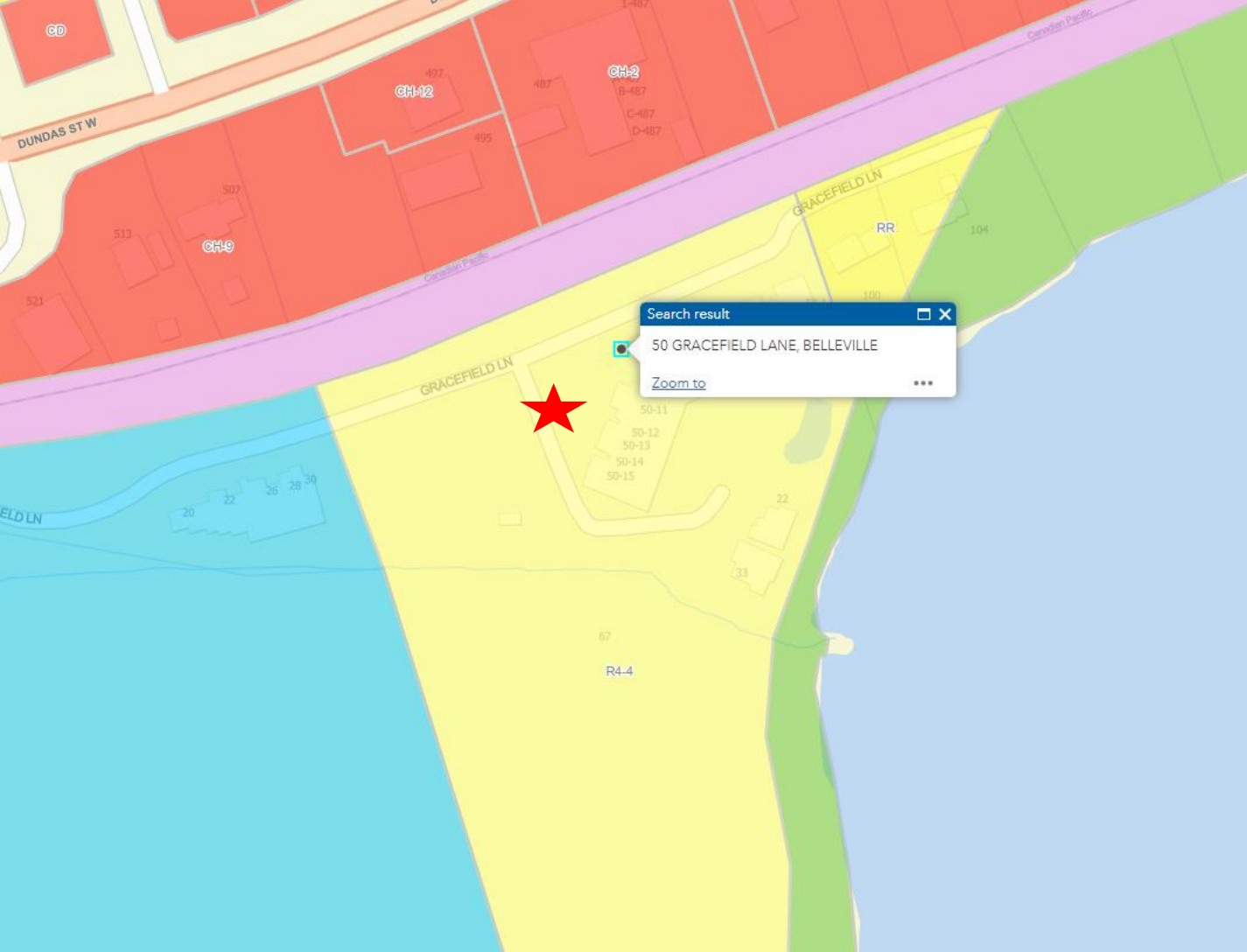


# Zoning Information

## 50 Gracefield Lane Belleville



R4-4 - Residential Fourth Density 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**

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

**(1) Main Building**

- a) a detached one family dwelling;
- b) a semi-detached dwelling;
- c) a duplex dwelling;
- d) a triplex dwelling;
- e) a converted dwelling;
- 10413 f) a public school and/or a private school;
- 10980 g) a church;
- 11125 h) a day nursery;
- 13027 i) a boarding, rooming and/or lodging house;
- 2019-62 j) a residential care facility;
- k) public use.

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

- a) Any use, building or structure, which is subordinate and customarily incidental to the main building;
- b) A home occupation;
- c) An office for a professional person.

**2. ZONE REQUIREMENTS FOR A DETACHED ONE FAMILY DWELLING**

- (1) Lot Frontage (minimum) 12 m.
- (2) Front Lot Line (minimum) 10.6 m.
- (3) Lot Area (minimum) 371.5 sq. m.
- (4) Front Yard Depth (minimum) 3.6 m.
- (5) Rear Yard Depth (minimum) 7.5 m.
- (6) Interior Side Yard Width 1.2 m. on each side plus 0.6 m. for each additional or partial storey above one storey
- (7) Lot Coverage (maximum) 35%
- (8) Building Height (maximum) 10.6 m.

**3. ZONE REQUIREMENTS FOR A SEMI-DETACHED DWELLING**

- (1) Lot Frontage (minimum) 18.0 m.
- (2) Lot Frontage per Dwelling Unit (minimum) 9.0 m.

(3)	Front Lot Line (minimum)	16.5 m.
(4)	Lot Area (minimum)	674.0 sq. m.
(5)	Lot Area per Dwelling Unit (minimum)	337.0 sq. m.
(6)	Front Yard Depth (minimum)	3.6 m.
(7)	Rear Yard Depth (minimum)	7.5 m.
(8)	Interior Side Yard Width (minimum)	3.0 m. on each side, except here a garage or carport is attached to, or is built as an integral part of the main building, in which case each side shall be 1.2 m. plus 0.6 m. for each additional or partial storey above one storey.
(9)	Gross Floor Area (minimum per Dwelling Unit)	83.5 sq. m.
(10)	Lot Coverage (maximum)	35%
(11)	Building Height (maximum)	10.6 m.

**4. ZONE REQUIREMENTS FOR A DUPLEX DWELLING**

(1)	Lot Frontage (minimum)	18.0 m.
(2)	Front Lot Line (minimum)	16.5 m.
(3)	Lot Area (minimum)	674.0 sq. m.
(4)	Front Yard Depth (minimum)	3.6 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)	83.5 m.
(8)	Lot Coverage (maximum)	35%
(9)	Building Height (maximum)	10.6 m.

**5. ZONE REQUIREMENTS FOR A TRIPLEX DWELLING**

(1)	Lot Frontage (minimum)	22.8 m.
(2)	Front Lot Line (minimum)	21.3 m.
(3)	Lot Area (minimum)	1,012.5 sq. m.
(4)	Front Yard Depth (minimum)	3.6 m.
(5)	Rear Yard Depth (minimum)	7.5 m.

(6)	Interior Side Yard Width (minimum)	2.4 m. on one side and 4.5 m. on the other
(7)	Gross Floor Area (minimum per dwelling unit) (except basement dwelling unit)	83.5 sq. m. 46.0 sq. m.
(8)	Lot Coverage (maximum)	35%
(9)	Building Height (maximum)	10.6 m.

**6. ZONE REQUIREMENTS FOR A CONVERTED DWELLING**

- (1) Such dwelling shall have been erected as a detached one family dwelling prior to January 1, 1935.
- (2) No dwelling unit shall contain a gross floor area of less than 55.5 sq. m.
- (3) The minimum lot area per dwelling unit shall be 337 sq. m.
- (4) No addition or enlargement shall be made to the external walls or roof of the dwelling.
- (5) No external stairway, other than an open fire escape, shall be provided.
- (6) Such dwelling shall be certified by the Building Inspector to be structurally suitable for such conversion.

**6a. ZONE REQUIREMENTS FOR A BOARDING, ROOMING AND/OR LODGING HOUSE**

11125

The requirements of Section 2 of this Part G, shall apply, and in addition the following:

- (1) A maximum number of five (5) sleeping units are permitted.

**6b. FOR RESIDENTIAL CARE FACILITIES**

13027

The requirements of Section 2, of this Part G, shall apply, in addition to the requirements of Part C, Section 22.

**7. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS**

See Part C, Section 8.

**8. FOR HOME OCCUPATION PROVISIONS**

See Part C, Section 9.

**9. FOR OFFICE OF A PROFESSIONAL PERSON PROVISIONS**

See Part C, Section 10.

**10. FOR SCHOOL OR CHURCH PROVISIONS**

See Part Y, Section 2.

**11. OFF-STREET PARKING**

- (1) Off-street parking shall be provided in accordance with Part C, Sections 14 and 15 and the following Subsection.

- 11215 (2) All required off-street parking spaces for triplex dwellings and converted dwellings shall be located in the rear yard.

Notwithstanding the preceding, one parking space may be located in the front yard for the existing converted dwelling at the following location: Lot 54, Registered Plan 109, identified as Municipal No. 48 Sinclair Street. Such parking area and any internal driveway shall not be located closer than 1.5 m. to any interior side or rear lot line. In the case of a corner lot, no parking area shall be located within a required outside side yard.

**12. SPECIAL PROVISIONS**

- (1) Notwithstanding the provisions of Subsection 1(1) of this Part, the existing private clubs, at the locations listed below, are permitted, in addition to those uses listed in Section 1 of this Part. These existing private clubs shall be subject to the zone regulations of Part Y, Section 2 of this By-Law.

**Location of Private Club**

- a) 109 Cedar Street;
- b) 315 Church Street;
- c) The northwest corner of the intersection of William Street and Dundas Street East;
- d) 51 Highland Avenue
- e) 58 Highland Avenue (**DELETED BY BY-LAW NUMBER 13880**)
- f) The west side of Hambly Street;
- g) 132 Foster Avenue

- (2) Notwithstanding the provisions of Subsections 2(1), 2(2), 2(3) and 2(6) of this Part, and provided that the use of the parcel of land existing at the time of approval of this By-Law remains the same, within the area zoned R4-1, the minimum side yard, the minimum lot area and the minimum frontage requirements shall be as follows:

Lot Frontage (minimum)	11.34 m.
Lot Area (minimum)	337.51 sq. m.
Interior Side Yard Width (minimum)	0.50 m.

- (3) Notwithstanding the provisions of Subsection 2(1), 2(2), 2(3) and 2(6) of this Part, and provided that the use of the parcel of land existing at the time of approval of this By-Law remains the same, within the area zoned R4-2, the minimum side yard, the minimum lot area and the minimum frontage requirements shall be as follows:

Lot Frontage (minimum)	11.96 m.
Lot Area (minimum)	350.59 sq. m.
Interior Side Yard Width (minimum)	0.36 m.

- (4) Notwithstanding the provisions of Subsection 2(1), 2(2), 2(3) and 2(6) of this Part, and provided that the use of the parcel of land existing at the time of approval of this By-Law remains the same within the area zoned R4-3, the minimum side yard, the minimum lot area, and the minimum frontage requirements shall be as follows:

Lot Frontage (minimum)	12.06 m.
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Lot Area (minimum) 353.55 sq. m.  
 Interior Side Yard Width (minimum) 0.65 m.

- (5) Notwithstanding the provisions of Subsection 2(6) of this Part, and provided that the use of the parcel of land existing at the time of approval of this By-Law remains the same, within the area zoned R4-4, the minimum side yard shall be as follows:

Interior Side Yard Width (minimum) 0.66 m.

- (6) a) Notwithstanding the provisions of Subsections 2(1), 2(2) and 2(6) of this Part, and provided that the use of the parcel of land existing at the time of approval of this By-Law remains the same, within the area zoned R4-5, the minimum frontage and side yard requirements shall be as follows:

Lot Frontage (minimum) 10.58 m.  
 Interior Side Yard Width (minimum) 0.60 m.

- b) For the purposes of this Subsection lot frontage shall be measured along the westerly boundary of the parcel zoned R4-5 which boundary abuts the easterly boundary of the right-of-way immediately south of the south limit of John Street.

- (7) a) Notwithstanding the provisions of Subsections 2(1) and 2(2) of this Part, and provided that the use of the parcel of land existing at the time of approval of this By-Law remains the same, within the area zoned R4-6, the minimum lot frontage requirement shall be as follows:

Lot Frontage (minimum) 11.93 m.

- b) For the purposes of this Subsection lot frontage shall be measured between the side lot lines along a line at right angles to the entire line of the lot and at the minimum distance from the front of the lot permitted for erection of buildings.

- (8) For the purposes of this By-Law, within the area zoned R4-7, the lot frontage shall be measured along the easterly boundary of the parcel which boundary abuts the south-westerly limit of John Street and the westerly boundary of a parcel of land described under instrument number D646.

- (9) For the purposes of this By-Law, within the area zoned R4-8, the lot frontage shall be measured along the westerly boundary of the parcel, which boundary abuts the easterly boundary of the right-of-way immediately south of the south limit of John Street.

- (10) For the purposes of this By-Law, within the area zoned R4-9, the lot frontage shall be measured along the westerly boundary of the parcel, which boundary abuts both the easterly boundary of John Street and the easterly boundary of the right-of-way immediately south of the south limit of John Street.

- 10413 (11) Notwithstanding but in addition to the provisions of this Part G, within the area zoned R4-10, the four professional offices contained in the dwelling located on the lot and existing at the time of the passing of this By-Law, shall be a permitted use.

- 10413 (12) Notwithstanding the provisions of Subsection 5(1) of this Part G, within the area zoned R4-11 the minimum frontage shall be 18.0 m.

- 11159 (13) Notwithstanding the provisions of Section 1(1) of this Part G, within an area  
13435 zoned R4-12, the main building shall be limited to one detached one family dwelling.
- 11444 (14) Notwithstanding the provisions of Section 1(1) of this Part G, within an area zoned R4-13, the main building shall be restricted to the four unit dwelling located on the lot and existing as of the date of passing of this By-Law.
- 11879 (15) Notwithstanding the provisions of Section 1(1) and 6 of this Part G, within the area zoned R4-14, the existing building containing a maximum of four dwelling units shall be a permitted use provided that all yard areas and building setbacks are not reduced in depth or width. Furthermore, and notwithstanding the provisions of this Part G, Section 11, within the area zoned R4-14, a minimum of four parking spaces located in the side and rear yard, shall be provided.
- 12078 (16) Notwithstanding the provisions of Sections 2(1), 2(2), 2(5) and 2(6) of this Part G, within the area zoned R4-15, the minimum lot frontage, front lot line, rear yard depth, and interior side yard width shall be as follows:
- |                                    |         |
|------------------------------------|---------|
| Lot Frontage (minimum)             | 4.66 m. |
| Front Lot Line (minimum)           | 4.66 m. |
| Rear Yard Depth (minimum)          | Nil     |
| Interior Side Yard Width (minimum) | Nil     |
- 12409 (17) Notwithstanding the provisions of Section 1(1) of this Part G, within an area zoned R4-16, the permitted uses shall be limited to a detached one-family dwelling, or a semi-detached dwelling.
- 99-137(18) Notwithstanding and in addition to the provisions of Subsections 1(1) and 4(5) of this Part G, within the area zoned R4-17, a three unit dwelling shall be permitted and the existing rear yard shall not be reduced in depth.
- 12492 (19) Notwithstanding the provisions of Subsections 1(1) and 2(5) of this Part G, within the area zoned R4-18, the main building shall be restricted to a detached one family dwelling, and the existing rear yard shall not be reduced in depth.
- 12571 (20) Notwithstanding the provisions of Sections 2(4) and 2(6) of this Part G, within the area zoned R4-19, the following provisions shall apply:
- |  |  |
|--|--|
| (a) Front Yard Depth (minimum)         | 1.7 m.   |
| (b) Interior Side Yard Width (minimum) | on one side 1.2 m. plus 0.6 m. for each additional or partial storey above one storey, and on the other side 1.06 m. |
- 12652 (21) Notwithstanding the provisions of Section 1(1) of this Part G, within the area zoned R4-20, the permitted uses shall include, in addition to those uses permitted in Section 1(1) of this Part G, a two-storey building divided into three separate dwelling units, and the zone requirements of Section 5 of this Part G shall apply to such permitted use.
- 12774 (22) Notwithstanding the provisions of Subsection 5(45)c) of Part A, within the area zoned R4-21, a one-storey building containing not more than two dwelling units shall be a permitted use; and furthermore notwithstanding the provisions of Subsections 4(1), 4(2) and 4(6) of this Part G, within the area zoned R4-21, the minimum lot frontage, front lot lines, lot area and interior side yard width shall be as follows:

Lot Frontage (minimum)	11.9 m.
Front Lot Line (minimum)	11.9 m.
Lot area (minimum)	590 sq. m.
Interior Side Yard Width (minimum)	2.4 m. on one side 1.2 m. on the other side

12781 (23) Notwithstanding the provisions of Subsection 2(4) of this Part G, within the area zoned R4-22, the minimum front yard depth shall be 18.0 m.

12949 (24) Notwithstanding the provisions of Sections 1, 2, 3, 4, 5, 6 and 6A of this Part G, within the area zoned R4-23, the permitted use of the main building shall be restricted to a dwelling, containing not more than two dwelling units, one of which shall be a bachelor apartment having not more than 55 sq. m. of gross floor area. Such detached two family dwelling shall be subject to the zone requirements of Sections 4(2) through 4(6) inclusive, 4(8) and 4(9) of this Part G.

13041 (25) Notwithstanding the provisions of Sections 4(1), 4(2), 4(3), 4(6), 4(9) of this Part G of this By-Law, within the area zoned R4-24, the following provisions shall apply:

Lot Frontage (minimum)	16.15 m.
Front Lot Line (minimum)	16.15 m.
Lot Area (minimum)	630 sq. m.
Interior Side Yard Width (minimum)	1.75 m. on one side 2.4 m. on the other side
Building Height (maximum)	11.28 m.

Notwithstanding the definition of a duplex in Part A, Section 5, of this By-Law, which limits the height to a two storey building, the existing two and one half storey building shall be permitted within the area zoned R4-24.

13222 (26) Notwithstanding the provisions of Section 1, Sections 6(3) and 6a of this Part G, within the area zoned R4-25, the permitted use of the main building shall be restricted to a detached one family dwelling, or a converted dwelling containing not more than two dwelling units.

13554 (27) Notwithstanding the provisions of Subsection 1(1) of this Part G, within the area zoned R4-26, the permitted uses shall be limited to a detached single unit dwelling.

13880 (28) Notwithstanding the provisions of Subsection 1 (1) of this Part G, within the area zoned R4-27, a Residential Care and Counselling Centre shall be a permitted use in addition to those uses listed in Section 1 of this Part G.

Notwithstanding the provisions of Sections 2 to 6a inclusive of this Part G, in the area zoned R4-27, the zone requirements applicable to a Residential Care and Counselling Centre shall be as follows:

Lot Frontage (minimum)	15.0 m.
Front Lot Line (minimum)	15.0 m.
Lot Area (minimum)	696.5 sq. m.
Front Yard Depth (minimum)	7.5 m.
Rear Yard Depth (minimum)	Nil
Interior Side Yard Width (minimum)	7.5 m.
Lot Coverage (maximum)	35%
Building Height (maximum)	16.0 m.
Floor Area Per Resident (minimum)	18.5 sq. m.
Yard Area Per Resident to be maintained as Landscaped Open Space (minimum)	7 sq. m.



Notwithstanding the provisions of Section 11 of this Part G, within the area zoned R4-27, off street parking requirements applicable to a Residential Care and Counselling Centre shall be as follows:

A minimum of 8 spaces shall be provided in accordance with Part C, Section 15.

14089 (29) Notwithstanding the provisions of Section 1 of this Part G, within the area zoned R4-28, the permitted uses shall include, in addition to those uses permitted in Section 1 of this Part G, a 2-unit dwelling subject to the following provisions:

- |     |                                    |  |
|-----|------------------------------------|--|
| 1.  | Lot Frontage (minimum)             | 12.0 m.  |
| 2.  | Front Lot Line (minimum)           | 10.6 m.  |
| 3.  | Lot Area (minimum)                 | 371.5 sq. m.   |
| 4.  | Front Yard Depth (minimum)         | 3.6 m.   |
| 5.  | Rear Yard Depth (minimum)          | 7.5 m.   |
| 6.  | Interior Side Yard Width (minimum) | 2.4 m. on one side and 1.2 m. on the other side plus 0.6 m. for each additional or partial storey above one storey |
| 7.  | Lot Coverage (maximum)             | 35%  |
| 8.  | Building Height (maximum)          | 10.6 m.  |
| 9.  | Off Street Parking (minimum)       | 1 space per dwelling unit (in accordance with the provisions of Part C, Section 15)                                |
| 10. | Floor Area per Unit (minimum)      | 65 sq. m.  |

14261 (30) Notwithstanding the provisions of Section 2.(4) of this Part G, within the area zoned R4-29, the minimum required front yard depth shall be 6.0 m.

98-26 (31) Notwithstanding the provisions of Section 2(4) of this Part G, within the area zoned R4-30, the minimum front yard depth shall be 6.0 m.

98-26 (32) Deleted by By-Law Number 98-159.

99-43 (33) Notwithstanding the provisions of Section 6(2) of this Part G, within the area zoned R4 - 31, the minimum required gross floor area per dwelling unit shall be 48.9 sq. m.

2000-74 (34) Notwithstanding the provisions of Section 1.(1) and 2.(4) of this Part G, within the area zoned R4 - 32, the permitted use within a main building shall be restricted to a detached one family dwelling, and the minimum front yard depth shall be 6.0 m.

2000-91 (35) Notwithstanding the provisions of Section 2(4) of this Part G, within the area zoned R4 - 33, the minimum required front yard depth shall be 5.5 metres.

2002-154(36) Notwithstanding the provisions of Sections 1(1), 2(4) and 2(7) of this Part G, within the area zoned R4-34, the following provisions shall apply:

Permitted Uses (Main Building)

- (i) a detached one family dwelling

Zone Requirements

- |      |  |        |
|------|--|--------|
| (i)  | Front Yard Depth – attached garage (minimum) | 6.0 m. |
| (ii) | Lot Coverage – single storey only (maximum)  | 40%    |

- 2003-09 (37) Notwithstanding the provisions of Section 1(1) and 2(6) of this Part G, and the provisions of Section 14 of Part C, within the area zoned R4-35, the only permitted uses shall be a single detached residential dwelling, as well as an assembly hall and accessory office operated in conjunction with the undertaking establishment located at Municipal Number 80 Highland Avenue. Moreover, within the area zoned R4-35, the minimum easterly interior yard width shall be 0.9 metres and the minimum number of spaces required for an assembly hall and accessory office shall be seven (7).
- 2003-91 (38) Notwithstanding the provisions of Section 2(7) of this Part G, within the area zoned R4-36, the maximum lot coverage permitted for single storey only shall be 40%.
- 2003-142 (39) Notwithstanding the provisions of Section 2(3) and 2(4) of this Part G, within the area zoned R4-37, the following provisions shall apply:
- |      |                            |            |
|------|----------------------------|------------|
| (i)  | Lot Area (minimum)         | 350 sq. m. |
| (ii) | Front Yard Depth (minimum) | 6.0 m.     |
- 2004-90 (40) Notwithstanding the provisions of Sections 2 (5) and (6) of this Part G, within the area zoned R4-38, the minimum rear yard depth shall be 5.4 metres and the minimum westerly interior side yard width shall be 0.6 metres.
- (41) Notwithstanding the provisions of Sections 1 (1) and 2 (4) of this Part G, within the area zoned R4-39, a three (3) unit dwelling shall be permitted subject to a minimum front yard depth of 2.5 metres and the following:
- no dwelling unit shall contain a gross floor area of less than 55.5 square metres;
  - the minimum lot area per dwelling unit shall be 337 square metres;
  - no addition or enlargement shall be made to the external walls or roof of the dwelling;
  - no external stairway, other than a fire escape, shall be provided; and
  - such dwelling shall be certified by the Building Inspector to be structurally suitable for such conversion.
- 2006-169 (42) Deleted by By-Law 2013-67 May 13, 2013
- 2008-75 (43) Notwithstanding the provisions of Subsection 2 (4), 2 (6) and 2 (7) of this Part G, and Subsection 1 (16) of Part B, within the area zoned R4-41, the main building shall be limited to a detached one family dwelling, subject to a minimum front yard depth of 6.0 metres, a minimum exterior side yard width of 5.0 metres, a minimum interior side yard width of 1.2 metres and a maximum lot coverage of 40% permitted for single storey only.
- 2017-49
- 2008-76 (44) Notwithstanding the provisions of Subsections 3 (4) and 3 (5) of this Part G, within the area zoned R4-42, the minimum lot area shall be 603 square metres and the minimum lot area per dwelling unit shall be 301 square metres.
- 2008-136 (45) In addition to the permitted uses of this Part G, within the area zoned R4-43, a 3-unit dwelling shall be a permitted use subject to the provisions of Section 5 of this Part G, save and except for a minimum lot frontage and a minimum front lot line of 20 metres.
- 2008-200 (46) Notwithstanding the provisions of Subsections 1 (1), 3 (2) and 3 (5) of this Part G, within the area zoned R4-44, one-half (1/2) of a semi-detached dwelling shall be permitted to have a maximum of two (2) dwelling units subject to a minimum lot frontage of 9.0 metres and a minimum lot area of 260 square metres.

2008-214 (47) In addition to the permitted uses of this Part G, within the area zoned R4-45, a 3-unit dwelling shall be a permitted use.

2009-109 (48) Notwithstanding the provisions of Subsections 3 (4), 3 (5), 3 (7) and 3 (10) of this Part G, and Subsection 12 (1) d) of Part C, within the area zoned R4-46, the minimum lot area shall be 603 square metres, the minimum lot area per dwelling unit shall be 301 square metres, the minimum rear yard depth shall be 6.0 metres, the maximum lot coverage shall be 38% and the maximum encroachment of unenclosed steps into a side yard shall be 1.2 metres.

2010-31 Deleted by By-Law 2011-165 October 11, 2011

2011-165 (49) Notwithstanding the provisions of Subsection 1 (1) of this Part G, within the area zoned R4-47 the only permitted uses shall be a single detached residential dwelling and a double duplex dwelling, the latter of which is subject to satisfying the requirements of Section 2 of Part I.

Notwithstanding the provisions of Section 1 of this Part G, within the area zoned R4-47-h, no person shall erect any building or structure or use the land for any purpose other than a single detached dwelling. 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 to the satisfaction of the City of Belleville:

- confirmation that the existing sanitary sewer and water service can accommodate a double duplex dwelling; and
- that plan of condominium approval is obtained to permit a double duplex dwelling.

2010-127 (50) Notwithstanding the provisions of Subsections 2 (6) and 2 (7) of this Part G, within the area zoned R4-48, the minimum interior side yard width shall be 1.2 metres and the maximum lot coverage, for single storey only, shall be 40%.

2012-95 (51) DELETED BY BY-LAW NUMBER 2014-04 JANUARY 13, 2014

2013-43 (52) Notwithstanding the provisions of Subsection 2(4), 2(6) and 2(7) of this Part G, within the area zoned R4-50, the main building shall be limited to a detached one (1) family dwelling, subject to a minimum front yard depth of 6.0 metres, a minimum interior side yard width of 1.2 metres and, for single storey only, a maximum lot coverage of 40%.

2013-93 (53) Notwithstanding the provisions of Subsections 4 (1), 4 (2) 4 (3), 4 (4) and 4 (7) of this Part G, within the area zoned R4-51, the minimum lot frontage and front lot line, respectively, shall be 15.0 metres, the minimum lot area shall be 510 square metres, the minimum front yard depth shall be 7.5 metres, the minimum exterior side yard width shall be 3.6 metres and the minimum gross floor area per dwelling unit shall be 75 square metres.

2017-182 Notwithstanding the provisions of Part A, Subsection 5 (45) c), and for the purpose of this subsection, a Duplex Dwelling may also be a single storey building with a second dwelling unit located in the basement or cellar.

2016-84 (54) Notwithstanding the provisions of Subsections 3 (4), 3 (5), 3 (6) 3 (10) of this Part G, within the area zoned R4-52 the minimum lot area shall be 669 square metres, the minimum lot area per dwelling unit shall be 334 square metres, the minimum front yard depth shall be 6.0 metres, the exterior side yard width shall be 3.6 metres and the maximum lot coverage shall be 45%.

Notwithstanding the provisions of Subsection 1 (1) of this Part G, within the areas zoned R4-48-h, R4-51-h and R4-52-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 sanitary sewer outlet and a storm sewer outlet have been provided to the satisfaction of the City of Belleville.

- 2017-118 (55) Notwithstanding the provisions of Subsections 1 (1) of this Part G, within the area zoned R4-53 a 3-unit dwelling shall be the only permitted use subject to one (1) dwelling unit being permitted to locate below grade.”
- 2017-182 (56) Notwithstanding the provisions of Subsection 2 (4) of this Part G, within the area zoned R4-54, the provisions of Subsection 12 (50) of this Part G shall apply, save and except that the minimum front yard depth to the front of an attached garage shall be 6.0 metres.
- 2017-182 (57) Notwithstanding the provisions of Subsections 3 (1), 3 (2), 3 (3), 3 (4), 3 (5), 3 (6), 3 (8), and 3 (10) of this Part G, and Subsection 1 (16) of Part B, within the area zoned R4-55, a semi-detached dwelling, or linked semi-detached dwelling shall be permitted, subject to a minimum lot frontage and front lot line per unit of 8.4 m, a minimum lot area of 280 m<sup>2</sup> per unit, a minimum front yard setback of 6.0 m, a minimum exterior side yard setback of 3.6 m, a minimum interior side yard setback of 1.2 m, and a maximum lot coverage of 45%.
- 2018-175 (58) Notwithstanding the provisions of Subsection 1. (1) of this Part G, within the area zoned R4-56 a ‘second dwelling unit (accessory apartment)’ shall also be a permitted use.
- 2021-36 (59) Notwithstanding the provisions of Subsections 2(4), 2(5), 2(6) and 2(7) of this Part G, and Subsection 1(16) of Part B, within the area zoned R4-57, the following provisions apply:
- (i) Front Yard Depth (minimum): 3.6 m or 6.0 m to an attached garage
  - (ii) Rear Yard Depth (minimum): 7.0 m
  - (iii) Interior Side Yard (minimum): 1.2 m
  - (iv) Lot Coverage (maximum): 45%
  - (v) Exterior Side Yard (minimum): 3.6 m
- 2021-188 (60) Notwithstanding the provisions of subsection 2(3), 2(4), 2(5), and 2(6) of this Part G and Subsection 12(1)(c) of Part C, within the area zoned R4-58, the following provisions shall apply:
- (i.) Lot Area (minimum): 360 square metres
  - (ii.) Front Yard Depth (minimum): 3.4 metres
  - (iii.) Rear Yard Depth (minimum): 5.7 metres
  - (iv.) Interior Side Yard Width (minimum): 1.4 metres
  - (v.) Unenclosed verandas, balconies and porches are permitted to project not more than 1.2 m. in a front yard, or no more than 1.2 m. into a required rear yard
- 2021-188 (61) Notwithstanding the provisions of subsection 2(4) and 2(7) of this Part G and Subsection 12(1)(c) of Part C, within the area zoned R4-59, the following provisions shall apply:
- (i.) Rear Yard Depth (minimum): 2.5 metres
  - (ii.) Lot Coverage (maximum): 40%
  - (iii.) Unenclosed verandas, balconies and porches are permitted to project not more than 1.2 m. in a front yard, and are prohibited in a required rear yard.

2021-149 (62) Notwithstanding the provisions of subsection 2(4) of the Part G within the area zoned R4-60, the minimum front yard depth shall be 2.09 metres.

2023-142 (63) Notwithstanding any provisions of this By-law to the contrary, within the R4-61 Zone, the following provisions shall apply:

- a. A detached accessory dwelling unit is permitted on a lot containing a five-unit converted dwelling
- b. Minimum Lot Area: 1,550.0 sq m
- c. A detached accessory dwelling unit may have a maximum gross floor area of: 112.0 sq m
- d. The minimum required side yard setback for a detached accessory dwelling unit is: 0.5 m
- e. The minimum required rear yard setback for a detached accessory dwelling unit is: 1.0 m
- f. A detached accessory dwelling unit is permitted within a two (2) storey structure with a maximum height of: 7.0 metres
- g. Parking for a converted dwelling is permitted within a side and front yard
- h. Human habitation is permitted within a detached accessory dwelling unit

2023-144 (64) Notwithstanding any provisions of this By-law to the contrary, within the R4-62 Zone, the following provisions shall apply:

- a) Minimum lot frontage 12.2 m
- b) Minimum front lot line 12.2 m
- c) Minimum lot area 515.0 sq. m.
- d) Minimum front yard depth 3.0 m
- e) Minimum interior side yard width 1.2 m on one side; 2.7 m on the other side
- f) Minimum gross floor area per unit 58.0 sq. m.
- g) Maximum lot coverage 39%
- h) Minimum interior side depth or rear yard depth for accessory buildings existing on the date of the passing of this by-law: 0.2 m

Notwithstanding the provisions of Subsection 1 (1) of this Part G, within the area zoned R4-62-H, no person shall erect or occupy any building or structure or use any building or structure and land for any purposes. The 'H' Holding Symbol shall not be removed from the R4-62 Zone until such time as an Occupancy Permit has been issued for each existing residential dwelling unit.

**13. FOR DAY NURSERY PROVISIONS**

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See Part C, Section 21.