7.0 NON-RESIDENTIAL AND NON-COMMERCIAL ZONES

7.1 PERMITTED USES

Unless otherwise permitted in this By-law, no person shall, within any Non-Commercial or Non-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 7.1**.

Table 7.1 - Permitted Uses in Non-Residential and Non-Commercial Zones

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

Use	Employment			Environ-mental Protection & Open Space		Rural	Institutional		Crown Lands
	E1	E2	E3	EP	OS	RU	I1	I2	CL
Single Detached Dwelling						X (2)			
Adult Day Care	X	X	X				X	X	
Agricultural Use	X (4)					X			
Animal Shelter							X		
Artist's Workshop	X		X						
Assembly Hall							X	X	
Automobile Gas Bar (1)									
Automobile Service Station (1)									
Automobile Body Shop (1)		X							
Automobile Repair Garage (1)		X							
Bakery	X	X	X						
Bed and Breakfast						X (2)			
Business and Professional Office	X	X	X				X		
Business Incubator/Accelerator	X	X	X				X	X	

Table 7.1 - Permitted Uses in Non-Residential and Non-Commercial Zones

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

	Employment			Environ-mental Protection & Open Space		Rural	Institutional		Crown Lands
Use	E1	E2	E3	EP	OS	RU	I1	I2	CL
Business Service Establishment	X	X	X						
Campground					X (2)	X (2)			
Catering Service	X	X	X						
Child Care Centre	X	X	X				X	X	
Clinic or Medical Office							X		
Commercial Greenhouse						X (2)			
Commercial School	X								
Community Centre							X	X	
Community Health and Resource Centre							X		
Computer Design and Development Facility	X	X	X						
Computer Services	X	X	X						
Conservation Use				X	X	X			
Contractor's Establishment	X	X							
Convenience Store							X (5)	X	
Custom Workshop	X	X	X						
Cottage					X (2)	X			
Courier Service	X	X							
Dry Cleaning Distribution Station	X							X	
Dry Cleaning Plant	X								
Dwelling Unit Accessory to a Non-Residential Use (1)							X	X	

Table 7.1 - Permitted Uses in Non-Residential and Non-Commercial Zones

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

Use	Employment			Environ-mental Protection & Open Space		Rural	Institutional		Crown Lands
	E1	E2	E3	EP	OS	RU	I1	I2	CL
Existing Use									X
Farmers' Market						X (2)			
Film, Television and Recording Studio	X	X							
Financial Service							X (5)	X	
Golf Course					X (2)	X (2)			
Health Club (as an accessory use) (5)	X	X							
Home Industry (1)						X (2)			
Home Decorating Store	X								
Homeless or Emergency Shelter							X		
Hospice							X		
Hospital							X		
Industrial Equipment Sales, Service and Rental	X	X							
Industrial and/or Automotive Supply	X	X							
Industrial Mall	X	X	X						
Industrial Service	X								
Industrial Use	X	X							
Industrial Use - Light	X	X	X						
Kennel						X (2)			
Landscaping Contractor's Establishment						X (2)			

Table 7.1 - Permitted Uses in Non-Residential and Non-Commercial Zones

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

	Employment			Environ-mental Protection & Open Space		Rural	Institutional		Crown Lands
Use	E1	E2	E3	EP	OS	RU	I1	I2	CL
Machine and Welding Shop	X	X							
Medical Laboratory	X	X	X						
Miniature Golf					X	X (2)			
Municipally Owned Landfill Site						X			
Nursing Home							X		
Offices and Yard of Construction Company	X	X							
Outside Storage (1) (5) (as an accessory use)	X	X	X		X	X	X		
Park (Private/Public)					X	X			
Parking Lot/Parking Garage (as a principal use)							X	X	
Place of Worship (3)							X		
Post-Secondary Institution							X	X	
Printing Establishment	X	X							
Private School (3)							X		
Research and Development Establishment	X	X	X						
Respite Care							X		
Restaurant	X						X (5)	X	
Restaurant - Take-out	X							X	
Retail Store (accessory to a student residence use)								X	
Rowing or Yacht Club					X	X			

Table 7.1 - Permitted Uses in Non-Residential and Non-Commercial Zones

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

Use	Employment			Environ-mental Protection & Open Space		Rural	Institutional		Crown Lands
	E1	E2	E3	EP	OS	RU	I1	I2	CL
School							X	X	
Seasonal Use (1)					X	X	X	X	
Self-Service Storage Facility	X	X	X						
Semi-Permanent Covered Structure (as an accessory structure)	X	X	X		X	X	X	X	
Service & Repair Shop	X	X	X						
Service Use	X	X	X						
Taxi Dispatch Office	X	X	X						
Taxi Stand		X	X						
Testing and Research Laboratory	X	X	X						
Towing Service		X							
Tree Cutting Service	X	X				X (2)			
Transportation Depot			X					X	
Transportation Terminal	X	X							
Veterinarian's Office						X (2)	X		
Vocational Training Centre	X	X	X				X	X	
Warehouse	X	X	X						
Wholesale Establishment	X	X	X						

Notes to Table 7.1:

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

(2) New development on an existing lot of record shall be subject to:

i) Approval by the relevant approval authority for a private potable water system.

ii) Approval by the relevant approval authority for a private sanitary sewage disposal system.

iii) All other provisions of the Zoning By-law being satisfied.

(3) A private school or place of worship may include an accessory dwelling unit in accordance with Subsection 3.1 of this By-law.

(4) Lands in E1 may be used for agricultural uses, excluding riding stables, raising of animals or fowl, and excluding the construction of any building for agricultural uses.

(5) This use is permitted only as an accessory use in accordance with Section 3.3 of this By-law.

7.2 LOT AND BUILDING REQUIREMENTS

Unless otherwise permitted in this By-law, no person shall, within any Non-Residential and Non-Commercial 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 7.2 – Lot and Building Requirements for Non-Residential and Non-Commercial Zones,** which shall be inclusive of **Tables 7.2(a)** and **7.2(b)**.

Table 7.2 – Lot and Building Requirements for Non-Residential and Non-Commercial Zones

Table 7.2(a): Lot and Building Requirements for Employment Zones

Requirement	E1	E2	E3
Minimum Lot Frontage	15.0 m	15.0 m	15.0 m
Minimum Lot Area	375.0 m^2	375.0 m^2	375.0 m^2
Minimum Front Yard	9.0 m	9.0 m	9.0 m
Minimum Exterior Side Yard	6.0 m	6.0 m	6.0 m
Minimum Interior Side Yard	6.0 m	6.0 m	6.0 m
Minimum Rear Yard	6.0 m	6.0 m	6.0 m
Minimum Landscaped Open Space	15%	15%	15%
Maximum Building Height	30.0 m (15.0 m for an industrial mall and 60.0 m for process towers/industrial structures)	15.0 m (9.0 m for an industrial mall)	15.0 m (9.0 m for an industrial mall)
Other Provisions	i. Existing lots created which do not have frontage on a public street shall be permitted, provided lands have access to a private driveway or access created by consent as a right-of-way, with a minimum width of not less than 9.0 m and a maximum width of 13.5 m. ii. Where an exterior wall or building face faces on any street or highway, or faces a Residential Zone, the said exterior wall or building face shall be constructed of brick, masonry, glass, precast concrete, anodized aluminum, steel, enameled steel or aluminum or any combination thereof. All other exterior walls shall be constructed of the same materials as the front exterior walls, or stucco, or concrete block and where painted, shall be painted and maintained painted in a uniform colour. iii. Where an industrial use is located adjacent to a sensitive land use, the following minimum separation distance shall apply: Class I – 20 metres Class II – 70 metres Class III – 300 metres		

Table 7.2(b): Lot and Building Requirements for Other Non-Residential and Non-Commercial Zones

Requirement	EP	OS	RU	I1	I2
Minimum Lot Frontage	No requirement	20.0 m	60.0 m	18.0 m	200.0 m
Minimum Lot Area	No requirement	650.0 m^2	5,000.0 m^2	950.0 m^2	50,000.0 m^2
Minimum Front Yard	No requirement	7.5 m	8.0 m	6.0 m	15.0 m
Minimum Exterior Side Yard	No requirement	4.5 m	8.0 m	4.5 m	15.0 m
Minimum Interior Side Yard	No requirement	4.5 m	4.5 m	4.5 m	15.0 m
Minimum Rear Yard	No requirement	7.5 m	8.0 m	7.5 m	7.5 m
Minimum Landscaped Open Space	No requirement	80%	Residential Dwelling as the Main Use of the Lot: 40% All other main uses: 50%	20%	30%
Maximum Lot Coverage	No requirement	No requirement	Residential Dwelling as the Main Use of the Lot: No requirement All other main uses: 50%	No requirement	No requirement
Maximum Building Height	No requirement	10.5 m	10.5 m	15.0 m (30.5 m for a hospital)	15.0 m (see other provisions below)
Other Provisions					Student residences in the I2 Zone shall be subject to the maximum building height and density of the R6 Zone.

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

7.3 NON-RESIDENTIAL & NON-COMMERCIAL 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":

7.3.1 E1 Zone

7.3.1.1 E1-1 Zone (1927 Parkedale Avenue)

The uses permitted in the E1-1 Zone shall be limited to the storage and maintenance of construction equipment, and a transportation terminal.

The zone provisions for the E1-1 Zone shall be as follows:

Minimum Lot Area	5,500.0 m^2
Minimum Lot Frontage	50.0 m
Minimum Front Yard	9.0 m
Minimum Exterior Side Yard	6.0 m
Minimum Interior Side yard	6.0 m
Minimum Rear Yard	30.0 m
Maximum Building Height	12.5 m
Minimum Landscaped Open Space	10%
Maximum Building Area	400.0 sq.m.
Sewage Disposal	- private disposal system
Water Supply	- private water supply

No maintenance of equipment nor storage of equipment, except for vehicles, shall be carried on exterior to any building on the lot.

7.3.1.2 E1-2 Zone (108 Waltham Road, 144 Waltham Road, 100 North Augusta Road and 110 North Augusta Road)

In addition to the uses permitted in the E1 Zone, a clinic, swimming pool sales and service and a high tech retail store shall be permitted.

7.3.1.3 E1-3 Zone (1185 California Avenue)

In addition to the uses permitted in the E1 Zone, an Adult Entertainment Establishment, having a maximum floor area of 670.0 square metres, shall be permitted within the easterly building on the property with municipal address 1185 California Avenue. For the purposes of this exception, an Adult Entertainment Establishment shall have the same meaning in this By-law except that the use shall not include retail uses.

A Restaurant is permitted as an accessory use to the Adult Entertainment Establishment or as a stand-alone use in a separate building.

Notwithstanding the parking area requirements specified in Subsection 3.36, 69 parking spaces shall be provided on the site.

7.3.1.4 E1-4 Zone (1365 California Avenue)

The uses permitted in the E1-4 Zone shall be those uses permitted in the E1-Business Park Zone and a "Health Club".

7.3.1.5 E1-5 Zone (Crocker Crescent)

The zone provisions of the E1-5 Zone shall be the same as the E1 Zone. The uses permitted in the E1-5 Zone shall be those permitted in the E1 Zone as well as the following:

- An automobile body shop shall be permitted.

7.3.1.6 E1-6 Zone (Broome Road) Amending By-law 017-2023

The zone provisions of the E1-6 Zone shall be the same as the E1 Zone. The uses permitted in the E1-6 Zone shall be those permitted in the E1 Zone except the following:

- A Parking Lot as a primary use is permitted with a maximum size of 15% pf the subject property.

7.3.2 E2 Zone

7.3.2.1 E2-1 Zone (700 Central Avenue West)

In addition to the uses permitted in the E2 Zone, a scrap or salvage yard shall also be permitted in the E2-1 Zone.

The following special provisions shall apply to the E2-1 Zone:

Minimum Lot Area	Nil
Minimum Lot Frontage	Nil
Maximum Lot Coverage	50%
Maximum Main Building Height	12.0 m
Maximum Accessory Building Height	6.0 m
Minimum Front Yard	12.0 m
Minimum East Side and Rear Yard	15.25 m
Minimum West Side Yard	6.0 m

Outside Storage and Outside Working Areas - No outside storage shall be permitted within 30.0 metres of the front lot line or within 14.0 metres of the rear lot line or within 7.5 metres of any side lot line. All outside storage and outside working areas shall be fenced with a 2.5 metres solid steel fence so as to screen the outside storage and outside working area from being seen from off the lot.

Landscaping - The entire front yard, with the exception of the driveway, shall be landscaped. The easterly 3.0 metres of the east side yard shall be landscaped and a hedge row of spruce trees and Lombardy Poplar or Norway Maple trees shall be planted along the entire length of the east property line.

7.3.2.2 E2-2 Zone (380 Central Avenue West)

In addition to the uses permitted in the E2 Zone, the sale of up to four (4) motor vehicles is permitted as an ancillary use to a towing service and automobile body shop.

7.3.2.3 E2-3 Zone (100 Strowger Blvd.)

The uses permitted in the E2-3 Zone shall be those uses permitted in the E2 Zone with the addition of a Health Club, Clinic and Place of Worship.

A Place of Worship shall have a maximum floor area of 929.0 m^2 and along with a Clinic, be located within the existing building only.

7.3.2.4 E2-4 Zone (440 Central Avenue West)

In addition to the uses permitted in the E2 Zone, a "solar array" shall also be permitted as a secondary use to any other permitted use in this zone.

For purposes of this zone, a "Solar Array" is defined as:

"A group of (thermal or photovoltaic) solar panels that gather the sun's rays and create DC electrical power which is then converted to AC electrical power through the use of a DC to AC inverter. Such array may be used for power generation on the subject property or may be sold back to the power grid."

The "solar array" shall meet all regulations pertaining to location, height and lot coverage for accessory uses and buildings as established in Subsection 3.3 to this By-law.

7.3.2.5 E2-5 Zone (Employment Lands – Northwest)

Amending By-laws 061-2017 & 004-2019

The uses permitted in the E2-5 Zone shall be limited to the following:

- Courier Service
- Day Nursery (as an accessory use only)
- Industrial Use
- Industrial Use – Light
- Medical Laboratory
- Outside Storage (as an accessory use), which is subject to additional provisions under the General Provisions (Section 3.0 of By-law 050-2014)
- Research and Development Establishment
- Semi-Permanent Covered Structure (as an accessory structure), which is subject to additional provisions under the General Provisions (Section 3.0 of By-law 050-2014)
- Testing and Research Laboratory
- Transportation Terminal
- Warehouse
- Wholesale Establishment

Prohibited in the E2-5 Zone shall include those identified under Section 3.40-Prohibited Uses, and the following uses:

- Asphalt Plant
- Asphalt Processing/Recycling Plant

The following special provisions shall apply to the E2-5 Zone:

- Maximum Building Height – 20 m
- Minimum Lot Area – 3 ha

All other zone provisions will be in accordance with the provisions of the E2 Zone.

Outside Storage – Notwithstanding the provisions of Section 3.0, no outside storage shall be permitted within 30.0 metres of the front lot line or within 6.0 metres of any side or rear lot line. Where outside storage is proposed on lands that abut an RU Zone, which is occupied by a residential use, the minimum setback shall be 36 metres. All outside storage shall be screened from adjacent properties and/or roads with a 2.5 metre high solid fence as per zone provisions set out under Section 3.18 c), as amended.

Where any lot line in an E2-5 Zone abuts an RU zone, the following provisions shall apply:

a) Notwithstanding the minimum yard requirements of Section 7.2 this By-law, a minimum required yard of 36.0 metres shall be provided and maintained along the lot line(s) that abut an RU zone or RU Special Exception Zone, occupied by a residential use.
b) The minimum required 36.0-metre yard shall be used for no other purpose except landscaped open space, the planting strip required in accordance with (c) below, and driveways and/or parking areas in accordance with (d) below. Without limiting the intent of the foregoing, for the purposes of clarity, no portion of a loading area, open storage, building or structure and no portion of uses associated with a permitted transportation terminal, including loading/unloading of commercial motor vehicles and the storage/keeping/repair of commercial motor vehicles, shall be permitted within this required yard.
c) Notwithstanding the applicable provisions of Section 3.37, a planting strip with a minimum width of 3.0 m shall be required adjacent to any lot line or portion thereof that abuts an RU zone.
d) Notwithstanding provisions a) through c) above, driveways shall be permitted within the planting strip and the required 36.0-metre yard. Parking areas shall be permitted within the required 36.0-metre yard, except that the parking and/or storage of commercial motor vehicles shall not be permitted.

7.3.2.6 E2-6 Zone (Central Avenue West) Amending By-law 080-2021

The uses permitted in the E2-6 Zone shall be the uses permitted in the E2 Zone.

The following special provision shall apply to the E2-6 Zone: Maximum of 15 Parking Spaces be permitted in the front yard."

7.3.3 E3 Zone

7.3.3.1 E3-1 Zone (156 Bartholomew Street)

The uses permitted in the E3-1 Zone shall be the uses permitted in the E3 Zone with the addition of a tree cutting service with accessory storage and maintenance of equipment and associated vehicles.

Tree cutting, splitting and/or chipping of wood, and wood storage shall be prohibited.

A 1.8 metre high solid wood fence shall be installed and maintained along the southerly property line adjacent to 150-152 Bartholomew Street.

7.3.3.2 E3-2 Zone (163 Perth Street and 100 Louis Street)

In addition to the uses permitted in an E3 Zone, an automobile repair garage, a transportation terminal and storage of new car inventory shall be permitted within the E3-2 Zone. No open storage, other than vehicles, shall be permitted on the lot. Notwithstanding any other provision of this By-law, the said new car inventory may be permitted in a rear yard, surfaced with gravel.

7.3.3.3 E3-3 Zone (62-68 Louis Street)

The uses permitted in the E3-3 Zone shall be restricted to the outside storage of new and used motor vehicles directly related to the business carried on by Beattie Dodge Chrysler Ltd., a single unit dwelling and a home occupation.

The zone provisions for the E3-3 Zone shall be as follows:

Minimum Lot Area	650.0 m^2
Minimum Lot Frontage	15.0 m
Minimum Front Yard Setback	Existing
Minimum Interior Side Yard Setback	Existing
Minimum Rear Yard Setback	Existing
Minimum Lot Depth	42.0 m
Minimum Landscaped Open Space	40%
Maximum Building Height	10.5 m
Maximum No. of Dwelling Units	1

The outside storage area for new and used motor vehicles and driveways thereto may be constructed of asphalt or gravel with provisions for drainage facilities and dust control. No part of the outside storage area shall be closer than 9.0 metres to the street line. A chain link fence and hedge shall be erected along the east lot line for the full length of the storage compound.

7.3.3.4 E3-4 Zone (105 Strowger Blvd.)

The uses permitted in the E3-4 Zone shall be those uses permitted in the E3 Zone, and a warehouse and wholesale establishment.

Accessory retailing of surplus inventories and/or ends of stock associated with a wholesale establishment dealing primarily in sporting goods shall be permitted on a semi-annual basis.

7.3.4 EP Zone

7.3.4.1 EP-1 Zone (Parkdale Ave, Chelsea Street) Amending By-law 052-2022

That development within the EP-1 Zone be restricted to an approved servicing plan and that any stormwater management facilities be located outside 30 meters from the identified wetland, as established by the Environmental Impact Assessment dated August 17, 2021, completed by Stantec in support of the Wellings of Brockville development proposal.

7.3.5 OS Zone

7.3.5.1 OS-1 Zone (Registered Plans 376/377)

In the OS-1 Zone the permitted uses shall be limited to a private park. In the OS-1 Zone no habitable building shall be permitted.

7.3.5.2 OS-2 Zone (Brockville Country Club)

The uses permitted in the OS-2 Zone shall be limited to a golf course and accessory uses, and one (1) un-serviced storage shed only. Parking areas for automobiles shall be prohibited.

The zone provisions in the OS-2 Zone shall be as follows:

Maximum Building Area	90.0 m^2
Maximum Height	5.5 m
Location: Not less than 7.5 m from the rear lot line of any adjacent residential property along King Street West, and not more than 30.0 m from the existing clubhouse/curling rink for the Brockville Country Club.	
Landscaping: A planting strip shall be located along the south side of the storage shed.	

7.3.5.3 OS-3 Zone (Islands)

The uses permitted in the OS-3 Zone shall be the uses permitted in the OS Zone, subject to the following provisions:

a) Notwithstanding any other provision of this By-law, for the purposes of the OS-3 Zone, lot frontage shall mean the horizontal distance between the side lot lines, measured 6.0 metres from the shoreline.

b) The minimum lot frontage shall be the lesser of 30.0 metres or the lot frontage as it legally existed on the date of adoption of this By-law.

c) The minimum front yard shall be the lesser of 7.5 metres or the front yard as it legally existed on the date of adoption of this By-law.

d) All other provisions of this By-law shall apply. Without limiting the generality of the foregoing, note (2) to Table 7.1 shall apply to servicing for cottages in the OS-3 zone.

7.3.5.4 - OS-4 Zone (Bayview Road)

Notwithstanding Section 3.38 of Zoning By-law 050-2014, the uses permitted in the OS-4 Zone shall be restricted to a Private Marine Facility only. For purposes of the OS-4 Zone, a Private Marine Facility shall mean a structure which is used to moor or berth a boat, and includes only a dock, boat lift, boat port or slip.

Only the following zone provision applies to the OS-4 Zone:

Minimum Lot Area	84 m^2

No buildings are permitted, nor are accessory uses, buildings or structures permitted.

A Private Marine Facility is subject to approval or permit from the Conservation Authority, the Province of Ontario or the Government of Canada.

Notwithstanding Section 3.53, no person shall store or park more than one (1) boat or trailer, nor park a recreational type vehicle, nor use a boat, trailer or recreational type vehicle for human habitation in the OS-4 Zone.

7.3.5.5 - OS-5 Zone (100 Magedoma Boulevard) Amending By-law 003-2026

The uses permitted in the OS-5 Zone shall be the uses permitted in the OS-Zone, and a municipally owned and operated Community Centre, including Accessory Uses.

7.3.6 RU Zone

7.3.6.1 RU-1 Zone (Parkedale Avenue West)

The uses permitted in the RU-1 Zone shall be a decommissioned municipal waste disposal/landfill site and other related operations related to waste reduction and recycling.

7.3.6.2 RU-2 Zone (Parkedale Avenue West)

The uses permitted in the RU-2 Zone shall be those uses permitted in the RU Zone save and except that no permanent buildings shall be permitted.

7.3.6.3 RU-3 Zone (3162 Parkedale Avenue West)

In the RU-3 Zone, one lot may be created in order to sever the existing dwelling unit from the lot of record which existed as of the date of passing of this By-law. Uses permitted in the RU-3 Zone shall be those permitted in the RU Zone save and except that no new dwelling units shall be permitted.

7.3.6.4 RU-4 Zone (Victoria Road)

In the RU-4 Zone, one lot may be created in order to sever the existing dwelling unit from the lot of record which existed as of the date of passing of this By-law. Uses permitted in the RU-4 Zone shall be those permitted in the RU Zone save and except that no new dwelling units shall be permitted.

7.3.6.5 RU-5 Zone (930 Stewart Blvd.)

Driveways and parking areas, in addition to those paved areas currently in existence, may be constructed of crushed stone to a depth of 15.0 centimetres.

Crushed stone parking areas shall be subject to a scheduled dust control program approved by the City of Brockville. Should dust be deemed by the City Engineer to require additional dust control beyond that which is scheduled, additional dust control shall be applied immediately, upon notification by the City Engineer, at the owners expense.

In addition to the applicable provisions for driveways and parking areas in Section 3.36, the driveways and parking areas shall be subject to the following conditions:

a) The parking areas shall be located not closer than 8.0 metres to the front lot line.

b) The driveways and parking areas shall be located not closer than 6.0 metres to the interior side lot line.

7.3.6.6 RU-6 Zone (820 Stewart Blvd.)

The uses permitted in the RU-6 Zone shall be restricted to a single unit dwelling as a principal use, and an electrical contractor's establishment as an accessory use to the dwelling.

Disinfection equipment shall be installed and maintained on the buildings' water distribution system connected to the private well on the site.

7.3.6.7 RU-7 Zone (663 Stewart Blvd.)

In addition to the uses permitted in the RU Zone, retail sales of landscaping goods and materials, and the rental and sales of landscaping equipment shall be permitted in association with a Landscaping Contractor.

The zone provisions for the RU-7 Zone shall be the same as the zone provisions for the RU Zone save and except the following:

a) Minimum Landscaped Open Space: 26%

b) Open Storage and Display Areas:

The open storage of goods or materials shall be permitted only in the rear or interior side yard provided that:

i) such open storage is accessory to the use of the main building on the lot;

ii) such open storage complies with the yard and setback requirements of this By-law if such storage abuts a Non-Commercial Zone;

iii) such open storage does not cover more than 20% of the lot area; and

iv) this provision shall not be construed to affect the parking of motor vehicles or equipment which is displayed for sale or rent. Such display area is prohibited within 5.0 metres of the front lot line.

7.3.6.8 RU-8 Zone (North Augusta Road)

In the RU-8 Zone, one lot may be created to allow the existing dwelling unit to be severed from the lot of record. Uses permitted in the RU-8 Zone shall be those permitted in the RU Zone, save and except that no new residential units shall be permitted, no additional severances shall be granted and no new driveway entrances shall be permitted onto North Augusta Road.

7.3.6.9 RU-9 Zone (30 Victoria Road) Amending By-law 095-2022

The zone provisions of the RU-9 Zone shall be the same as the RU Zone. The uses permitted in the RU-9 Zone shall be those permitted in the RU Zone except the following:

- A second suite shall be permitted.

7.3.7 I1 Zone

7.3.7.1 I1-1 Zone (345 Park Street)

The uses permitted in the I1-1 Zone shall be restricted to a day nursery and a recreational facility operated by a non-profit organization.

7.3.7.2 I1-2 Zone (25 Front Avenue West)

In addition to the uses permitted in the I1 Zone, the offices of non-profit health care services and associated uses and clinics shall be permitted within the I1-2 Zone.

7.3.7.3 I1-3 Zone (800 Stewart Blvd.) Amending By-law 077-2016

The uses permitted in the I1-3 Zone shall be restricted to a place of worship, a day nursery and a private school.

Notwithstanding Subsection 3.33 (Municipal Services Required), the existing building may be altered or enlarged without the necessity of being connected to municipal water and sewer services, subject to approvals being obtained from the appropriate Departments and Agencies.

7.3.7.4 I1-4 Zone (21 Cowan Avenue)

The uses permitted in the I1-4 Zone shall be limited to an Institutional Residence operated by Leeds and Grenville Interval House and associated uses. In addition to the zone provisions for the I1 Zone, the mandatory installation of triple glazed windows and air conditioning for interior noise reduction for the residential component of the building shall be required within the I1-4 Zone.

7.3.7.5 I1-5 Zone (Fulford Place, 287 King Street East)

The uses permitted in the I1-5 Zone shall be restricted to the following uses and by floor as follows:

a) basement and first floor: museum and accessory uses thereto;

b) second and third floors: museum use, professional and non-profit organization offices.

The zone provisions for the I1-5 Zone shall be as follows:

Minimum Lot Area	15,892.0 m^2
Minimum Lot Frontage	139.25 m
Minimum Front Yard	30.5 m
Minimum Interior Side yard - East - West	33.5 m 70.0 m
Minimum Rear Yard	45.5 m

Minimum Landscaped Open Space	45%
Maximum Building Height	As existing
Required Parking	30 spaces minimum 40 spaces maximum

Other zone provisions:

Parking shall be permitted within the front yard and the east side yard only. No parking space shall be permitted within 10.0 metres of the east side lot line, which line shall, for the purposes of this control, be deemed to be the projection of the east side lot line southerly from King Street East.

No alternations may be made to the exterior of the building which would have the effect of increasing the existing footprint of the building.

Outside storage is prohibited.

7.3.7.6 I1-6 Zone (St. Francis Xavier Church, 66 Church Street)

Notwithstanding any other provision of this By-law, on lands zoned I1-6, parking shall not be required on the lot for the existing place of worship. Parking shall be permitted to be provided on the adjacent lot (zoned R9-6).

7.3.7.7 I1-7 Zone (Wall Street United Church) Amending By-law 056-2015

The uses permitted in the I1-7 Zone shall be the same as for the I1 Zone save and except for the following: *(provision)*

Minimum Interior Side Yard (North)	1.5 m

7.3.7.8 I1-8 Zone (75 Charles Street, Brockville General Hospital)
Amending By-law 096-2015

The uses permitted in the I1-8 Zone shall be those permitted within the I1–General Institutional Zone. The zone provisions for the I1-8 General Institutional Special Exception Zone shall be the same as for the I1–General Institutional Zone save and except for the following:

Minimum Front Yard – Ormond Street (measured to the building face)	4.77 m from property line, not the original street centre line as per Section 3.52
Minimum Parking Requirement	780.0 parking spaces for the first 40,400.0 square metres of gross floor area, and 1.0 space per 15.0 square metres of gross floor area thereafter.
Design Elements	1. All windows must be double glazed or better to meet the minimum STC-35 requirement. 2. Exterior wall construction must meet the minimum STC-50 rating. Central Air Conditioning shall be provided for all patient rooms.

Notwithstanding the yard provisions of Zoning By-law 050-2014, covered walkways shall be permitted in any required yard, except where excluded in a corner visibility triangle or a planting strip in accordance with the provisions of this By-law.

Notwithstanding the driveway access provisions of Zoning By-law 050-2014, a maximum of two (2) driveway accesses measuring up to a maximum width of 12.0 metres each, may be located on Bartholomew Street; one (1) driveway access measuring up to a maximum of 10.3 metres may be located on the Pearl Street entrance and one (1) driveway access measuring up to a maximum of 15.7 metres may be located on Ormond Street. All other driveway access points must be in compliance with Section 3.36 b) iv) of Zoning By-law 050-2014.

7.3.7.9 I1-9 Zone (Twin Pad Arena, King Street West) Amending By-law 070-2018

The uses permitted in the I1-9 General Institutional Special Exception Zone shall be those permitted within the I1-General Institutional Zone. The zone provisions for the I1-9 Zone shall be the same as for the I1-General Institutional Zone save and except for the following:

Minimum Side Yard (east)	*0.0 metres*
Maximum Building Height	*22.0 metres"*

7.3.7.10 I1-10 Zone (King Street West) Amending By-law 024-2020

The uses permitted in the I1-10 General Institutional Special Exception Zone shall be those permitted within the I1-General Institutional Zone. The zone provisions for the I1-10 Zone shall be the same as for the I1-General Institutional Zone save and except for the minimum number of parking spaces required is 73 parking spaces.

7.3.7.11 I1-11 Zone (1807 County Road 2): Amending By-law 080-2019

The uses permitted in the I1-11 Zone shall be permitted in the I1 - General Institutional Zone, a Water Pollution Control Centre and a Student Residence.

7.3.7.12 I1-12 Zone (108 Perth Street): Amending By-law 054-2021

The uses permitted in the I1-12 Zone shall be those permitted in the I1-General Institutional Zone. The zone provisions for the I1-12 Zone shall be the same as the I1-General Institutional Zone save and except for the following:

Minimum Exterior Side Yard	3.0 metres
Minimum Rear Yard	2.0 metres
Minimum Parking required for a Place of Worship	19.0 spaces
Minimum setback to parking from the street line	3.2 metres
Minimum Planting Strip size abutting Residential	2.0 metres
Permission to locate a Garbage enclosure within 2.0 metres of a property line abutting a residential use	

7.3.7.13 I1-13 Zone (10-16 Church Street): *Amending By-law 022-2025*

The uses permitted in the I1-13 Zone shall be those permitted in the I1-General Institutional Zone as well as a 12 unit, three-storey apartment building and (2) existing residential dwellings. The zone provisions for the I1-13 Zone shall be the same as the I1-General Institutional Zone save and except for the following:

- That Planting Strips are not required.
- The 0 parking spaces be required for a maximum of 12 apartment units.
- That a Children's Play Area is not required for a 12-unit apartment building.

7.3.8 I2 Zone (**None)**