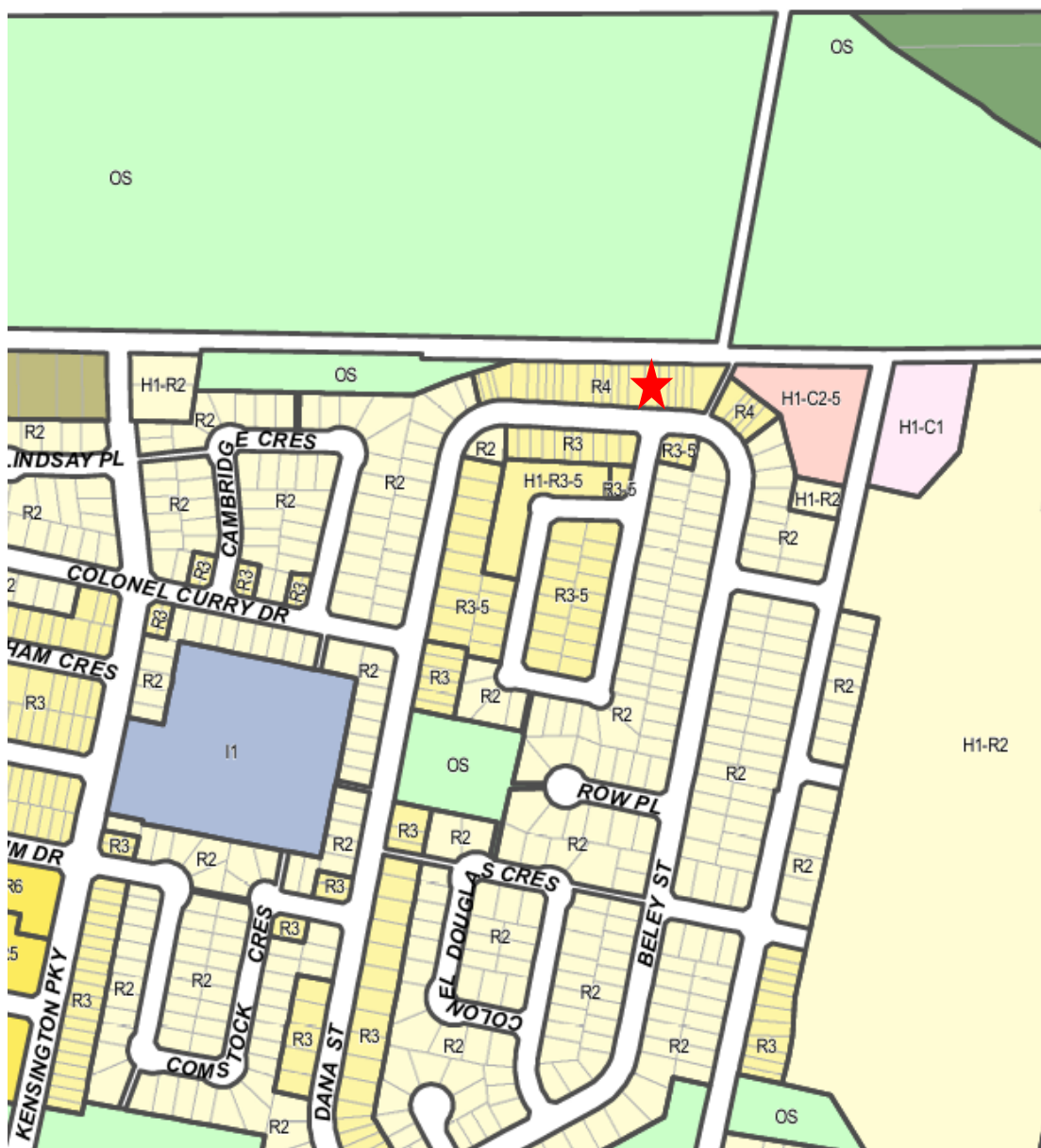


Zoning Map

241 Beley St Brockville



R4

5.0 RESIDENTIAL ZONES

5.1 PERMITTED USES

Unless otherwise permitted in this By-law, no person shall, within any Residential Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the uses permitted in **Table 5.1**.

Table 5.1 - Uses Permitted in the Residential Zones

The following uses are permitted in the zones corresponding to the columns where an “X” is identified.

Use	Residential – Singles			Residential – General				Residential – Multiple				
	R1	R2	R2A	R3	R3A	R4	R4A	R5	R6	R7	R8	R9
Single Detached Dwelling	X	X	X	X	X	X	X					
Linked Dwelling			X	X	X	X	X					
Semi-Detached Dwelling				X	X	X	X					
Duplex Dwelling				X	X	X	X					
Triplex Dwelling				X	X	X	X					
Townhouse Dwelling (Street)						X	X	X				
Townhouse Dwelling						X	X	X				
Maisonette Dwelling						X	X	X	X	X		
Boarding/Rooming/Lodging House						X		X				
Apartment Dwelling								X	X	X	X	X
Retirement Home								X	X	X	X	
Group Home Dwelling (1)	X	X	X	X	X	X	X	X	X	X	X	X
Institutional Residence (1)						X		X				
Converted Dwelling	X	X		X		X		X				
Bed and Breakfast	X	X	X	X	X	X	X					
Second Suite (1)	X	X	X	X	X	X	X					
Garden Suite (1)	X	X	X	X	X	X	X					

Notes to Table 5.1:

- (1) This use is subject to specific use provisions under the General Provisions (Section 3.0).

Table 5.2(b): Lot and Building Requirements for Residential – General Zones

Requirement	Use	R3	R3A	R4	R4A
Minimum Lot Frontage	Single Detached Dwelling, Group Home, Bed and Breakfast	12.0 m interior lots 15.0 m exterior lots	9.0 m interior lots 12.0 m exterior lots	12.0 m interior lots 15.0 m exterior lots	9.0 m interior lots 12.0 m exterior lots
	Semi-Detached Dwelling, Duplex Dwelling, Linked Dwelling	9.0 m per unit, plus 3.0 m for exterior lots	7.5 m per unit, plus 3.0 m for exterior lots	9.0 m per unit, plus 3.0 m for exterior lots	7.5 m per unit, plus 3.0 m for exterior lots
	Triplex Dwelling	21.5 m or in accordance with Street Townhouse provisions where separated by vertical walls	21.5 m or in accordance with Street Townhouse provisions where separated by vertical walls	21.5 m or in accordance with Street Townhouse provisions where separated by vertical walls	21.5 m or in accordance with Street Townhouse provisions where separated by vertical walls
	Street Townhouse Dwelling	Not permitted	Not permitted	6.0 m per unit, plus 3.0 m for exterior lots	6.0 m per unit, plus 3.0 m for exterior lots
	Converted Dwelling	As legally existing	Not permitted	As legally existing	Not permitted
	Townhouse Dwelling	Not permitted	Not permitted	30.0 m	30.0 m
	Maisonette Dwelling	Not permitted	Not permitted	25.0 m	25.0 m
	Boarding/Rooming/Lodging House	Not permitted	Not permitted	18.0 m	18.0 m
Minimum Lot Area	Single Detached Dwelling, Group Home, Bed and Breakfast	360.0 m ²	250.0 m ²	360.0 m ²	250.0 m ²
	Semi-Detached Dwelling, Duplex Dwelling, Linked Dwelling	270.0 m ² per unit	200.0 m ² per unit	270.0 m ² per unit	200.0 m ² per unit
	Triplex Dwelling	600.0 m ² or in accordance with Street Townhouse provisions where separated by vertical walls	600.0 m ² or in accordance with Street Townhouse provisions where separated by vertical walls	600.0 m ² or in accordance with Street Townhouse provisions where separated by vertical walls	600.0 m ² or in accordance with Street Townhouse provisions where separated by vertical walls
	Street Townhouse Dwelling	Not permitted	Not permitted	180.0 m ²	180.0 m ²
	Converted Dwelling	540.0 m ²	Not permitted	540.0 m ²	Not permitted
	Townhouse Dwelling	Not permitted	Not permitted	180.0 m ² per unit	180.0 m ² per unit
	Maisonette Dwelling	Not permitted	Not permitted	1000.0 m ²	1000.0 m ²
	Boarding/Rooming/Lodging Dwelling	Not permitted	Not permitted	700.0 m ²	Not permitted

Table 5.2(b): Lot and Building Requirements for Residential – General Zones (Continued)

Requirement	Use	R3	R3A	R4	R4A
Minimum Front Yard	All uses except Converted Dwellings and Maisonette Dwellings	6.0 m	4.5 m	6.0 m	4.5 m
	Converted Dwellings	As legally existing	Not permitted	As legally existing	Not permitted
	Maisonette Dwelling	Not permitted	Not permitted	8.0 m	4.5 m
Minimum Exterior Side	All uses except Converted Dwellings and Maisonette Dwellings	4.5 m	4.5 m	6.0 m	4.5 m
	Converted Dwellings	As legally existing	Not permitted	As legally existing	Not permitted
	Maisonette Dwellings	Not permitted	Not permitted	6.0 m	4.5 m
Minimum Interior Side Yard (1, 2)	All uses except Converted Dwellings and Maisonette Dwellings	1.2 m	1.0 m	1.2 m	1.0 m
	Converted Dwellings	As legally existing	Not permitted	As legally existing	Not permitted
	Maisonette Dwelling	Not permitted	Not permitted	5.0 m	1.0
Minimum Rear Yard	All permitted uses except Converted Dwellings	7.5 m	6.0 m	7.5 m	6.0 m
	Converted Dwellings	As legally existing	Not permitted	As legally existing	Not permitted
Minimum Landscaped Open Space	Single Detached Dwelling, Group Home, Bed and Breakfast	40%	35%	40%	35%
	Boarding, Rooming, Lodging House	Not permitted	Not permitted	30%	Not permitted
	All other uses	30%	30%	30%	30%
Maximum Height	All permitted uses	10.5 m	10.5 m	10.5 m	11.0 m
Other Provisions	All permitted uses		The maximum width of an attached private garage shall be 4.0 m or 50% of the width of the main building, whichever is less. The attached private garage shall not be permitted to encroach further into the front yard than the principal building, inclusive of any front porch.		The maximum width of an attached private garage shall be 4.0 m or 50% of the width of the main building, whichever is less. The attached private garage shall not be permitted to encroach further into the front yard than the principal building, inclusive of any front porch.

The T-R4-6 Zone shall be in effect for a three (3) year period commencing on October 26, 2013 to October 25, 2016, in accordance with Section 39 of the *Planning Act*.

5.3.6.7 R4-7 Zone (69 King Street East)

The uses permitted in the R4-7 Zone shall be a Boarding, Rooming or Lodging House with a maximum of six (6) rooms and one (1) apartment unit only.

The zone provisions for the R4-7 Zone shall be the same as the zone provisions for a Boarding, Rooming or Lodging House within the R4 Zone, save and except for the following:

Parking - Maximum two (2) parking spaces

Landscaped Open Space – Nil

5.3.6.8 R4-8 Zone (58 James Street West and 61-67 Buell Street)

The uses permitted in the R4-8 Zone shall be:

- a) 58 James Street West - two dwelling units.
- b) 65 Buell Street - two (2) dwelling units. Should one of the dwelling units be owner occupied, a “bed and breakfast establishment” would be permitted.

The zone provisions for 58 James Street West and 65 Buell Street shall be as follows:

Minimum Lot Area	450.0 m ²
Minimum Lot Frontage	15.0 m
Minimum Front Yard	Nil
Minimum Exterior Side Yard	Nil
Minimum Interior Side Yard	Nil
Minimum Rear Yard	7.5 m
Minimum Lot Depth	25.0 m
Minimum Landscaped Open Space	15%
Maximum No. of Dwelling Units	4
Maximum Building Height:	As existing as of the date of the by-law to establish the R4-8 Zone.
Minimum Required Parking:	1.25 spaces per dwelling unit plus an additional 2 spaces for the owner occupied dwelling unit when utilized as a “Bed and Breakfast Establishment”.

The parking lot, located at 67 Buell Street, shall be used in association with the uses zoned R4-8 on adjacent lands and in accordance with the following:

Minimum Setback of Parking from Buell Street	2.5 m
Minimum Landscaped Open Space (67 Buell Street)	10.7%

5.3.6.9 R4-9 Zone (89 Church Street)

The uses permitted in the R4-9 Zone shall be a maximum of two (2) dwelling units, a home occupation, private home daycare and a bed and breakfast establishment. Said bed and breakfast establishment may operate within a single detached dwelling only.

The zone provisions for the R4-9 Zone shall be the same as for the R4 Zone; except that a minimum of 30 percent landscaped open space must be maintained.

5.3.6.10 R4-10 Zone (119-121 James Street West)

The uses permitted in the R4-10 Zone shall be those permitted in the R4 General Residential Zone.

The zone provisions for the R4-10 Zone shall be the same as for the R4 Zone, except for the following:

Zone Provision	119 James Street West	121 James Street West
Minimum Lot Area	170.4 m ²	157.2 m ²
Minimum Lot Frontage	7.49 m	4.69 m
Minimum Interior Side Yard (west)	N/A	0.0 m
Minimum Setbacks	All existing setbacks, for the existing main building only, as of the date of passing of this by-law with the exception of the above noted western setback.	
Minimum Required Parking	One (1) legal parking space per unit.	

5.3.6.11 R4-11 Zone (7 - 29 Maple Avenue)

In the R4-11 Zone, at least one (1) parking space per unit shall be provided per dwelling unit. Additionally, the required parking may be provided in a common parking area located within 60.0 metres of all dwelling units.

5.3.6.12 R4-12 Zone (Extension of Deer Trails Subdivision – Flanders Road)

Those uses permitted in the R4-12 Zone shall be limited to semi-detached, triplex, and street townhouse dwelling types, as well as home occupation and private home day nursery.

The maximum building height for dwellings within this zone shall be 4.0 metres [one (1) storey].

5.3.6.13 R4-13 Zone (1 - 54 Country Club Place)

The uses permitted in the R4-13 Zone shall be restricted to 54 townhouses along with normal accessory uses except for any facilities which would provide for or aid with the launching or docking of boats. The zone provisions for the R4-13 Zone shall be as follows:

Minimum Lot Size	2.80 hectares
Minimum Frontage	105 m
Minimum Front Yard	30 m
Minimum East Side Yard (<i>for a distance of 230.0 metres south of Highway No. 2</i>)	16 m
Minimum East Side Yard (<i>from a distance of 230.1 metres south of Highway No. 2 south to the St. Lawrence River</i>)	6.5 m
Minimum West Side Yard	6 m
Minimum Rear Yard	15 m
Minimum Dwelling Unit Size	140 m ²
Maximum Lot Coverage	18%
Maximum Main Building Height	10.5 m
Number of parking spaces per dwelling unit	2 spaces
Minimum Distance Between any Group of Townhouses	6.5 m
There shall be no Habitable Space constructed or occupied below the 76.8 m contour.	
No Children's Play Area shall be required.	
Curbs on the internal road system shall not be required.	
Notwithstanding Subsection 3.3 of this By-law, accessory recreational facilities may be erected and carried on in the front yard. Additionally, entrance gates with required supporting pillars to a maximum height of 2.5 metres shall be permitted.	

5.3.6.14 R4-14 Zone (23 Abbott Street)

In addition to those uses permitted in the R4 Zone, business and professional office(s) and/or clinic(s) shall be permitted in the existing building only.

5.3.6.15 R4-15 Zone (33 James Street East)

The uses permitted in the R4-15 Zone shall be an apartment unit and two (2) doctors' offices.

5.3.6.16 R4-16 Zone (8, 10, 12 George Street)

The uses permitted in the R4-16 Zone shall be those uses permitted in an R4 Zone and a three (3) unit dwelling converted to contain a maximum of six (6) dwelling units.

The zone provisions for the R4-16 Zone shall be as follows: all provisions shall be those which were in existence on June 14, 1988.

Minimum Interior Side Yard	3.5 m
Minimum Rear Yard	50.0 m
Minimum Landscaped Open Space	50%
Maximum Building Height	10.5 m
Minimum Number of Parking Spaces	5

5.3.6.21 R4-21 Zone (17 Edgewood Avenue)

The use permitted in the R4-21 Zone shall be an institutional residence for a maximum of nine (9) residents.

The zone provisions for the R4-21 Zone shall be the same as the zone provisions for the R4 Zone, save and except for the following:

Minimum Lot Area	511.0 m ²
Minimum Lot Frontage	15.24 m
Minimum Front Yard	4.45 m
Minimum Interior Side Yard	1.14 m
Parking - a minimum of two (2) on-site parking spaces shall be provided for staff parking only. No parking area shall be provided for residents of the facility.	

5.3.6.22 R4-22 Zone (54, 56 and 58 Pearl Street East)

The uses permitted in the R4-22 Zone shall be those permitted in the R4-General Residential Zone. The zone provisions for the R4-22 Zone shall be the same as for the R4-General Residential Zone, save and except for the following:

54, 56 and 58 Pearl Street East			
	54 Pearl Street East	56 Pearl Street East	58 Pearl Street East
Minimum Lot Area	190.2 m ²	122.0 m ²	109.4 m ²
Minimum Lot Frontage	10.79 m	6.1 m	5.5 m
Minimum Front Yard	1.19 m	1.78 m	1.8 m
Minimum Front Yard to a Porch, Step or Deck	0.0 m	0.0 m	0.0 m
Minimum Interior Side Yard (west)	N/A	0.63 m	N/A
Minimum Interior Side Yard (east)	0.0 m	0.0 m	0.0 m
Minimum Rear Yard	5.58 m	3.2 m	3.2 m
Minimum Landscaped Space	27.4%	22.4%	0.0%
Minimum Parking Required	1	0	0
Minimum Rear Yard to a deck	N/A	2.0 m	2.0 m

5.3.6.23 R4-23 (9 – 11 Pearl Street East)

The uses permitted in the R4-23 Zone shall be those permitted in the R4-General Residential Zone.

The zone provisions for development of uses permitted in the R4 – General Residential Zone shall be those applicable for such permitted use, save an except for a building containing five (5) apartment dwelling units, the zone provisions shall be as follows:

Minimum Front Yard	2.0 m
Interior Side Yard (West)	1.5 m
Interior Side Yard (East)	2.1 m
Minimum Number Parking Spaces	7.0"

5.3.6.23 H1-R4-23 (Welling's of Brockville, Parkdale Ave) Amending By-law 085-2021

For the purpose of the R4-23 Zone a Cluster Townhouse Dwelling shall be defined as one (1) of a group of two (2) or more but not more than ten (10), attached dwellings divided vertically by common walls, with each dwelling unit having an independent entrance directly from the outside and is not intended for freehold ownership.

The uses permitted in the R4-23 Zone shall be restricted to a maximum of 90 Cluster Townhouse Dwellings along with the following ancillary uses intended primarily for the use by residents of the same lot: artist's workshop, assembly hall, health club, office, and private club.

Within the R4-23 Zone, a building or structure is considered to have frontage on an improved public street under Section 3.17 of this By-law if it has access to a private road connected to an improved public street.

Parking shall be provided at a rate of 1.5 spaces per Cluster Townhouse Dwelling with no parking being permitted within 8.0 meters of Parkdale Avenue.

The maximum cumulative gross floor area of all accessory and ancillary uses in the development shall not exceed 750.0 m².

No accessory buildings shall be permitted in the yards between the private roads and the dwelling units, nor in the side yards between the rows of the Cluster Townhouse Dwelling Units.

The zone provisions for the R4-23 Zone shall be as follows:

Minimum Lot Frontage (Parkdale)	180.0m
Minimum Lot Area (Entire Lot)	5.0 hectares

Minimum Front Yard Setback (Parkdale)	8.0 m
Minimum Interior Side Yard (East and West)	6.0 m
Minimum Rear Yard (North)	7.5 m
Minimum Rear Yard (per Cluster Townhouse Block)	6.0 m
Minimum Landscaped Open Space (Entire Lot)	30%
Maximum Height	10.5 m
Minimum Interior Side Yard (per Cluster Townhouse)	1.2 m
Minimum Setback between a Building and a Private Road	
Side yard:	2.4 m
Front Yard:	6.0 m
Rear Yard:	6.0 m

Any setback required from a Private Street shall be measured from the back of the curb.

5.3.6.24 R4-24 Zone (58 James Street West) Amending By-law 054-2022

The uses permitted in the “R4-24 General Residential Special Exception Zone” shall be those permitted in the “R4 General Residential Zone” as well as a “Business and Professional Office.”

The zone provisions for the “R4-24 Zone” shall be the same as the “R4 General Residential Zone”, save and except the following:

Minimum Lot Frontage	16.0 m
Minimum Lot Area	512.0 m ²
Minimum Landscaped Open Space	5.7%
Maximum Number of Dwelling Units	2
Minimum Parking Spaces Provided	4

5.3.7 R4A Zone

5.3.7.1 R4A-1 Zone (Oxford Avenue at Broadway Avenue) Amending By-law 065-2020

The uses permitted in the R4A-1 Zone shall be those permitted in the R4A – General Residential Zone.

In addition to the uses permitted in the R4A-1 Zone, a Private Club Shall also be permitted. The zone provisions for all uses permitted within the R4A-1 Zone shall be the same as the R4A – General Residential Zone, save and except the following:

Minimum Lot Frontage for a Private Club	15.0 m
Minimum Lot Area for Private Club	450.0 m ²
Maximum width of an attached garage on	6.5 m