6.2.1.1.3 Duplex dwelling house

6.2.1.1.4 A converted dwelling house with a maximum of two dwelling units

6.2.1.2 Non-residential uses

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

6.2.1.3 Accessory uses

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

6.2.2 REGULATIONS FOR LOW DENSITY RESIDENTIAL TYPE 1 USES

All regulations for residential uses permitted in the Low Density Residential Type 1 (R1) Zone as set out in 6.1 of this By-law shall also apply to these uses within the Low Density Residential Type 2 (R2) Zone.

6.2.3 REGULATIONS FOR SEMI-DETACHED, DUPLEX AND PERMITTED CONVERTED DWELLING HOUSE

6.2.3.1 Minimum lot area

6.2.3.1.1 Semi-detached dwelling house: 325 sq. metres

6.2.3.1.2 Duplex or converted dwelling house: 650 sq. metres

6.2.3.2 Minimum lot frontage

6.2.3.2.1 Semi-detached dwelling house: 10.5 metres

6.2.3.2.2 Duplex or converted dwelling house: 21 metres

6.2.3.3 Minimum dwelling unit area: 83 sq. metres

6.2.3.4 Maximum lot coverage (all buildings): 35 percent
SECTION 6 – ZONE PROVISIONS
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6.2.3.5 Maximum height of building: 11 metres

6.2.3.6 Minimum landscaped open space: 30 percent

6.2.3.7 Maximum number of dwelling houses per lot: 1

6.2.3.8 Maximum number of dwelling units per dwelling house:

   6.2.3.8.1 Semi-detached: one dwelling unit
   6.2.3.8.2 Duplex: two dwelling units

6.2.3.9 Density

   In areas designated “Residential” in the Official Plan NOT MORE than 25% of
   the dwelling units in any plan of subdivision shall be semi-detached or duplex
   dwelling units.

6.2.3.10 Minimum yards

   6.2.3.10.1 Front or rear yard depth: 7.6 metres
   6.2.3.10.2 Interior side yard depth: 2.0 metres
   6.2.3.10.3 Interior side yard depth (for side not attached): 4.0 metres

6.2.3.11 Minimum set back from centre line of street

   6.2.3.11.1 Provincial highway: 26 metres
   6.2.3.11.2 County of collector road: 21 metres
   6.2.3.11.3 Township road: 17.7 metres

6.2.3.12 Regulations for non-residential use

   6.2.3.12.1 Regulations for residential uses as set out in 6.2.3 shall apply, where
   applicable to non-residential uses.

6.2.3.13 Regulations for detached accessory buildings

   6.2.3.13.1 Exterior side yard width: 4.0 metres
   6.2.3.13.2 Interior side yard width: 1.0 metres
   (2016-86)
   6.2.3.13.3 Rear yard depth: 1.0 metres
   (2016-86)

6.2.3.14 Minimum services all permitted uses (excluding existing uses)

   6.2.3.14.1 An adequate municipal water supply
   6.2.3.14.2 An adequate municipal sewer service
SECTION 6 – ZONE PROVISIONS
6.2 – Low Density Residential Type 2 (R2) Zone

6.2.3.15 Regulations for home occupations

Refer to Section 4.8

6.2.3.16 Regulations for off-street parking

Refer to Section 4.15

6.2.4 SPECIAL PROVISIONS

R2-1 (Included in subsection 5.126)

5.126 Notwithstanding the provisions of Section 6.2.3.1.2 to the contrary on that part of Lot 17, Concession 1, in the Township of Thurlow shown as R2-1 on Schedule A3 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.126.1 Minimum dwelling unit gross floor area for the upper unit: 73.57 square metres (792 square feet)

5.126.2 Minimum dwelling unit gross floor area for the lower unit: 67.6 square metres (728 square feet).

R2-2 (Included in subsection 5.139)

5.139 Notwithstanding the provisions of Section 6.2.3.2.1 to the contrary, on that part of Lot 6, Concession 3, described as part 1, Plan 21R-13359, in the Township of Thurlow as shown as R2-2 on Schedule A1, as amended the following special provisions of this By-law:

5.139.1 Minimum lot frontage per unit: 10.13 metres (33.23 feet)

R2-3 (Included in subsection 5.140)

5.140 Notwithstanding the provisions of Section 6.2.3.2 to the contrary on that part of Lots 5, 6 & 7, Concession 3, in the Township of Thurlow as shown as R2-3 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.140.1 Minimum lot frontage – semi-detached dwelling house: 9.7 metres (31.8 feet) per unit

5.140.2 Minimum lot frontage – Duplex: 19.4 metres (63.7 feet).

R2-4 (Included in subsection 5.198)

5.198 Notwithstanding the provisions of Sections 6.1.2.1.1, 6.1.2.2.1, 6.2.3.1.1, 6.2.3.1.2, 6.2.3.2.1, 6.2.3.2.2, 6.2.3.10, to the contrary on that part of Lots 5, 6 & 7, Concession 3, in the Township of Thurlow, shown as R2-4 and R2-4-h on Schedule A, attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law: (In accordance with
SECTION 6 – ZONE PROVISIONS
6.2 – Low Density Residential Type 2 (R2) Zone

subdivision plan 12T-90001)

5.198.1 Minimum lot area for a single detached residential dwelling unit: 380 square metres

5.198.2 Minimum lot frontage for a single detached residential dwelling unit: 12 metres

5.198.3 Minimum lot area for a semi-detached residential dwelling unit: 285 square metres per unit

5.198.4 Minimum lot frontage for a semi-detached residential dwelling unit: 9 metres per unit

5.198.5 Minimum lot area for duplex dwelling: 570 square metres

5.198.6 Minimum lot frontage for a duplex dwelling: 18 metres

5.198.7 Minimum setback for a structure from a pipeline right-of-way: 10 metres

R2-5 (2000-108) (Included in subsection 5.200)

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 R2-5, the following special provisions shall apply to single unit detached dwellings as follows:

Minimum lot area (municipal water and sanitary sewers): 365sq.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: 7.5m

R2-5-h HOLDING PROVISIONS

(2000-108) i) File No.: B-77-653
Part of Lots 1 and 2, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(2007-81) ii) File No.: B-77-819
Part of Lots 1 and 2, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(2000-108) (Included in subsection 5.200)

5.200 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 NoName 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.

(2003-164) (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, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings.)

(2004-152) (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, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings.)

(2005-83) (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, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings.)
SECTION 6 – ZONE PROVISIONS
6.2 – Low Density Residential Type 2 (R2) Zone

(2012-93) iii)  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, (Maitland Drive - Farnham Road area) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(Included in subsection 5.200)

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.

(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)

(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, former Township of Thurlow, now City of Belleville, County of Hastings)

R2-7 (Included in subsection 5.217)

5.217 Notwithstanding the provisions of Section 6.2.3.2.2 to the contrary on that part of Lot 8, Concession 3, in the Township of Thurlow shown as R2-7 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.217.1 Minimum lot frontage: 18 metres

5.217.2 Minimum interior side yard setback: 1.829 metres

R2-8 (Included in subsection 5.218)
SECTION 6 – ZONE PROVISIONS
6.2 – Low Density Residential Type 2 (R2) Zone

5.218  Notwithstanding the provisions of Section 6.2.3.1.1 to the contrary on that part of Lots 5 & 6, Concession 3, in the Township of Thurlow as shown as R2-8 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.218.1  Minimum lot frontage: 9.1 metres

R2-8

5.218.1.1  Minimum lot frontage: 9.1 metres

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: 420 m²
c)  Minimum lot frontage for a duplex dwelling shall be: 10.5 m
d)  Minimum interior side yard depth shall be 0.6 m on one side and 2.0 m on the other side and
e)  A dwelling unit may be constructed greater than 0.5 m below finished

R2-9

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 357 m²
c)  Minimum lot frontage for a single unit dwelling shall be 9.1 m
d)  Minimum interior side yard depth shall be 1.2 m plus 0.6 m for each additional or partial storey above one storey

R2-10

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 420 m²
SECTION 6 – ZONE PROVISIONS
6.2 – Low Density Residential Type 2 (R2) Zone

c) Minimum lot frontage for a single unit dwelling shall be 10.5 m
d) Minimum interior side yard depth shall be 1.2 m plus 0.6 m for each additional or partial storey above one storey

R2-h
(2010-02) File No.: B-77-875
152 Cannifton Road North, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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.

(2010-23) (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, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings.)

R2-11
(2014-37) File No.: B-77-954
Part of Lot 5, Concession 3, formerly in the Township of Thurlow (Heritage Park Phase 2), now in the City of Belleville, County of Hastings

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
(2014-118) File No.: B-77-958
38 Cannifton Road North, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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.
SECTION 6 – ZONE PROVISIONS
6.2 – Low Density Residential Type 2 (R2) Zone

20 Cannifton Road North, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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-h HOLDING PROVISION

(2016-191) File No.: B-77-1010
20 Cannifton Road North, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.2.4.7 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.

R2-14

(2017-142) Files No.: B-77-1029 & B-77-1033
(2017-200) 130 & 132 Lywood Street, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(2017-142) 6.2.4.8 Amended by By-law 2017-200 by adding wording so that it reads as follows:
(2017-200) 6.2.4.8 Notwithstanding the provisions of Subsection 6.2.3.2.1, within the area zoned R2-14 the minimum lot frontage for a semi-detached dwelling shall be 17.8 metres or 8.9 metres per unit and the minimum lot frontage for a duplex dwelling shall be 16 metres. In addition, the minimum permitted interior side yard width shall be 1.2 metres.