

Zoning Map

303 Woodridge Rd Brockville



RE – Estate 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

5.3 Estate Residential (RE)

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 15 m
 - Exterior Side 15 m
 - Interior Side 9 m
 - Rear 9 m
- Dwelling Unit Floor Area (minimum) 140 m²
- 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. RE-1 (*Part of Lot 3, Con. 1, Elizabethtown*)

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

- Lot Area (minimum), where lot area shall mean the aggregate of the areas of the two parts of the lot divided by the improved street 0.8 ha
- Lot Frontage (minimum) 36.5 m
- Where a lot is divided by an improved street, the main use and accessory uses may be situated on different portions of the lot.

2. RE-2 (*Part of Lot 26, Con. 1, Block 35, Reg. Plan 381, Elizabethtown, 0801-*

000-060-13737)

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned RE-2 the following provisions shall prevail:

- Building Height (maximum) 9.2 m
- The lot shall be served by a public water system.
- The lot shall be subject to a site plan agreement between the owner and the Township to address lot grading and drainage.

3. **RE-3-h** (Part of Lot 25, Con. 1, Elizabethtown, 0801-000-060-11900 & 0801-000-060-11601)

Notwithstanding the provisions of Section 5.3.2 of this By-law to the contrary, on the lands zoned RE-3 the following provisions shall prevail:

- Lot Frontage (minimum) 45 m
- Yards (minimum)
 - Front 10 m
 - Exterior Side 6 m
 - Interior Side 5 m
 - Rear Yard 7.5 m

4. **RE-4** (801 River Acres Dr., Pt. Lot 4, Con. 1, Elizabethtown)

Notwithstanding the provisions of Section 5.3.1 and 5.3.2 of this By-law to the contrary, on lands zoned RE-4 the following provisions shall prevail:

- Additional permitted use: a multiple dwelling which contains a maximum of five units
- Dwelling Units per Lot (maximum) 5
- Lot Area (minimum) 0.4 ha
- Yards (minimum)
 - Front (abutting River Acres Dr) 1.39 m for the existing construction only
 - Exterior Side 29 m
 - Rear 27 m

5. **RE-5** (1851 & 1853 County Rd. 2, Pt. Lot 4, Con. 1, Elizabethtown)

Notwithstanding the provisions of Section 5.3.1 and 5.3.2 of this By-law to

the contrary, on lands zoned RE-5 the following provisions shall prevail:

- Additional permitted use: a semi-detached dwelling
- Dwelling Units per Lot (maximum) 3
- Lot Area (minimum) 0.56 ha
- Yards (minimum)
 - Front 69 m