

**THE CORPORATION OF THE CITY OF BROCKVILLE
BY-LAW NO. 119-2003**

Being a By-law to Amend City of Brockville Zoning By-law 194-94
(1185 California Avenue, City of Brockville - D14-079)

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 Plate "A" to By-law 194-94 be and the same is hereby amended by rezoning lands described as Part of Lot F, Plan 332, City of Brockville, County of Leeds, to M1-X9-3 Industrial Park Site Specific Zone, said lands being shown on Schedule "A" hereto annexed as "Change to M1-X9-3 Zone".
2. THAT Part 8.0, Subsection 8.9, "Special Exception Zones-Planning District No. 9", be and the same is hereby amended by removing the first paragraph of clause c) C7-X9-1 Zone.
3. THAT Part 8.0, Subsection 8.9, "Special Exception Zones - Planning District No. 9", be and the same is further amended by adding the following clause and relettering the remaining clauses:

"c) M1-X9-3 Zone

In addition to the uses permitted in the M1 Zone, an Adult Entertainment Parlour, having a maximum floor area of 670 square metres (7,212 square feet), 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 Parlour means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to, or designed to appeal to, erotic or sexual appetites or inclinations, but shall not include an adult video store.

A Restaurant, Eat In, which may include a Restaurant, Outdoor Patio, is permitted only as an accessory use to an Adult Entertainment Parlour. For clarification, a Restaurant, Eat In, is a prohibited use unless it is operated in association with an Adult Entertainment Parlour which must occupy adjacent floor space.

Notwithstanding the parking area requirements specified in Part 3.0, Section 3.7 to the contrary, 69 parking spaces shall be provided on the site."

3. THAT Schedule "A" hereto annexed shall be read with and form part of this By-law.

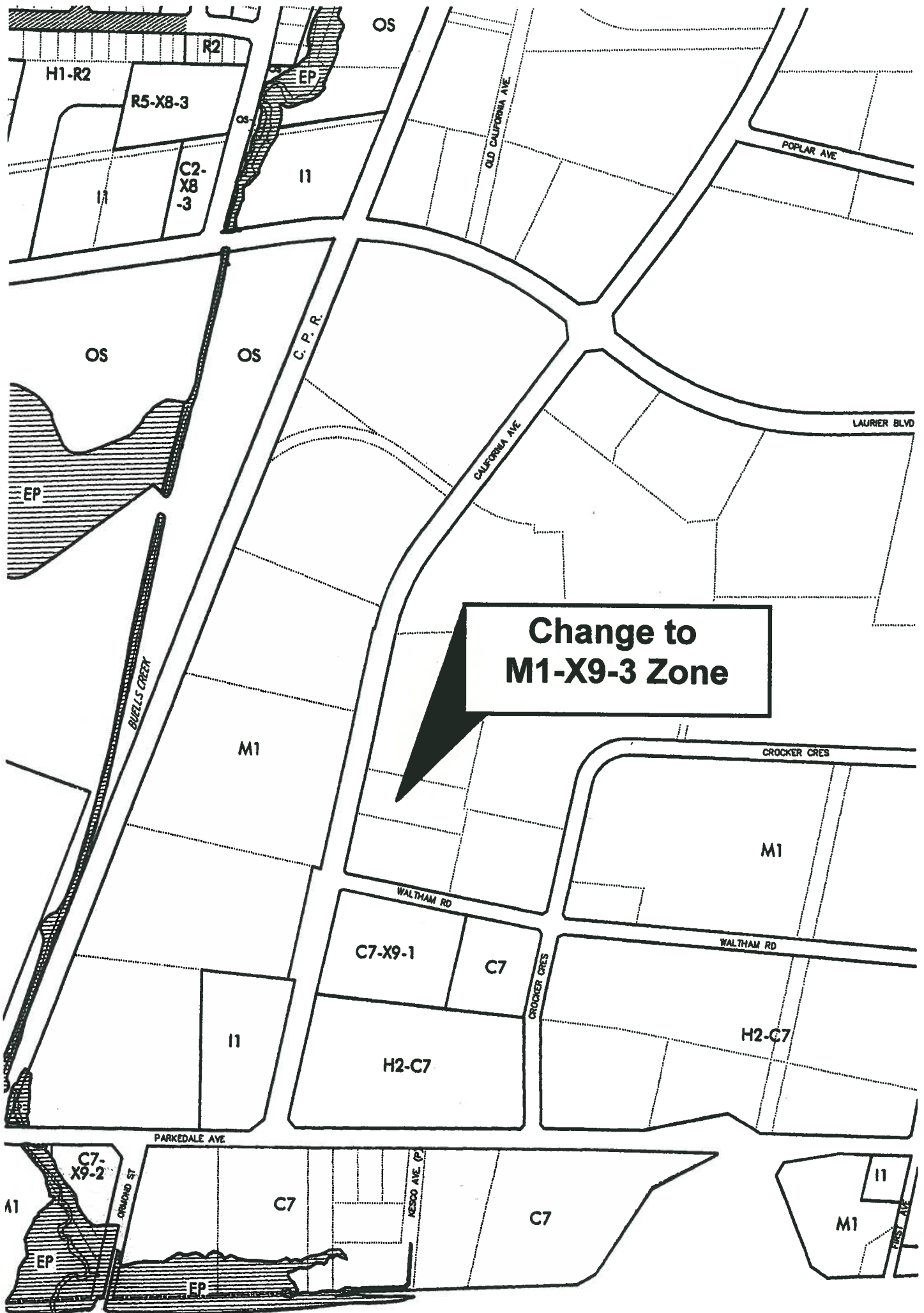
**GIVEN UNDER THE SEAL OF THE CORPORATION
OF THE CITY OF BROCKVILLE AND PASSED THIS
14th DAY OF OCTOBER, 2003**



MAYOR



CLERK



SCHEDULE "A" TO BY-LAW NO. 119-2003

MAYOR: Buckley

CLERK: Beatty

Date: October 14, 2003