

THE CORPORATION OF THE CITY OF BROCKVILLE
BY-LAW NO. Ce2 -99

**BEING A BY-LAW TO AMEND CITY OF BROCKVILLE ZONING BY-LAW 194-94
(RESIDENTIAL USES IN THE DOWNTOWN CORE - D14-036)**

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.

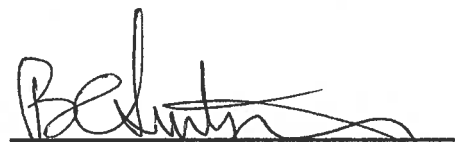
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BROCKVILLE HEREBY ENACTS AS FOLLOWS:

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

1. Section 6.2 - Permitted Uses in Commercial Zones, is amended by adding "Dwelling Unit" as a permitted use in C2D Zone with footnotes (r) and (s) indicated and by adding "Dwelling Unit" as a permitted use in C3A to C3E Zones with footnote (s) indicated.
2. Section 6.2.1 - Text to Plate "D", is amended by adding a new footnotes (r) and (s) as follows:
 - "(r) Except for accessory apartment units as described in footnote (b) above, dwelling units shall be prohibited from establishing on lands which have frontage on King Street.
 - (s) Where a building has been used in whole or in part for commercial purposes, the space occupied by the commercial use(s) may be converted to one or more residential dwelling units. Furthermore, existing legal residential dwelling units shall be recognized as being permitted. Vacant lands may be developed for residential dwelling units, provided all applicable zone provisions can be met, and direct access is provided from outside the building, rather than from a common hallway or stairway inside the building. Parking spaces for new residential developments shall be provided at the rates established in Section 3.7 a). Screening or buffering may be required to be installed on property being developed for new residential projects, where the potential for conflicts between residential and adjacent commercial uses exists, and screening or buffering is not in place on the adjacent commercial property. The requirement for the installation of screening or buffering shall be determined at Site Plan Approval stage."

**GIVEN UNDER THE SEAL OF THE CORPORATION
OF THE CITY OF BROCKVILLE AND PASSED THIS
13TH DAY OF JULY, 1999**


MAYOR


CLERK