

THE CORPORATION OF THE CITY OF BROCKVILLE

By-Law Number 124-2004

*By-law to Amend City of Brockville Zoning By-law 194-94
(Part of Lots 39, 40, 41 and 42, Block 32, Plan 67, City of Brockville - D14-092
65-67 Buell Street and 58 James Street West)*

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:

1. THAT Plate "A" to By-law 194-94 be and the same is hereby amended by rezoning lands described as Part of Lots 39, 40, 41 and 42, Block 32, Plan 67, City of Brockville, County of Leeds, to R4-X2-7-General Residential Site Specific Zone, said lands being shown on Schedule "A" hereto annexed as "Change to R4-X2-7 Zone".
2. That Subsection 8.2 - "Special Exception Zones - District 2", to By-law 194-94 be and the same is amended by adding the following clause and relettering the remaining clauses:

"g) R4-X2-7 Zone

The uses permitted in the R4-X2-7 Zone shall be:

- a) 58 James Street West - two dwelling units;
- b) 65-67 Buell Street - two dwelling units. Should one of the dwelling units be owner occupied, a "bed and breakfast establishment" would be permitted.

The zone provisions for the R4-X2-7 Zone shall be as follows:

Minimum Lot Area	450 m ² (4,850 sq.ft.)
Minimum Lot Frontage	15 m (50 ft.)
Minimum Front Yard	Nil
Minimum Exterior Side Yard	Nil
Minimum Interior Side Yard	Nil

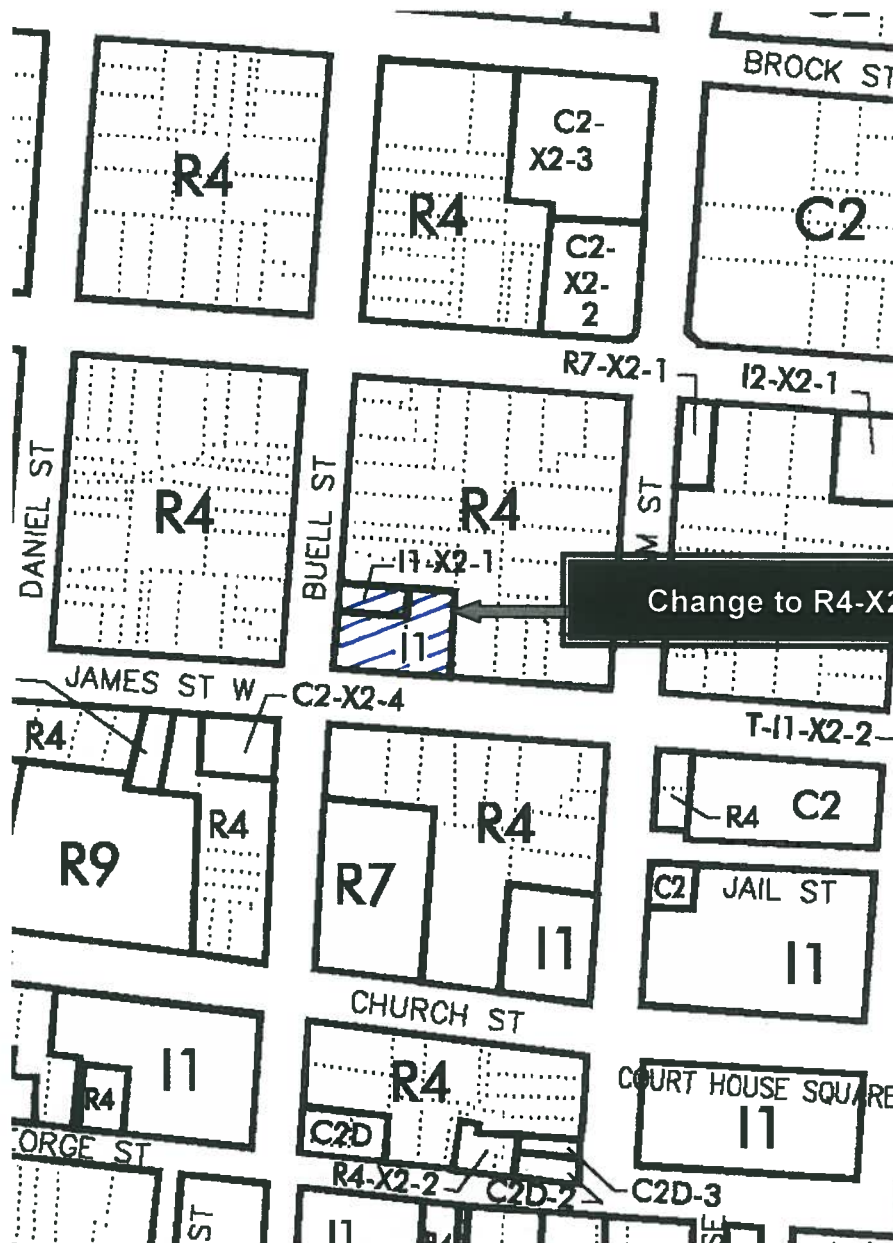
Minimum Rear Yard	7.5 m (25 ft.)
Minimum Lot Depth	25 m (85 ft.)
Minimum Landscaped Open Space	15%
Maximum No. of Dwelling Units per the R4-X2-7 Zone	4
Maximum Building Height	As existing as of the date of the by-law to establish the R4-X7-4 Zone.
Minimum Required Parking	1.25 spaces per dwelling unit plus an additional 2 spaces for the owner occupied dwelling unit when utilized as a "Bed and Breakfast Establishment"

Given under the Seal of the
Corporation of the City of Brockville
and passed this 12th Day of October, 2004



Mayor

Clerk



SCHEDULE "A" TO BY-LAW NO. 124-2004

MAYOR:

[Signature]

CLERK:

[Signature]

Date: October 12, 2004