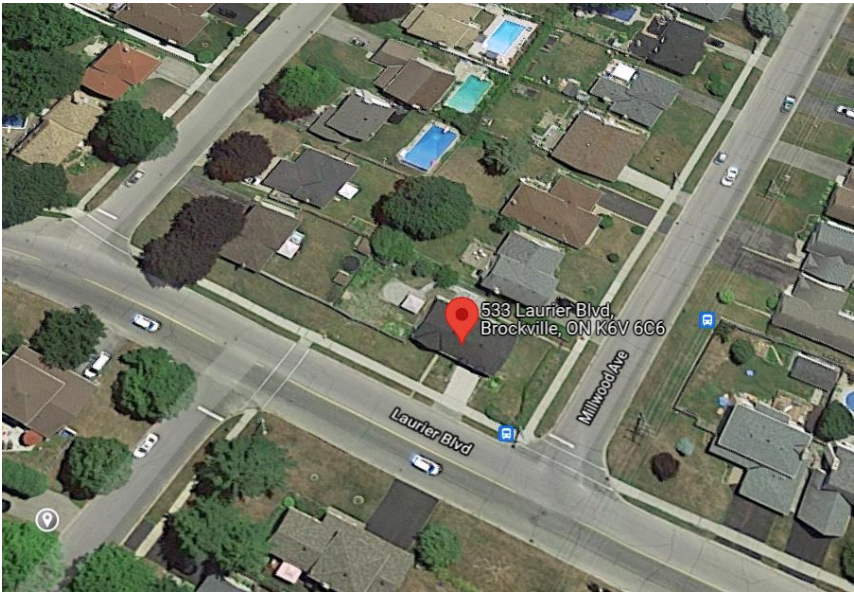
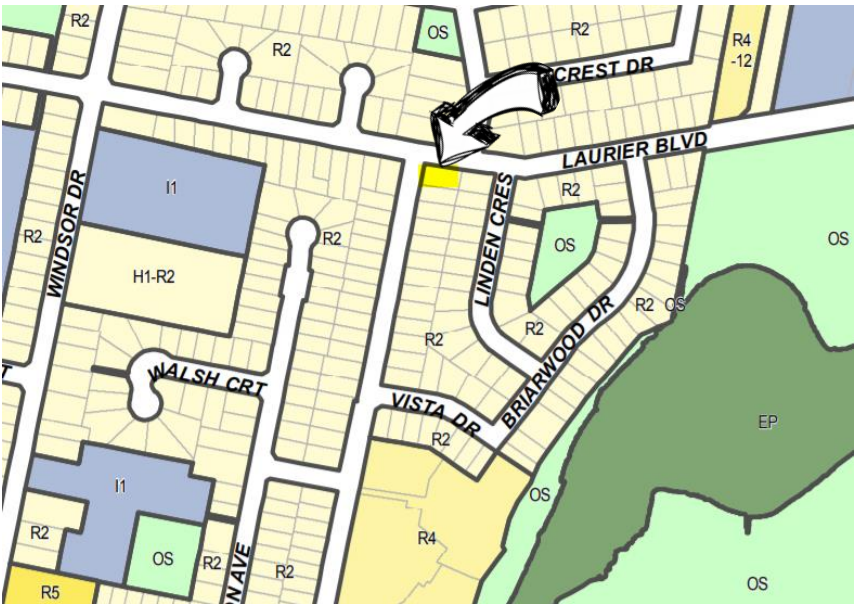


**Figure 1- Location Map:** 533 Laurier Blvd, Brockville



**Figure 2 - Zoning Map**

Excerpt from: City of Brockville [Comprehensive Zoning by law 050-2014](#)  
R2 – Residential Zone



## 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).

## 5.2 LOT AND BUILDING REQUIREMENTS

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 lot and building requirements indicated in **Table 5.2**, which is inclusive of **Table 5.2(a) – (c)**.

**Table 5.2 – Lot and Building Requirements for Residential Zones**

**Table 5.2(a): Lot and Building Requirements for Residential – Singles Zones**

Requirement	Use	R1	R2	R2A
Minimum Lot Frontage	All permitted uses	17.0 m interior lots 20.0 m exterior lots	14.0 m interior lots 17.0 m exterior lots	10.0 m linked dwellings (interior lots) 12.0 m interior lots 14.0 m exterior lots
Minimum Lot Area	All permitted uses except Converted Dwelling	525.0 m <sup>2</sup>	425.0 m <sup>2</sup>	300.0 m <sup>2</sup> or 270.0 m <sup>2</sup> for linked dwellings
	Converted Dwelling	540.0 m <sup>2</sup>	540.0 m <sup>2</sup>	Not permitted
Minimum Front Yard	All permitted uses	6.0 m	6.0 m	4.5 m
Minimum Exterior Side Yard	All permitted uses	4.5 m	4.5 m	3.0 m
Minimum Interior Side Yard (1)	All permitted uses	1.2 m	1.2 m	1.0 m
Minimum Rear Yard	All permitted uses	7.5 m	7.5 m	6.0 m
Minimum Landscaped Open Space	All permitted uses	40%	40%	40%
Maximum Height	All permitted uses	10.5 m	10.5 m	11.0 m
Other Provisions	All permitted uses			The maximum width of an attached private garage shall be 6.0 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.

**Note: Other General Provisions may apply. Schedule “B” applies to properties in the Downtown and Central Waterfront Area.**

**Notes to Table 5.2(a):**

- (1) Attached garages to residential dwellings, which existed prior to the effective date of this By-law, having a setback to a side property line of 1.0 m or greater shall be deemed to be legally complying to this By-law with respect to location.

**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 <sup>2</sup>	250.0 m <sup>2</sup>	360.0 m <sup>2</sup>	250.0 m <sup>2</sup>
	Semi-Detached Dwelling, Duplex Dwelling, Linked Dwelling	270.0 m <sup>2</sup> per unit	200.0 m <sup>2</sup> per unit	270.0 m <sup>2</sup> per unit	200.0 m <sup>2</sup> per unit
	Triplex Dwelling	600.0 m <sup>2</sup> or in accordance with Street Townhouse provisions where separated by vertical walls	600.0 m <sup>2</sup> or in accordance with Street Townhouse provisions where separated by vertical walls	600.0 m <sup>2</sup> or in accordance with Street Townhouse provisions where separated by vertical walls	600.0 m <sup>2</sup> or in accordance with Street Townhouse provisions where separated by vertical walls
	Street Townhouse Dwelling	Not permitted	Not permitted	180.0 m <sup>2</sup>	180.0 m <sup>2</sup>
	Converted Dwelling	540.0 m <sup>2</sup>	Not permitted	540.0 m <sup>2</sup>	Not permitted
	Townhouse Dwelling	Not permitted	Not permitted	180.0 m <sup>2</sup> per unit	180.0 m <sup>2</sup> per unit
	Maisonette Dwelling	Not permitted	Not permitted	1000.0 m <sup>2</sup>	1000.0 m <sup>2</sup>
	Boarding/Rooming/Lodging Dwelling	Not permitted	Not permitted	700.0 m <sup>2</sup>	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.

**Note: Other General Provisions may apply. Schedule “B” applies to properties in the Downtown and Central Waterfront Area.**

**Notes to Table 5.2(b):**

- (1) Attached garages to residential dwellings, which existed prior to the effective date of this by-law, having a setback to a side or rear property line of 1.0 m or greater shall be deemed to be legally complying to this By-law with respect to location.
- (2) An interior side yard shall not be required where dwelling units share a common wall.

**Table 5.2(c): Lot and Building Requirements for Residential – Multiple Zones**

Requirement	Use	R5	R6	R7	R8	R9
Minimum Lot Frontage	Street Townhouse Dwelling	6.0 m per unit, plus 3.0 m for exterior lots	Not permitted			
	Townhouse Dwelling	30.0 m	Not permitted			
	Maisonette Dwelling	25.0 m	25.0 m	25.0 m	Not permitted	
	Boarding/Rooming/Lodging House	18.0 m	Not permitted			
	Apartment Dwelling	25.0 m	25.0 m	25.0 m	25.0 m	25.0 m
	Retirement Home	25.0 m	Not permitted			
	Converted Dwelling	As legally existing	Not permitted			
Minimum Lot Area	Street Townhouse Dwelling	180.0 m <sup>2</sup>	Not permitted			
	Townhouse Dwelling	180.0 m <sup>2</sup> per unit	Not permitted			
	Maisonette Dwelling	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>	Not permitted	
	Boarding/Rooming/Lodging House	900.0 m <sup>2</sup>	Not permitted			
	Apartment Dwelling	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>
	Retirement Home	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>	Not permitted
	Converted Dwelling	540.0 m <sup>2</sup>	Not permitted			
Minimum Front Yard	Townhouse Dwelling or Street Townhouse Dwelling	4.5 m	Not permitted			
	All other Uses	6.0 m	8.0 m	8.0 m	8.0 m	8.0 m
Minimum Exterior Side Yard	Townhouse Dwelling or Street Townhouse Dwelling	4.5 m	Not permitted			
	All other Uses	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m
Minimum Interior Side Yard (1)	Townhouse Dwelling or Street Townhouse Dwelling	1.2 m	Not permitted			
	All other Uses	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Minimum Rear Yard	All permitted uses	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum Lot Depth	All permitted uses	25.0 m	25.0 m	25.0 m	25.0 m	25.0 m
Minimum Landscaped Open Space	All permitted uses	30%	30%	30%	30%	30%
Maximum Height	All permitted uses	12.5 m	14.5 m	16.5 m	18.5 m	22.5 m
Maximum Density	All permitted uses	75 units per hectare	100 units per hectare	125 units per hectare	160 units per hectare	Greater than 160 units per hectare

**Note: Other General Provisions may apply. Schedule “B” applies to properties in the Downtown and Central Waterfront Area.**



**Notes to Table 5.2(c):**

- (1) An interior side yard shall not be required where dwelling units share a common wall.

### **5.3 Residential Special Exception Zones**

Notwithstanding any other provision of this By-law, the following special provisions shall apply to the areas identified below and shown on Schedule “A”:

#### **5.3.1 R1 Zone**

**(None)**

#### **5.3.2 R2 Zone**

##### **5.3.2.1 R2-1 Zone (168 Brock Street)**

Notwithstanding Section 3.42 – Setback from Railways, the uses permitted in the R2-1 Zone shall be those permitted in the R2 Zone.

Furthermore, notwithstanding the minimum front and rear yard requirements for a single unit dwelling contained in Section 5.2, the minimum front yard and rear yard requirements shall be 4.0 metres and 6.0 metres respectively. No part of the main building shall be located within 14.0 metres of the edge of Butlers Creek, although an accessory building less than 10.0 square metres in size may be located within such 14.0 metre setback. No building openings shall be below 80.3 metres geodetic. The rear yard is to be fully fenced to a minimum height of 1.2 metres.

##### **5.3.2.2 R2-2 Zone (west end of Brock Street - Lots 80 to 90 incl., Plan 388)**

The uses permitted in the R2-2 Zone shall be those uses permitted in an R2-General Residential Zone.

Notwithstanding the minimum lot frontage requirement for a single unit dwelling contained in Section 5.0 of this By-law, the minimum lot frontage for a single unit dwelling within the R2-2 Zone shall be 13.5 metres.

#### **5.3.3 R2A Zone**

**(None)**

#### **5.3.4 R3 Zone**

##### **5.3.4.1 R3-1 Zone (Brockwoods Subdivision)**

The uses permitted in the R3-1 Zone shall be single unit dwellings, semi-detached dwellings and triplex dwellings.