

ZONING ORDER 004-2026

**For lands municipally known as
3826 County Road 6, Township of Elizabethtown-Kitley
Ordered under section 47 of the Planning Act**

As permitted by section 47 of the *Planning Act* (“the Act”), for lands in the Township of Elizabethtown-Kitley in the Province of Ontario as described in Appendix “A” (the “subject lands”), I hereby order as follows:

1. Definitions

(1) In this order,

“zoning by-law” means Township of Elizabethtown-Kitley Zoning By-law 13-21.

“external communal amenity” means facilities and uses such as parks and open space which may include a skating rink, volleyball and basketball courts and accessory structures related to the use of the external communal amenities.

2. General zoning provisions

(1) The zoning by-law shall apply to the subject lands.

(2) For the purposes of this order, the subject lands are deemed to be a single lot.

3. Condition

(1) The following condition is imposed for the purposes of subsection 47 (1.0.1) of the Act:

(a) That municipal water and wastewater infrastructure, and their appurtenances, that are required for the erection or use of a building or structure on the subject lands have been constructed and are operational.

(2) In making a determination as to whether a condition has been or will be fulfilled, the Minister may rely on information from the following entities:

(a) The Township of Elizabethtown-Kitley.

(b) The City of Brockville.

(c) The Ministry of Environment, Conservation and Parks.

(3) The application of this order is subject to subsections 47 (1.0.1) to (1.0.4) of the Act.

4. Permitted uses

(1) Every use of land and every erection, location or use of any building or structure is prohibited on the subject lands, except for the following uses:

(a) Residential uses, limited to:

1. Multiple Dwelling

(b) Commercial uses, including:

1. Antique Shop
2. Bank
3. Clinic
4. Community Service
5. Custom Workshop
6. Day Care
7. Instructional Facility
8. Personal Service
9. Micro-Brewery
10. Place of Assembly
11. Professional or Business Office
12. Restaurant
13. Retail Store

(c) Park.

5. Zoning requirements, Residential Uses

(1) The Residential Type 2 (R2) Zone requirements set out in section 5.2.2 of the zoning by-law apply to the subject lands with the following exceptions:

- (a) The minimum lot area is 12 hectares.
- (b) The minimum lot frontage is 442.5 metres.
- (c) The minimum front yard is 8 metres.
- (d) The minimum rear yard is 8 metres.
- (e) The maximum building height is 15 metres.

- (f) The maximum multiple dwellings per lot is 14.
- (g) The maximum units per multiple dwelling is 28 for a 2-block modular building and 42 for a 3-block modular building.
- (h) External communal amenity area shall be provided at a minimum of 6 square metres per dwelling unit.
- (i) A minimum of 1 parking space per unit is required for a multiple dwelling.
- (j) A minimum of 2 accessible parking spaces, inclusive of the requirement established in clause (i), are required for a multiple dwelling.
- (k) Accessible parking spaces in clause (j) shall meet the parking standards set out in sections 3.17.3 and 3.17.4 of the zoning by-law.

6. Zoning requirements, Commercial Uses

- (1) The Residential Type 2 (R2) Zone requirements set out in section 5.2.2 of the zoning by-law apply to the subject lands with the following exceptions:
 - (a) The minimum lot area is 12 hectares.
 - (b) The minimum lot frontage is 442.5 metres.
 - (c) The minimum front yard is 8 metres.
 - (d) The minimum rear yard is 8 metres.
 - (e) The maximum building height is 15 metres.
 - (f) The maximum number of buildings or structures per lot in association with a commercial use is 1.
 - (g) The maximum footprint for a building or structure in association with a commercial use is 800 square metres.
 - (h) The maximum size per individual occupancy for a commercial use is 400 square metres.
 - (i) A minimum of 1 parking space per 20 square metres of floor area is required for a building or structure in association with a commercial use.

- (j) A minimum of 2 accessible parking spaces, inclusive of the requirement established in clause (i), are required for a building or structure in association with a commercial use.
- (k) Accessible parking spaces in clause (j) shall meet the parking standards set out in sections 3.17.3 and 3.17.4 of the zoning by-law.

7. Implementation provisions

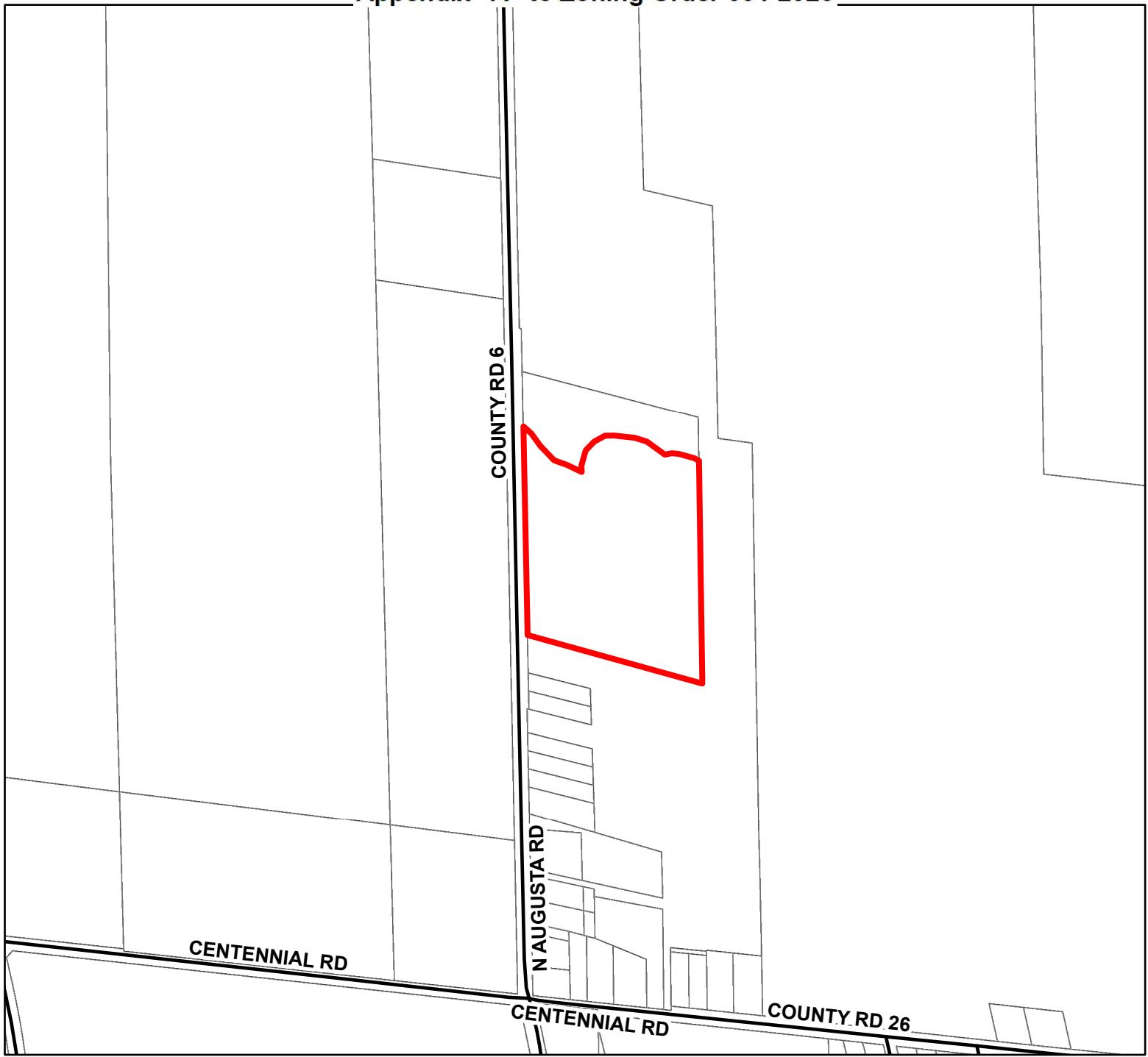
- (1) This order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Township of Elizabethtown-Kitley.
- (2) Policy statements issued under subsection 3 (1) of the Act, provincial plans, and official plans do not apply in respect of a licence, permit, approval, permission or other matter required before a use permitted by this order may be established on the lands subject to this order.
- (3) This order comes into force on the day it is made.

Dated at Toronto this 18th day of February, 2026.



Hon. Robert J. Flack

Minister of Municipal Affairs and Housing



LEGEND

— Roads

□ Parcels

Subject Lands - Part of Lot 6, Concession 3

(Elizabethtown), Township of Elizabethtown-Kitley,
United Counties of Leeds and Grenville



Map North (Degrees):
40°E

0 100 200 400

Metres

1 cm equals 106 metres

Map Description:

The map shows lands which are located in, Part of Lot 6, Concession 3 (Elizabethtown),

Township of Elizabethtown-Kitley, United Counties of Leeds and Grenville.

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THIS IS NOT A PLAN OF SURVEY

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