

# **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**

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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.

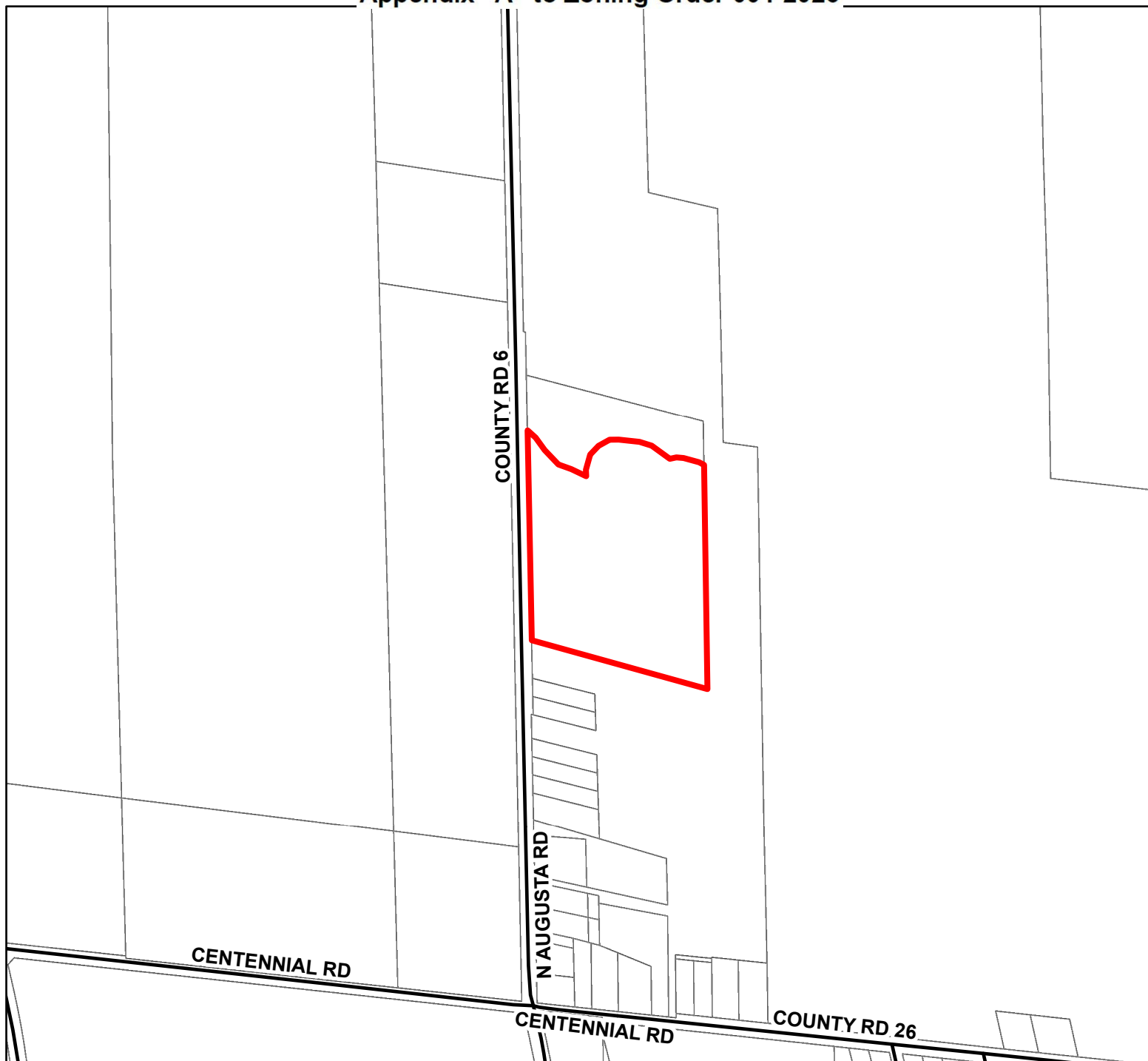
Dated at Toronto this 18<sup>th</sup> day of February, 2026.



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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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