

# THE CORPORATION OF THE CITY OF BROCKVILLE

## By-law No. 120-2008

*By-law to Amend City of Brockville Zoning By-law 194-94  
(56-58 Buell Street and 67 James Street West - File D14-131)*

WHEREAS the Council of the Corporation of the City of Brockville, on the 15<sup>th</sup> day of April 2008, adopted Official Plan Amendment No. 82; and

WHEREAS the Council for the Corporation of the City of Brockville, on the 16<sup>th</sup> 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 Part 8.0 - Special Exception Zones, Subsection 8.2, "Special Exception Zones - Planning District No. 2", be and the same is hereby amended by removing the existing clause "v) C2-X2-4" and replacing it with the following clause:

**"v) C2-X2-4 Zone (56-58 Buell Street and 67 James Street West):**

*The uses permitted in the C2-X2-4 Zone shall be restricted to the following:*

Main Floor Level: a warehouse and distribution facility for food bank purposes only or a maximum of four (4) apartment units.

Second Floor Level: a maximum of two (2) apartment units.

*The zone provisions for the C2-X2-4 Zone shall be as follows:*

Minimum Lot Area	520 m <sup>2</sup> (1,700 ft <sup>2</sup> )
Minimum Lot Frontage	21 m (70 ft)
Minimum Front, Exterior Side, Interior Side and Rear Yards	As existed on the date of passing of this By-law.
Minimum Landscaped Open Space	Nil
Maximum Height	10.5 m (34 ft)
Maximum Lot Coverage	80%
Minimum Number of Parking Spaces	5
No setbacks for parking shall be required from Buell Street.	
No open storage shall be permitted.	

Additional zone provisions applicable only to the warehouse and distribution facility for food bank purposes:

<i>Loading Spaces Required: 1, which shall be located south of the building.</i>
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<i>No truck entry/loading shall be permitted from James Street West."</i>
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Given under the Seal of the  
Corporation of the City of Brockville  
and passed this 16<sup>th</sup> day of December, 2008

  
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Mayor

  
\_\_\_\_\_  
Clerk