

Zoning Information

25 Hanover Court Belleville



R4-2 – Residential Zone

SECTION 6 – ZONE PROVISIONS

6.4 – High Density Residential (R4) Zone

(3643) 5.144 Notwithstanding the provisions of Section 6.4.3.7 to the contrary on that part of Lots 5, 6 and 7, Concession 3, as shown as R4-1 on Schedule A1 as amended, the following special provisions apply in addition to all other applicable provisions of this By-law:

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

R4-2

(2006-193)

6.4.9.1 Amended by By-law 2010-19 to replace the first paragraph

(2010-19) File No.: 8-77-876

Part of Lot 2, Concession 3, (Maitland Drive - Settlers Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

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 m²
- (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 unit except where the interior side yard is adjacent to a common wall of a horizontal attached dwelling unit, the side yard shall be nil
- (vi) Exterior side yard width (minimum): 3.0 m
- (vii) Lot coverage (maximum): 50%
- (viii) Minimum distance between parking area or driveway and main building: nil

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
- (ii) Front yard depth (minimum): 6.0 m
- (iii) Rear yard depth: 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%

R4-2-h HOLDING PROVISIONS

(2010-19) *i) File No.: 8-77-876*

Part of Lot 2, Concession 3, (Maitland Drive - Settlers Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(2006-193)

6.4.9.1 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

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6.4 – High Density Residential (R4) Zone

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, Storm Water Management Report, Hydrogeological Report and a Geotechnical Report have been prepared all to the satisfaction of the City of Belleville.

(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 & 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

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

(2012-93)

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 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 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, 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)

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6.4 – High Density Residential (R4) Zone

R4-3

(2006-193)

6.4.9.2 Amended by By-law 2010-19 to replace the first paragraph

(2010-19) File No.: 8-77-876

Part of Lot 2, Concession 3, (Maitland Drive - Settlers Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.4.9.2 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 R4-3, the provisions of Subsection 6.4.9.1 shall apply, subject to a maximum number of dwelling units of 16 and a minimum rear yard depth of 6.0 m. Notwithstanding the provisions of subsections 4.7.1 and 7.117.1, within the area zoned R4-3 the minimum front on a public street shall be 7.5 m and the front lot line shall be defined as the line dividing the parcel of tied land from the principal access to the lot from the common element.

R4-3-h HOLDING PROVISIONS

(2010-19) *i) File No.: 8-77-876*

Part of Lot 2, Concession 3, (Maitland Drive - Settlers Ridge) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(2006-193)

6.4.9.2 Notwithstanding the provisions of Subsection 6.4.1, within the area zoned R4-3-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 Geotechnical Report have been prepared all to the satisfaction of the City of Belleville.

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

R4-4

(2006-193)

6.4.9.3 Amended by By-law 2010-19 by deleting in its entirety

(2010-19) Amended by By-law 2014-36 by creating a new subsection in its entirety

(2014-36) File No.: B-77-953

Part of Park Lots 4, 5, 6 and 7, Registered Plan 124, Part of Lot 8, Concession 3, (Caniff Mills - North) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.4.9.3 Notwithstanding the provisions of Subsections 6.4.3, 6.4.3.3.2, 6.4.3.5, 6.4.3.7.3.2 and 6.4.3.7.4.2, within the area zoned R4-4, the following provisions shall apply to apartment dwelling houses:

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6.4 – High Density Residential (R4) Zone

- (i) Lot area per dwelling unit (minimum): 220.0 m²
- (ii) Dwelling unit area (minimum)
 - Bachelor: 28.0m²
 - 1 Bedroom: 42.0m²
 - 2 Bedroom: 55.0m²
- (iii) Building height (maximum): 12.0 m
- (iv) Interior side yard width (minimum): 3.0 m or one half of building height whichever is greater
- (v) Rear yard depth (minimum): 7.5 m

R4-5

(2014-36) File No.: B-77-953
Part of Park Lots 4, 5, 6 and 7, Registered Plan 124, part of Lot 8, Concession 3, (Caniff Mills - North) formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.4.9.4 Notwithstanding the provisions of Subsections 6.4.3, 6.4.3.3.2, 6.4.3.5, 6.4.3.7.3.2 and 6.4.3.7.4.2, within the area zoned R4-5, the following provisions shall apply to apartmentdwelling houses:

- (i) Lot area per dwelling unit (minimum): 110.0 m²
- (ii) Dwelling unit area (minimum)
 - Bachelor: 28.0m²
 - 1 Bedroom : 42.0m²
 - 2 Bedroom : 55.0m²
- (iii) Building height (maximum): 30.0 m
- (iv) Interior side yard width (minimum): 7.5 m or one half of building height whichever greater
- (v) Rear yard depth (minimum): 7.5 m or one half of building height whichever is greater

R4-6

(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

6.4.9.5 Notwithstanding the provisions of Sections 4.7.1, 6.2.3.9, 6.4, and 7.116 of By-law 3014, within the lands zoned R4-6, the following provisions shall apply to the use of land and the construction and use of buildings in this zone:

- a. Minimum lot area: 4,200 m².
- b. Minimum front yard depth: 6.0 m.
- c. Minimum interior side yard width: 1.2 m for a townhouse, and 2.4 for an apartment dwelling.
- d. Minimum exterior side yard depth: 2.4 m.
- e. Minimum rear yard depth: 7.0 m.

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- f. Maximum height of building: 11 m.
- g. Maximum lot coverage: 45 percent for a townhouse, and 35 percent for an apartment dwelling.
- h. For the purposes of calculating lot coverage, a lot shall be deemed to be all of the lands within the total block of land on the plan of subdivision, irrespective of whether a condominium corporation is created.
- i. Within a condominium development dwellings shall be permitted to front on to a private road.

R4-7

(2024-16) Repealed By-law 2021-154
File No: B-77-1207
Pt Lot 2, Concession 3, formerly Township of Thurlow, now City of Belleville, County of Hastings (99 Cloverleaf Drive)

~~(2021-154) File No: B-77-1136
Pt Lot 2, Concession 3, formerly Township of Thurlow, now City of Belleville, County of Hastings (Cloverleaf Drive)~~

(6.4.9.6) Notwithstanding the provisions of Section 6 and Section 4 of By-law 3014, within the lands zoned R4-7, the following provisions shall apply to the use of land and the construction and use of buildings in this zone:

- a) The only permitted use shall be Row Dwelling Houses, which shall be allowed in groups of three or more, up to a maximum of 25 units within the R4-7 Zone.
- b) Maximum lot coverage: 39%
- c) Minimum interior side yard width: 2 m except where the interior side yard is adjacent to 107 Cloverleaf Drive where the minimum width shall be 4 m.
- d) A maximum of three (3) parking spaces shall be permitted within the Front Yard, provided they do not obstruct any required sight triangle.
- e) Minimum setback from a wetland for a dwelling: 15 m

R4-7-h HOLDING PROVISIONS

(2024-16) **Removed the Holding Symbol from By-law 2021-154**
*File No: B-77-1207
Pt Lot 2, Concession 3, formerly Township of Thurlow, now City of Belleville, County of Hastings (99 Cloverleaf Drive)*

~~(2021-154) File No: B-77-1136
Pt Lot 2, Concession 3, formerly Township of Thurlow, now City of Belleville, County of Hastings (Cloverleaf Drive)~~

~~(6.4.9.6) The holding symbol shall not be removed until adequate servicing~~

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~~capacity can be demonstrated to the City's satisfaction.~~