

THE CORPORATION OF THE CITY OF BROCKVILLE
By-Law No. 061-2017

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

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. 005 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 only)
- Industrial Use
- Industrial Use – Light
- Medical Laboratory
- 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 Terminal
- Warehouse
- Wholesale Establishment

Prohibited in the E2-5 Zone shall include those identified under Section 3.37-Prohibited Uses, and the following uses:

- Asphalt Plant
- Asphalt Processing/Recycling Plant

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

- Maximum Building Height – 20 m
- Minimum Lot Area – 3 ha

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

Outside Storage – Notwithstanding the provisions of Section 3, no outside storage shall be permitted within 30.0 metres of the front lot line or within 6.0 metres of any side or rear lot line. Where outside storage is proposed on lands that abut an RU Zone, which is occupied by a residential use, the minimum setback shall be 36 metres. All outside storage shall be screened from adjacent properties and/or roads with a 2.5 metre high solid fence as per zone provisions set out under Section 3.16 c), as amended.

Where any lot line in an E2-5 Zone abuts an RU zone, the following provisions shall apply:

- a) Notwithstanding the minimum yard requirements of Section 7.2 this By-law, a minimum required yard of 36.0 metres shall be provided and maintained along the lot line(s) that abut an RU zone or RU Special Exception Zone, occupied by a residential use.
- b) The minimum required 36.0-metre yard shall be used for no other purpose except landscaped open space, the planting strip required in accordance with (c) below, and driveways and/or parking areas in accordance with (d) below. Without limiting the intent of the foregoing, for the purposes of clarity, no portion of a loading area, open storage, building or structure and no portion of uses associated with a permitted transportation terminal, including loading/unloading of commercial motor vehicles and the storage/keeping/repair of commercial motor vehicles, shall be permitted within this required yard.
- c) Notwithstanding the applicable provisions of Section 3.34, a planting strip with a minimum width of 3.0 m shall be required adjacent to any lot line or portion thereof that abuts an RU zone.

- d) Notwithstanding provisions a) through c) above, driveways shall be permitted within the planting strip and the required 36.0-metre yard. Parking areas shall be permitted within the required 36.0-metre yard, except that the parking and/or storage of commercial motor vehicles shall not be permitted.
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.
 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. Schedule "A" Zone Map 13, of By-law 050-2014, as amended, is further amended by rezoning certain lands from RU-2 to RU-1 as indicated by "Amendment A7" on Schedule "A" to this By-law.
 9. All other provisions of By-law 050-2014 shall continue to apply.

Given under the Seal of the Corporation of the
City of Brockville and Passed this
26th day of September, 2017

Mayor

City Clerk