

**THE CORPORATION OF THE CITY OF BROCKVILLE**  
**BY-LAW NO. 105 -97**

**BEING A BY-LAW TO AMEND CITY OF BROCKVILLE ZONING BY-LAW 194-94**  
**(Parking Requirements Within the C2D and C3A to C3E Zones)**

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**WHEREAS** the Council for the Corporation of the City of Brockville, on the 16th day of August, 1994, adopted City of Brockville Zoning By-law 194-94; and

**WHEREAS** the Council of the Corporation of the City of Brockville deems it expedient to amend said Zoning By-law 194-94.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BROCKVILLE HEREBY ENACTS AS FOLLOWS:**

THAT By-law 194-94 be amended as follows:

1. That existing subsection 3.7 b) be relettered to 3.7 d), and that existing subsections 3.7 d) to 3.7 q) be relettered to 3.7 e) to 3.7 r); and

That the following new subsection 3.7 b) be inserted:

**Subsection 3.7 b) Exemption for Existing Commercial Space - C2D and C3A to C3E Zones**

Notwithstanding Section 3.7 a) of this By-law, any change of use of existing commercial gross leasable area within the C2D and C3A to C3E Zones to another permitted commercial use shall be exempted from the requirement, if any, to provide additional parking spaces. Furthermore, all existing on-site parking spaces must be maintained.

2. That existing subsection 3.7 c) be replaced with the following:

**Subsection 3.7 c) Exemption for Conversion of Residential space to Commercial Use, C2D and C3E to C3E Zones**

In the C2D and C3A to C3E Zones, where there is a conversion of part or all of a residential unit to a commercial use permitted in the zone, and the new commercial use will occupy part or all of the ground floor area of the building, there shall be an exemption for a maximum of three (3) parking spaces required to accommodate the conversion in accordance with Section 3.7 a). The exemption shall be granted one time only per lot.

**GIVEN UNDER THE SEAL OF THE CORPORATION**  
**OF THE CITY OF BROCKVILLE AND PASSED THIS**  
**12th DAY OF NOVEMBER, 1997**

  
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**MAYOR**

  
\_\_\_\_\_  
**CLERK**