

**The Corporation of the Municipality of Brockton**

**By-Law 2017-058**

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**Being A By-Law To Amend The Municipality Of Brockton Comprehensive Zoning By-Law 2013-026, As Amended.**

**The Council of the Corporation of the Municipality of Brockton pursuant to Section 34 of the Planning Act, 1990, therefore enacts as follows:**

1. That Schedule 'A' to By-Law 2013-26, as amended, is hereby further amended by changing the zoning symbol on Plan 7 PT Lots 61 to 63 Plan; 162 PT Lot A RP 3R4199 Part; 2. Geographic Town of Walkerton, Municipality of Brockton, from 'Residential Zone 3 Special (R3-7)' to 'Residential Zone 1 Special (R1-17)', as shown on Schedule 'A' attached hereto and forming a part of this By-Law.
2. That By-Law 2013-26, as amended, is hereby further amended by adding the following subsection to Section 7.5 thereof:

.17 Notwithstanding their 'R1' zoning, those lands delineated as 'R1-17' on Schedule 'A' to this By-law shall be used in compliance with the 'R1' zone provisions contained in this By-law, excepting however:

  - i. Notwithstanding 'Section 3.16.1(ii) Landscaped Open Space', a minimum of 50% of all of the land extending from the west building face to the limit of the travelled portion of the Street shall be 'Landscaped Open Space'. All other Provisions of Section 3.16.1 shall apply';
  - ii. Notwithstanding 'Section 3.26 Off-Street Parking Regulations', a maximum of three (3) 'Parking Spaces' shall be permitted. A 'Parking Space' shall be a minimum of 9.1 m (30 ft.) in length as measured from the building face. One (1) Entrance/Driveway shall be permitted, with a maximum width of 10.0 m (33 ft.) as measured along/at the building face. All other provisions of Section 3.26 Off-Street Parking Regulations shall apply;
  - iii. Buildings and structures existing as of July 17, 2017 which do not comply with the provisions of this By-law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of this By-Law.
3. That this By-Law shall come into force and effect on the final passing thereof by the Council of the Municipality of Brockton, subject to compliance with the provisions of the Planning Act, R.S.O. 1990.

**Read, Enacted, Signed and Sealed this 17<sup>th</sup> Day of July, 2017.**

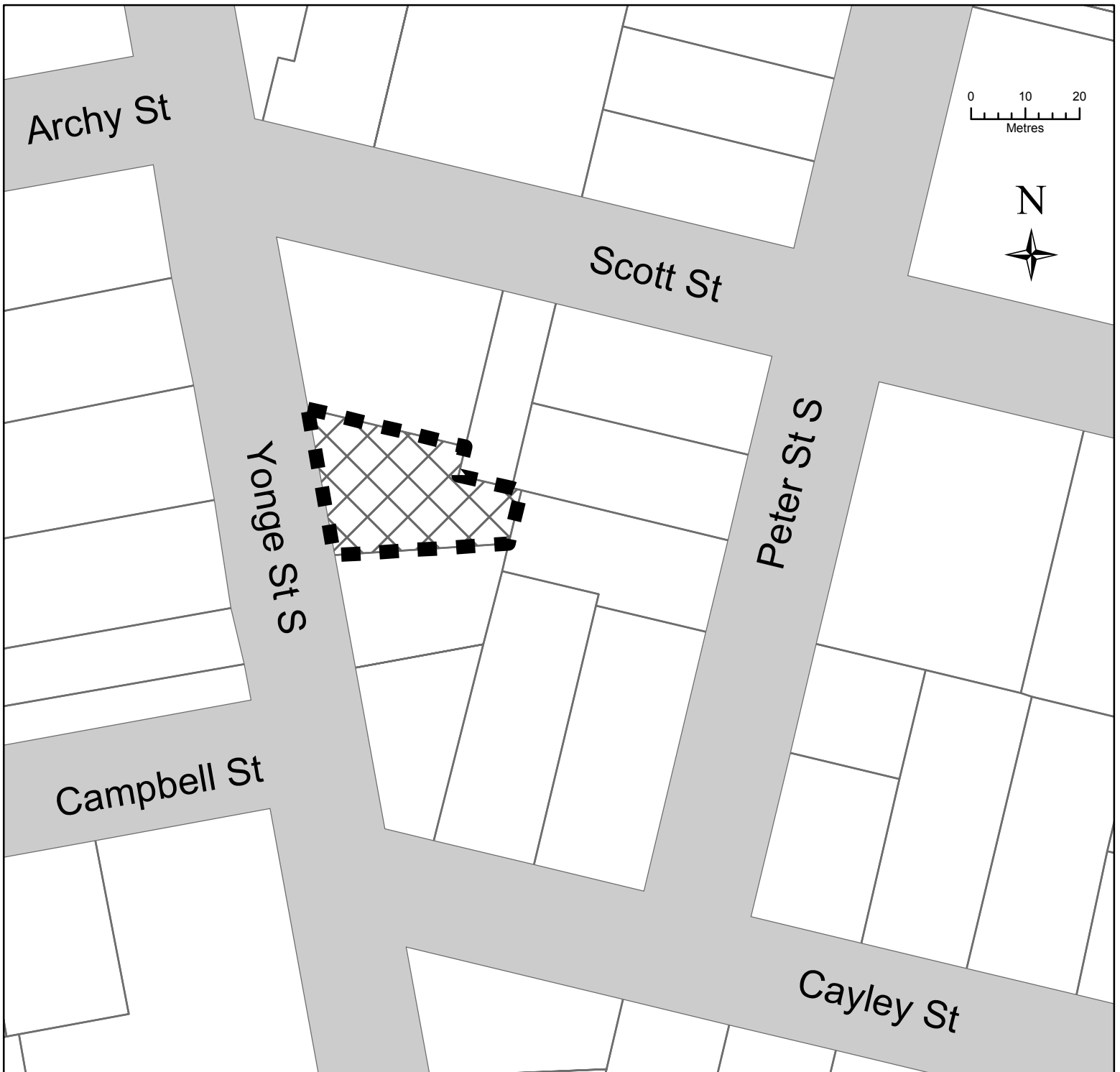
Original Signed By  
Mayor – David Inglis

Original Signed By  
CAO/Clerk – Debra Roth

Roll # 4104-310-003-18200

# Schedule 'A'

Plan 7 Part Lots 61 to 63 Plan 162 Part Lot A RP 3R4199 Part 2 (120 Yonge St South)  
Municipality of Brockton (geographic Town of Walkerton)



 Subject Property

 Lands to be zoned 'R1-17 - Residential Zone 1 Special'

This is Schedule 'A' to the zoning by-law  
Amendment N0. \_\_\_\_\_ passed this  
\_\_\_\_\_ day of \_\_\_\_\_

Mayor \_\_\_\_\_  
Clerk \_\_\_\_\_