

The Corporation of the City of Belleville

By-law Number 2025-38

A By-law to Amend By-law Number 2024-100, Being a By-law to Regulate the Use of Land and the Height, Bulk, Location, Size, Floor Area, Spacing, Character and Use of Buildings

The Council of The Corporation of the City of Belleville enacts as follows:

1. That Section 3.1 Subsection (3), Table 3-2, as amended, be further amended by replacing the fourth row for two-unit dwellings to reduce the minimum lot area and minimum interior side yard setback, as follows:

Two-unit Dwelling	660.0 square metres	15.0 metres	11.0 metres	45%	40%	6.0 metres	1.5 metres	7.5 metres
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2. That Section 3.1 Subsection (3) Table 3-2, as amended, be further amended by appending new rows after the fifth row to permit three-unit and four-unit dwellings with appropriate zoning standards, as follows:

Three-unit Dwelling	825.0 square metres	18.0 metres	11.0 metres	35%	40%	6.0 metres	1.5 metres	7.5 metres
Four-unit Dwelling	900.0 square metres	20.0 metres	11.0 metres	35%	40%	6.0 metres	1.5 metres	7.5 metres

3. That Section 3.1 Subsection (6), as amended, be further amended by replacing "All one-unit or two-unit dwellings" with "All main buildings"
4. That Section 3.2 Subsection (3), Table 3-3, as amended, be further amended by replacing the fourth, sixth, and seventh rows to reduce zoning provisions for minimum lot area, minimum lot frontage, maximum building height, and minimum interior side yard setbacks for two-unit, three-unit, and four-unit dwellings, as follows:

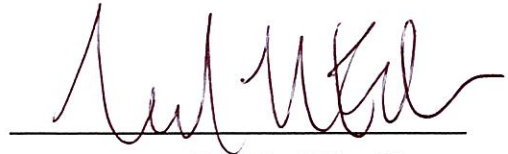
Two-unit Dwelling	630.0 square metres	12.0 metres	11.0 metres	45%	40%	3.6 metres	1.5 metres	7.5 metres
Three-unit Dwelling	800.0 square metres	16.0 metres	11.0 metres	35%	40%	3.6 metres	1.5 metres	7.5 metres
Four-unit Dwelling	875.0 square metres	18.0 metres	11.0 metres	35%	40%	3.6 metres	1.5 metres	7.5 metres

5. That Section 3.2 Subsection (6), as amended, be further amended by replacing "All one-unit or two-unit dwellings" with "All main buildings".
6. That Section 15.13 Subsection (1) Table, 15-1, as amended, be further amended by replacing the table to permit more accessory dwelling units, as follows:

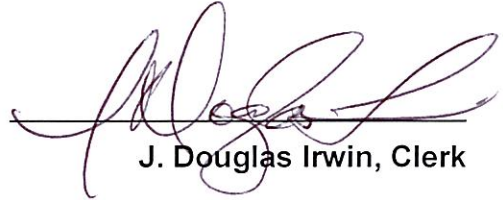
Land Use Type	Max. Number of ADUs	Max. Number of Bedrooms in each ADU	Max. Gross Floor Area of ADU
One-unit Dwelling connected to full municipal services and within a residential zone	3	2	100 square metres each, but the total combined gross floor area shall not exceed the gross floor area of the main dwelling unit
One-unit Dwelling connected to private services, partial services, or in a non-residential zone	1	2	100 square metres, but shall not exceed the gross floor area of the main dwelling unit
Two-unit Dwellings or Two-unit Semi-detached Dwelling connected to full municipal services and within a residential zone	2	2	100 square metres each, but shall not exceed the gross floor area of the largest main dwelling unit
Three-unit Dwelling connected to full municipal services and within a residential zone	1	2	100 square metres, but shall not exceed the gross floor area of the largest main dwelling unit
Place of Worship	1	2	100 square metres

7. That Section 3.2 Subsection (6), as amended, be further amended by replacing “All one-unit or two-unit dwellings” with “All main buildings”.
8. That Section 15.13, as amended, be further amended by adding new Subsections (12) and (13) as follows:
 12. The maximum distance between a detached accessory dwelling unit and the main dwelling shall not exceed 45.0 metres.
 13. Supporting documentation completed to the satisfaction of the municipality may be required regarding availability, sufficiency, and adequacy of water and wastewater services, including, but not limited to a hydrogeological study or functional servicing study.
9. That Section 15.15 Subsection (1), as amended, be further amended by redacting “three-unit dwelling, four-unit dwelling”.
10. That Section 15.24 Subsection (1), as amended, be further amended by replacing the subsection as follows:
 1. In all Residential Zones, the following shall apply:
 - a. For a long-term care home/retirement home, back-to-back townhouse, stacked townhouse, or multi-unit dwelling, a landscape buffer shall be provided and maintained along all interior side and rear lot lines abutting one-unit dwellings or two-unit dwellings.
 - b. For a three-unit dwelling or four-unit dwelling, a landscape buffer shall be provided and maintained along interior side and rear lot lines adjacent to any parking lot.

Read and passed this 10th of March 2025.

A handwritten signature in dark ink, appearing to read 'Neil R. Ellis', written over a horizontal line.

Neil R. Ellis, Mayor

A handwritten signature in dark ink, appearing to read 'J. Douglas Irwin', written over a horizontal line.

J. Douglas Irwin, Clerk

Statement of Purpose and Effect of By-law Number 2025-38

The purpose of By-law Number 2025-38 is to amend Zoning By-law Number 2024-100, as amended, to permit four units as-of-right, in accordance with Appendix 1.

The effect of By-law Number 2025-38 is to reduce barriers for housing options by permitting purpose-built four-unit dwellings and more accessory dwelling units in all common, urban residential zones.

Belleville Municipal Council considered twenty-six (26) submission from members of the public with comments including:

- Clarifications on the Consolidated Zoning By-law and the Accessory dwelling Unit provisions;
- Parking;
- Traffic;
- Stormwater and Run-off;
- Occupancy of a House;
- Electricity;
- Affordability and Property Value;
- Legal Non-Conforming Uses;
- Development Charges;
- Legacy Infrastructure;
- On-going Development Projects and City Land; and
- Property Standards Enforcement.

A detailed response to the outstanding concerns was included in the report from Planning Staff, which was presented to Council prior to the approval of the proposed amendment. Therefore, based on all information available, Belleville Municipal Council approved the Zoning By-law Amendment.