

THE CORPORATION OF THE MUNICIPALITY OF BROCKTON

BY-LAW #2014-004

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**A BY-LAW TO AMEND BY-LAW NO. 2013-026, AS AMENDED, BEING THE COMPREHENSIVE ZONING BY-LAW OF THE MUNICIPALITY OF BROCKTON.**

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

1. Schedule 'A' to By-Law No. 2013-26, as amended, being the Comprehensive Zoning By-law for the Municipality of Brockton, is hereby further amended by changing thereon from '**IN**' Institutional to '**R2-3**' Residential: Low Density Multiple the zoning of those lands described as Plan 162 Part Park Lot 1, Park Lot 2 Lots A and B W Victoria St (Walkerton) Municipality of Brockton, as outlined in Schedule 'A', attached hereto and forming a part of this by-law.
2. By-law No 2013-26, as amended, being the Comprehensive Zoning By-law for the Municipality of Brockton, is hereby further amended by adding the following subsections to Section 7.6 thereof:

*7.6.3 Notwithstanding their 'R2' zoning, the lands zoned 'R2-3' shall be used in accordance with the following:*

*Permitted Uses:*

- *Up to 35 Semi-detached and/or townhouse dwellings, fronting onto municipal streets or a private street;*
- *accessory buildings and structures;*

**Provisions**

*Minimum lot area: 1.7 ha*

*Minimum lot frontage: 100.7 m*

*Minimum front and exterior side yard setback: 6m*

*Minimum setback from paved private street: 5.1 m*

*Minimum setback from rear or interior side lot line: 3.6 m*

*Minimum separation between buildings: 2.4 m*

*Minimum floor area, gross: 65 m<sup>2</sup> per unit*

*Maximum building height: 10 m*

*Maximum lot coverage: 43%*

*All other relevant provisions of the Zoning By-law shall apply.*

*The lands are subject to Site Plan Control under Section 41 of The Planning Act.*

3. This By-law takes effect from the date of passage by Council, subject to the provisions of the Planning Act, R.S.O. 1990, as amended.

READ, ENACTED, SIGNED AND SEALED THIS 13<sup>th</sup> DAY OF JANUARY, 2014.

ORIGINAL SIGNED BY

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MAYOR – David Inglis

ORIGINAL SIGNED BY

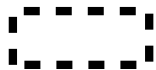
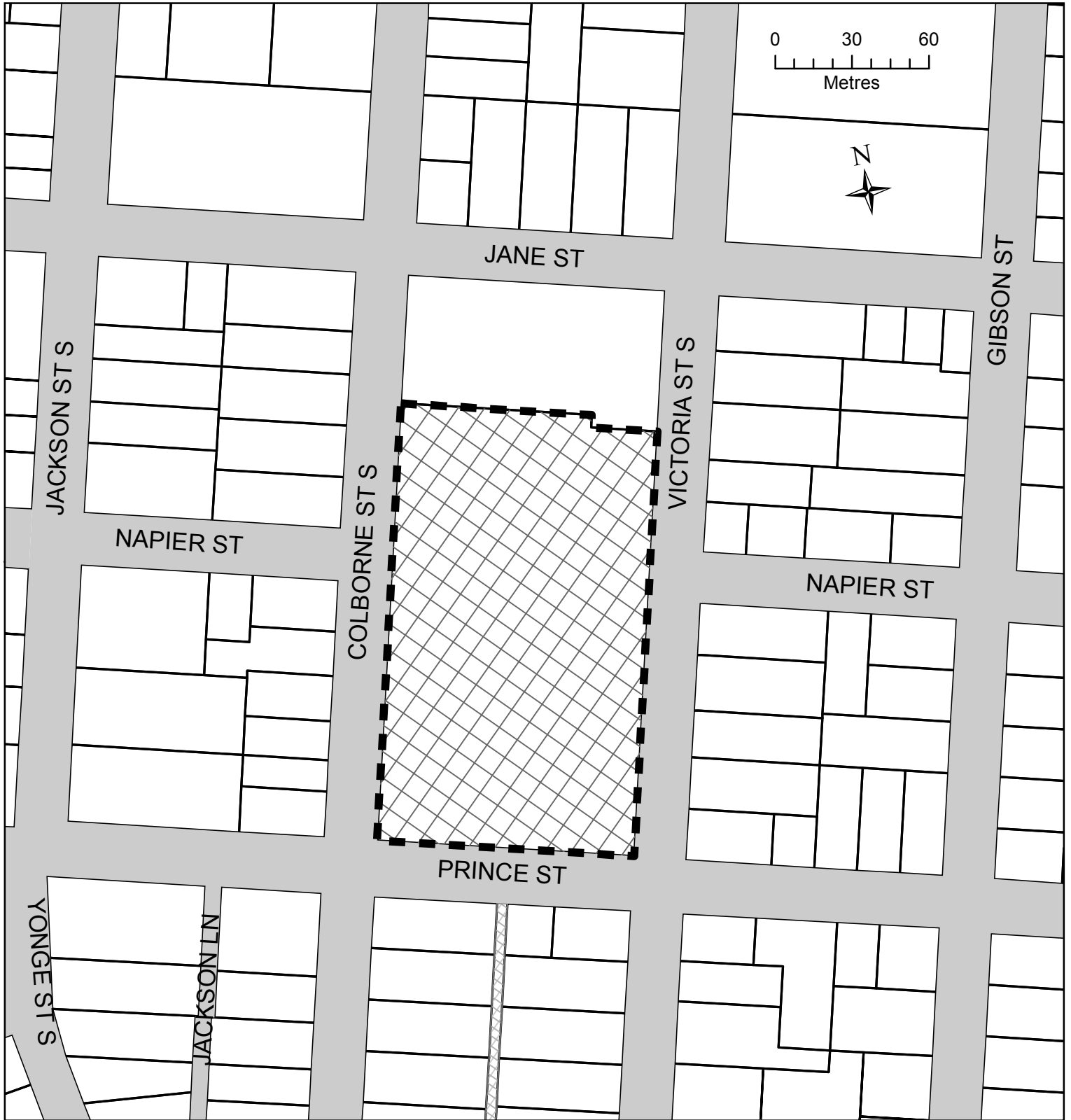
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ACTING CLERK – R. Radford

Roll #410436000313500  
(Centretown Condos)

# SCHEDULE 'A'

Plan 162 Pt Park Lot1, Park Lot 2 Lots A & B Victoria St (400 Colborne St S)  
Municipality of Brockton (Walkerton)



SUBJECT PROPERTY



LANDS TO BE REZONED 'R2-3 - RESIDENTIAL ZONE 2 SPECIAL'

THIS IS SCHEDULE 'A' TO THE ZONING BY-LAW  
AMENDMENT NO. \_\_\_\_\_ PASSED THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_

MAYOR \_\_\_\_\_  
CLERK \_\_\_\_\_