

THE CORPORATION OF THE CITY OF BROCKVILLE

By-law No. 112-2009

By-law to Amend City of Brockville Zoning By-law 194-94 (Wall Street Village. - File D14-140)

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 Lots 58, 59, 68 to 71, 73 to 77 and Part of Lots 60 67, 72 and 78, Block 31, Plan 67, Plan 67, City of Brockville, County of Leeds, to R9-X2-4 Multiple Residential Site Specific Zone, said lands being shown on Schedule "A" hereto annexed as "Change to R9-X2-4 Zone".
2. THAT Part 8.0 - Special Exception Zones, Subsection 8.2, "Special Exception Zones - Planning District No. 2", be and the same is hereby amended by adding a new clause as follows and re-lettering the remaining clauses:

"R9-X2-4 Zone

The uses permitted in the R9-X2-4 Zone shall be a senior citizens' dwelling containing a maximum of eighty-five (85) dwelling units. The zone provisions for the R9-X2-4 Zone shall be the same as for the R9 Zone save and except for the following:

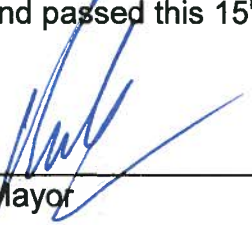
Minimum Front Yard (measured to the building face)	3.0 m
Minimum Interior Side Yard (measured to the building face)	0.9 m
Maximum Density	234 units/ hectare
Landscaped Open Space	28%
Maximum Building height	21.5 m

Notwithstanding Part 3.0, Section 3.7 p) i), vi), of this by-law, access through the R9-X2-4 Zone from Wall Street and/or from Victoria Avenue for vehicular access purposes shall be permitted to any adjacent land which is non-residentially zoned.

Notwithstanding Part 3.0, Section 3.7 q) i) of this By-law, parking may be permitted in the front yard adjacent to Wall Street."

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

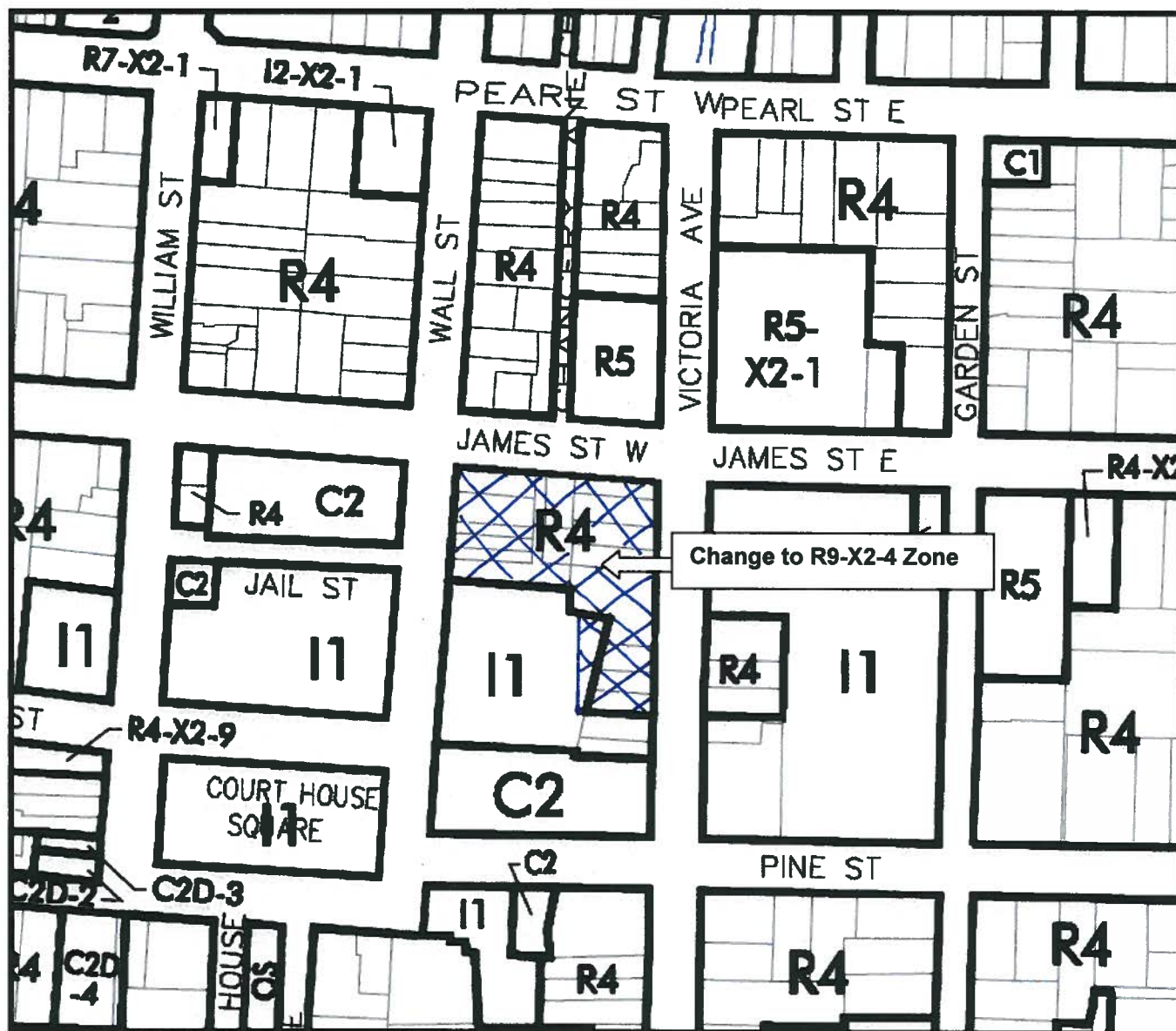
Given under the Seal of the
Corporation of the City of Brockville
and passed this 15th day of December, 2009



Mayor



Clerk



SCHEDULE "A" TO BY-LAW NO. 112-2009

MAYOR: _____

CLERK: _____

Date: December 15, 2009