

The Corporation of the Municipality of Brockton

By-Law 2015-085

Being a By-Law to Amend the Municipality of Brockton Comprehensive Zoning By-Law No. 2013-26, as Amended,

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

1. That Schedule 'A' to By-Law No. 2013-26, as amended, is hereby further amended by changing the zoning symbol on, Lot 4, Lot 5, Part Lot 1 to Part Lot 3, Plan 7, geographic Town of Walkerton, Municipality of Brockton, from Central Business District (C1) to Central Business District (C1-4), as shown on Schedule 'A' attached hereto and forming a part of this By-law.
2. That By-law No. 2013-26, as amended, is hereby further amended by adding the following subsection to Section 13.5 thereof:
 - .4 Those lands delineated as 'C1-4' on Schedule 'A' to this By-law may be used in compliance with the 'C1' zone provisions and the following:
 - i) Retail, Large Format
 - ii) An automobile repair establishment.
 - iii) For the purposes of this by-law, an automobile repair establishment shall be defined as follows:

"An automobile repair establishment means a building and/or lot used for the servicing, repair, cleaning, polishing and general maintenance of motor vehicles, including light trucks, and may include motor vehicle repair, the interior and/or exterior display and sale of up to five (5) new or used motor vehicles as well as a motor vehicle inspection station, but shall not include any other automobile use defined in By-law 2013-26.
 - iv) Any products used in the maintenance and repair of motorized vehicles shall be stored in accordance with the applicable provisions of the Ministry of Environment and Climate Change's (MOECC) "Environmental Protection Measures at Chemical Waste Storage Facilities".
 - v) In addition to the MOECC requirements, all products used in the maintenance of motor vehicles shall be stored indoors in sealed containers, a minimum of 1.25 metres above the ground floor level of the principal building, and disposed of in accordance with provincial and municipal by-law requirements.
 - vi) Prior to receiving an occupancy certificate under Section 34(6) of the Planning Act, for the use of any portion of the land or building for an automotive repair establishment, the following provisions must be met, notwithstanding Section 3.32 (.2) of Zoning By-law 2013-26;
 - a) All floor drains have been sealed or connected to a retention/separator tank or similar engineered system
 - b) Notification to the Municipality of Brockton that a Ministry of Environment and Climate Change approved carrier, licensed to dispose of materials from the separator noted in vi) a), has been retained for the site.
 - c) All products used in the maintenance of motor vehicles shall be stored indoors in sealed containers, a minimum of 1.25 metres above the ground floor level of the principal building, and disposed of in accordance with provincial and municipal by-law requirements.
3. That this By-Law shall come into force and effect on the final passing of Walkerton Community Official Plan Amendment Number 12 thereof by the Council of the County of Bruce, subject to compliance with the provisions of the Planning Act, R.S.O. 1990.

Read, Enacted, Signed and Sealed this 9th Day of November, 2015.

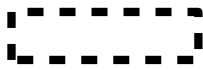
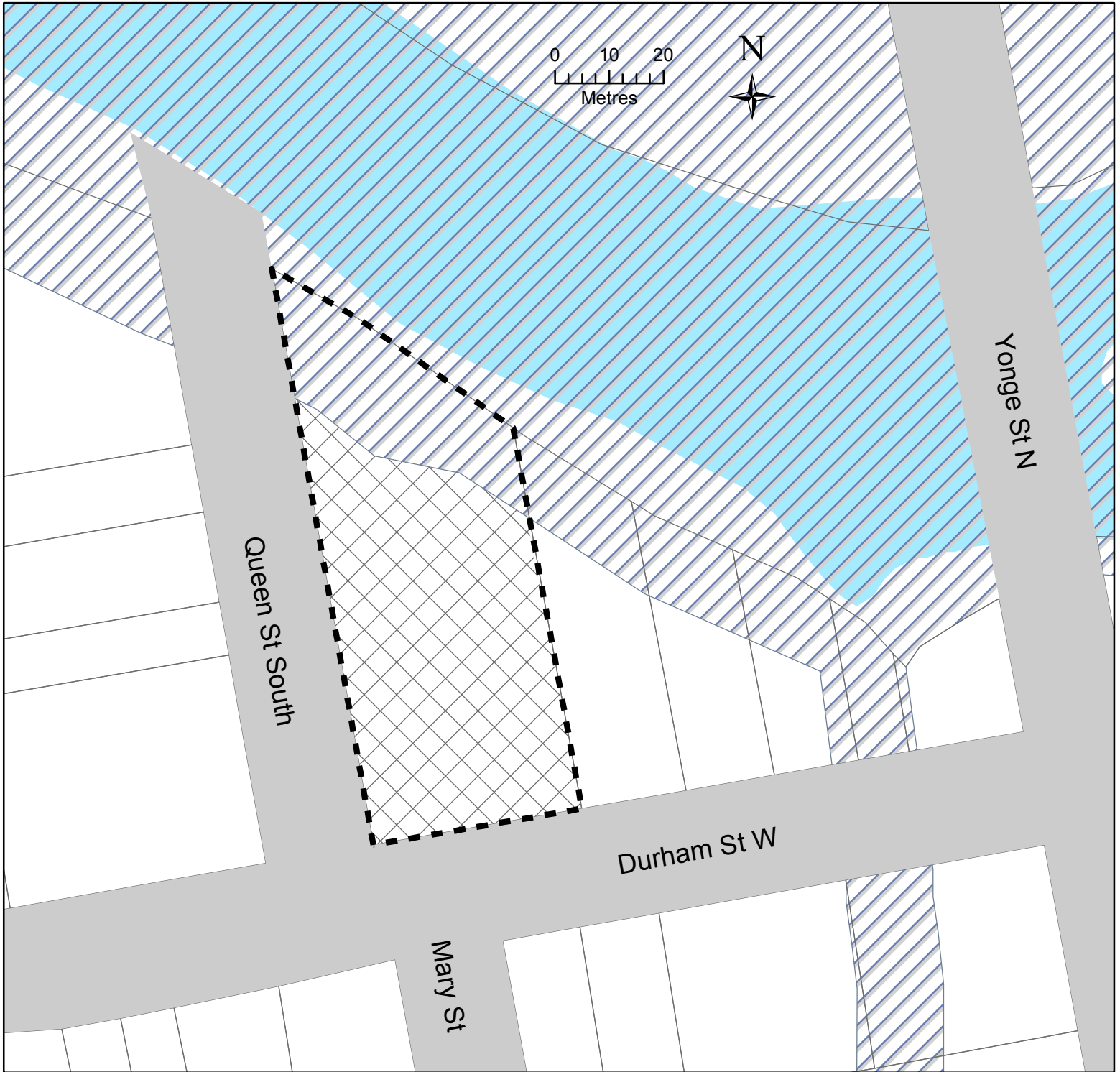
Original Signed By:
Mayor – David Inglis

Clerk – Debra Roth

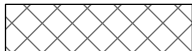
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Schedule 'A'

Lot 4, Lot 5 Part Lot 1 to Part Lot 3, Plan 7 (28 Durham St West)
Municipality of Brockton (geographic Town of Walkerton)



Subject Property



Lands to be zoned 'C1-4 - Central Business District Special'



Lands zoned 'EP - Environmental Protection'

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

Mayor _____
Clerk _____