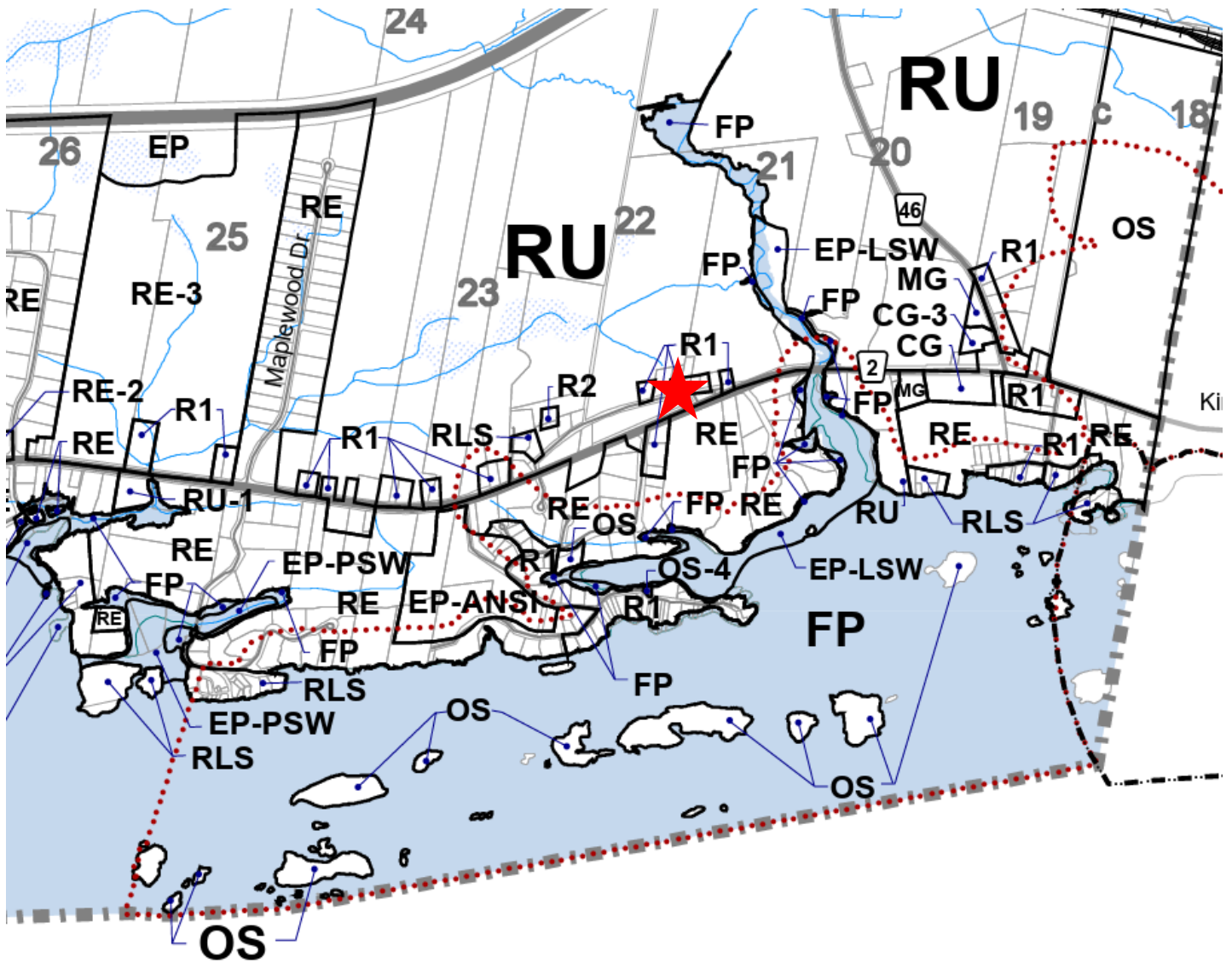


Zoning Information

1430 McDonald Road Brockville



R1 –Residential Zone

**TOWNSHIP
OF
ELIZABETHTOWN-KITLEY

ZONING BY-LAW NO. 13-21**

OCTOBER 2022 OFFICE CONSOLIDATION

Adopted by Council on May 13, 2013

TOWNSHIP OF ELIZABETHTOWN-KITLEY
6544 New Dublin Road, R.R.#2
Addison, Ontario K0E 1A0
tel: (800) 492-3175 or (613) 345-7480 fax: (613) 345-7235
mail@ektwp.ca
www.ektwp.ca

Prepared by:
NOVATECH
Engineers, Planners & Landscape Architects
200 - 240 Michael Cowpland Drive
Ottawa, Ontario K2M 1P6
tel: (613) 254-9643
fax: (613) 254-5867
novainfo@novatech-eng.com
www.novatech-eng.com

SECTION 5 - RESIDENTIAL ZONES

5.1 Residential Type 1 (R1)

1. Permitted Uses

single dwelling
 bed and breakfast
 group home, in accordance with Section 3.6
 home-based business, in accordance with Section 3.9
 second dwelling unit or second dwelling, in accordance with Section 3.21

2. Zone Provisions

- Lot Area (minimum) 0.4 ha
- Lot Frontage (minimum) 45 m
- Yards (minimum)
 - Front
 - Lots designated **Settlement Area** in Official Plan 6 m
 - All other lots 10 m
 - Exterior Side 6 m
 - Interior Side 3.0 m
 - Rear 7.5 m
- Building Height (maximum) 9 m
- Lot Coverage (maximum) 15%
- Floor Space Index for lot abutting a water body (maximum) 10%
- Dwellings per Lot (maximum) 1

3. Additional Provisions

1. General Provisions

In accordance with Section 3 hereof.

4. Special Exception Zones

1. R1-1 (*Part Lot 5, Con. 4, Kitley*)

Notwithstanding the provisions of Section 5.1.2 of this By-law to the contrary, on the lands zoned R1-1 the following provisions shall prevail:

- Yards (minimum)
 - East Interior Side Yard 50 m
 - Rear Yard 50 m

2. **R1-2** (*Part of Lots 28 and 29, Con. 1, Elizabethtown - 0801-000-060-24800*)

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned R1-2 a dog grooming and limited boarding home-based business shall be an additional permitted use, provided that the maximum number of dogs to be boarded at any one time shall not exceed three (3) and, further, that the said dogs shall be housed within the dwelling unit.

3. **R1-3** (*Part of Lot 29, Con. 3, Elizabethtown - 0801-000-020-13400*)

Notwithstanding the provisions of Section 5.1.1 of this By-law to the contrary, on the lands zoned R1-3, a church and hall and a day care shall be permitted uses, provided that the lands are not being used for any other purpose otherwise permitted by this By-law.

4. **R1-4** (*Part of Lot 21, Con. 9, Kitley - 0801-824-039-09600*)

Notwithstanding the provisions of Section 5.1.1 of this By-law to the contrary, on the lands zoned R1-4, a duplex dwelling shall be an additional permitted use.

5. **R1-5** (*Part of Lot CC, Con. 3, Elizabethtown*)

Notwithstanding the provisions of Section 5.1.2 of this By-law to the contrary, on the lands zoned R1-5, the following provisions shall prevail:

- | | |
|--------------------------|---------|
| • Lot Area (minimum) | 0.36 ha |
| • Lot Frontage (minimum) | 45.6 m |