

SCHEDULE "C" TO REPORT 2016-159-12

**THE CORPORATION OF THE CITY OF BROCKVILLE
BY-LAW NO. 20xx-xxx**

Being a by-law to amend Comprehensive Zoning By-law 050-2014, as amended,
with respect to the Brockville Employment Lands Secondary Plan in the
City of Brockville

WHEREAS Section 34 of the *Planning Act*, as amended, permits the councils of municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of the Corporation of the City of Brockville considers it desirable to amend Zoning By-law 050-2014 to implement the policies of Official Plan Amendment No. XXX with respect to the Brockville Employment Lands Secondary Plan.

NOW THEREFORE the Council of the Corporation of the City of Brockville enacts that By-law 050-2014, as amended, being the Comprehensive Zoning By-law for the City of Brockville, shall be and is hereby amended as follows:

1. That Section 7.3.2 be amended by adding a new Special Exception Zone as follows:

“7.3.2.5. E2-5 Zone

The uses permitted in the E2-5 Zone shall be limited to the following:

- Courier Service
- Day Nursery (as an accessory use)
- Industrial Use
- Industrial Use – Light
- Medical Laboratory
- Business and Professional Office
- Outside Storage (as an accessory use), which is subject to additional provisions under the General Provisions (Section 3.0 of By-law 050-2014)
- Research and Development Establishment
- Semi-Permanent Covered Structure (as an accessory structure), which is subject to additional provisions under the General Provisions (Section 3.0 of By-law 050-2014)
- Testing and Research Laboratory
- Transportation Depot
- Transportation Terminal
- Warehouse

- Wholesale Establishment

The following special provisions shall apply to the E2-5 Zone:

- Maximum Building Height – 20 m

All other zone requirements will be in accordance with the provisions of the E2 Zone.

Additional Setbacks - Notwithstanding the lot and building requirements in Table 7.2(a), where an E2-5 Zone abuts an RU Zone, which is occupied by a residential use, an additional setback of 30 m shall apply from the building face or outside storage, whichever is closer, to the minimum yard setback.

Outside Storage and Outside Working Areas - No outside storage shall be permitted within 30.0 metres of the front lot line or within 7.5 metres of any side or rear lot line. All outside storage and outside working areas shall be fenced with a 2.5 metre solid fence so as to screen the outside storage and outside working area from being seen from adjacent properties and/or roads.

Landscaping – In addition to the Planting Strip provisions of Section 3.34, where an E2-5 Zone is within 30 m from an RU Zone that is occupied by a residential use, the entire yard that is facing the RU Zone, with the exception of the driveway, shall be landscaped. The first 3.0 m of yard shall be landscaped and a hedge row of spruce trees and Lombardy Poplar or Norway Maple trees shall be planted along the entire length of the property line.

2. Schedule “A” Zone Map 13, of By-law 050-2014, as amended, is further amended by rezoning certain lands from RU to E2-5 as indicated by “Amendment A1” on Schedule “A” to this By-law.
3. Schedule “A” Zone Map 13, of By-law 050-2014, as amended, is further amended by rezoning certain lands from RU-2 to E2-5 and RU as indicated by “Amendment A2” on Schedule “A” to this By-law.
4. Schedule “A” Zone Map 13, of By-law 050-2014, as amended, is further amended by rezoning certain lands from RU-4 to E2-5 as indicated by “Amendment A3” on Schedule “A” to this By-law.
5. Schedule “A” Zone Map 13, of By-law 050-2014, as amended, is further amended by rezoning certain lands from H1-C4 to E2-5 as indicated by “Amendment A4” on Schedule “A” to this By-law.
6. Schedule “A” Zone Map 13, of By-law 050-2014, as amended, is further amended by rezoning certain lands from RU-2 and RU-3 to H3-E2-5 as indicated by “Amendment A5” on Schedule “A” to this By-law.

Brockville Employment Lands Secondary Plan
Zoning By-law Amendment to Comprehensive Zoning By-law 050-2014, as amended (Draft)

7. Schedule "A" Zone Map 13, of By-law 050-2014, as amended, is further amended by rezoning certain lands from RU, RU-2, RU-3, RU-4, and H1-C4 to EP as indicated by "Amendment A6" on Schedule "A" to this By-law.

8. All other provisions of By-law 050-2014 shall continue to apply.

Read three times and passed
by Council on the XX day of
XXXXXX, XXXX

Mayor

Clerk

AMENDMENT NO. xxx
TO THE OFFICIAL PLAN FOR
THE CITY OF BROCKVILLE

Zoning By-Law Amendment X to By-Law 050-2014

Schedule "A"

Legend

- Residential Zones**
- R1, R2, R2A - Single Detached Residential
 - R3, R3A, R4, R4A - General Residential
 - R5, R6, R7, R8, R9 - Multiple Residential
- Commercial and Mixed Use Zones**
- C1 - Local Commercial
 - C2 - General Commercial
 - C3 - General Commercial/Artisan
 - C4 - Highway Commercial
 - C5 - Office Retail Commercial
 - C6 - Power Centre Zone
 - MC - Mixed Use Corridor
 - MD - Mixed Use Downtown
 - MW - Mixed Use Waterfront
- Non-Commercial / Non-Residential Zones**
- E1 - Business Park
 - E2 - General Employment
 - E3 - Restricted Employment
 - I1 - General Institutional
 - I2 - St. Lawrence College/Special Education
 - EP - Environmental Protection
 - OS - Open Space
 - RU - Rural

