

The Corporation of the Municipality of Brockton

By-Law 2017-062

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 Part of Lot 1, Concession 2, NDR geographic Township of Brant, from Rural Institutional Special (INR-2) to Agriculture Commercial Industrial Special with a Holding (ACI-49-H), 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:
 - .49 Notwithstanding their 'ACI' zoning, those lands delineated as 'ACI-49-H' on Schedule 'A' to this By-Law shall be used in compliance with the 'ACI' zone provisions contained in this By-Law, excepting however:
 - i. Permitted uses shall be limited to "Trades Person's Shop" (Electrician, Drywaller, plumber) but shall not include a Building Contractor's Yard, Heavy Equipment Contractor's Yard, or similar, or any type of automobile related services;
 - ii. Notwithstanding 'Section 3.26.9 Entrances/Driveways', no more than two (2) entrances shall be permitted. All Entrances/Driveways shall be located to the north side of the buildings and structures existing as of July 17, 2017;
 - iii. Notwithstanding 'Section 3.16 Landscaped Open Space (In All Other Zones)' no less than 6.5 metres in width of 'Landscaped Open Space' shall be provided along the Front Yard. All other Provisions of 'Section 3.16 Landscaped Open Space' shall apply, excepting however, in place of 'Landscaped Open Space', a 1.82 metre (6 feet) high permanent maintenance free board fence shall be erected and maintained along the full length of the west and north interior lot lines;
 - iv. 'Section 3.27 Loading Regulations' shall not apply;
 - v. 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;
 - vi. The 'H-Holding' may be removed once the following conditions have been met:
 - 1) The south entrance to the property has been eliminated; and
 - 2) New curbing and renovations are completed; and
 - 3) A statement from the Bruce County Highways Department stating that the required works have been completed and are satisfactory to the County.
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 and the coming into force and effect of County of Bruce Official Plan Amendment #221-17.34 (County of Bruce By-Law 2017-046).

Read, Enacted, Signed and Sealed this 17th Day of July, 2017.

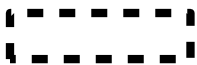
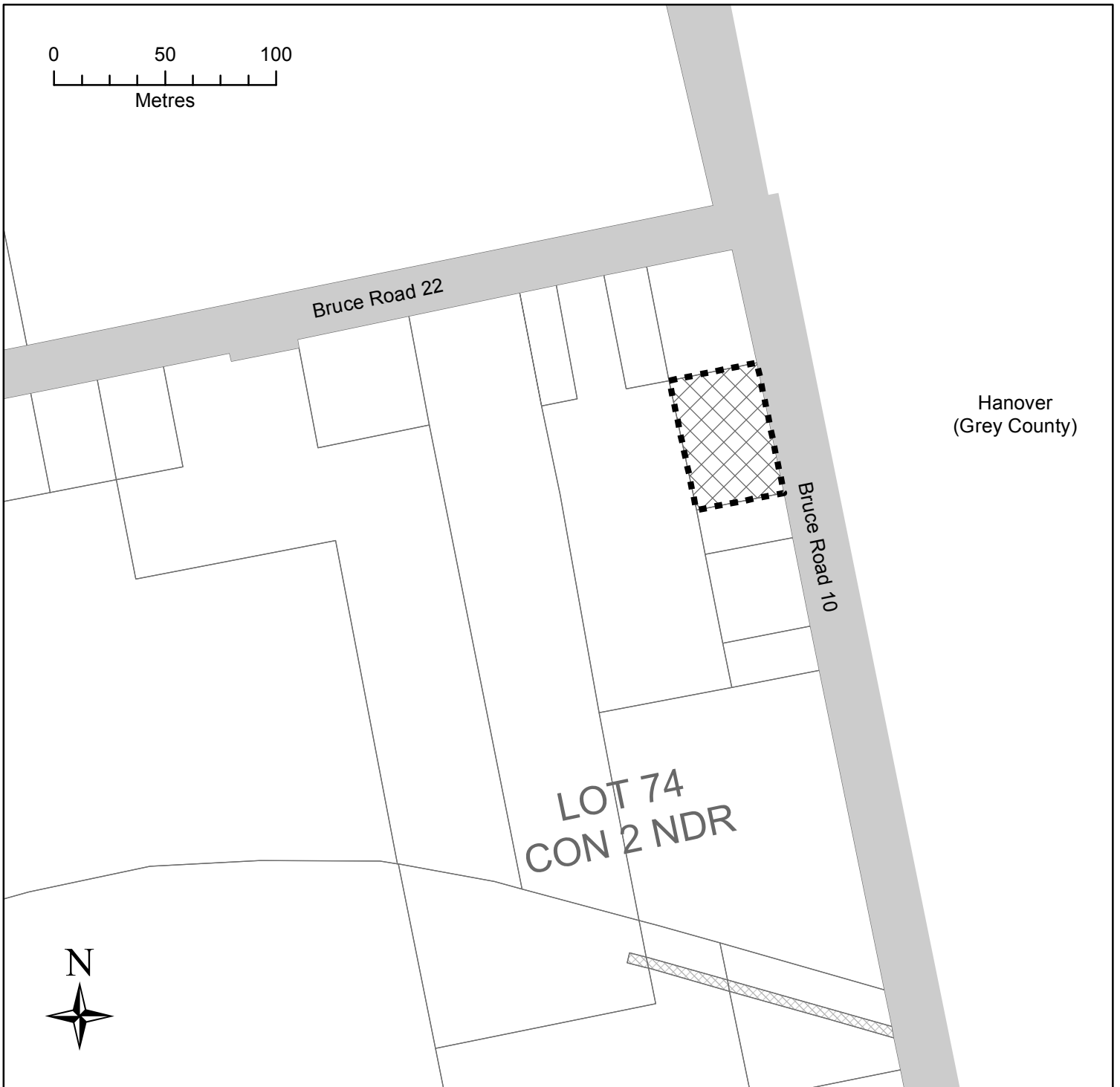
Original Signed By
Mayor – David Inglis

Original Signed By
CAO/Clerk – Debra Roth

Roll # 4104-340-010-08700

Schedule 'A'

Part of Lot 74, Concession 2 NDR (Part 1, 3R-372) (013494 Bruce Road 10)
Municipality of Brockton (geographic Township of Brant)



Subject Property



Lands to be zoned ACI-49 Agriculture Commercial
Industrial Special

This is Schedule 'A' to the zoning by-law
amendment number _____ passed this
_____ day of _____

Mayor _____

Clerk _____