

The Corporation of the Municipality of Brockton



By-Law 2025-024

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

Whereas the Council for the Corporation of the Municipality of Brockton deems it expedient to amend By-law 2013-26, as amended, being the Comprehensive Zoning By-Law for the Municipality of Brockton;

Now therefore the Council of the Corporation of the Municipality of Brockton pursuant to Section 34 of the Planning Act, R.S.O. 1990, enacts as follows:

1. That By-Law No. 2013-26, as amended, is hereby further amended by changing the zoning symbol that applies to PLAN 2 RANGE 1 2 PT LOTS 1;TO 3, [15 Maple St], Town of Walkerton, Municipality of Brockton, from C3 – Highway Commercial, R1 – Residential Low Density Single to R3-16-H – Residential Medium Density Special Holding, as shown on Schedule 'A' attached to and forming part of this by-law.
2. That By-law No. 2013-26, as amended, is hereby further amended by modifying the following subsections to 7.7 thereof:

7.7.15

Notwithstanding their 'R3' Zoning designation, those lands delineated as 'R3-16-H' on Schedule 'A' to this By-Law, shall be used in accordance with the 'R3' Zone provisions contained in this By-Law excepting however that:

- i) That Maple Street be considered the "Lot Line, Front" or 'Front Lot Line';
- ii) For a Dwelling, Townhouse Street, Section 3.26.9.5 shall not apply to restrict the number of and distance between driveways, one entrance or driveway per Dwelling, Townhouse Street shall be permitted.
- iii) The 'H-holding' symbol may be removed once the following conditions have been met:
 1. That a Record of Site condition is accepted to the satisfaction of the Municipality of Brockton; and
 2. That a Development Agreement to address site servicing is accepted to the satisfaction of the Municipality of Brockton
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, c.P.13, as amended, and subject to Local Official Plan Amendment L-2024-015 coming into force and effect.
4. This By-law may be cited as the "Zoning Amendment By-Law – Spitzig c/o Cobide Z-2024-078"

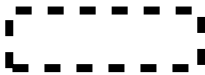
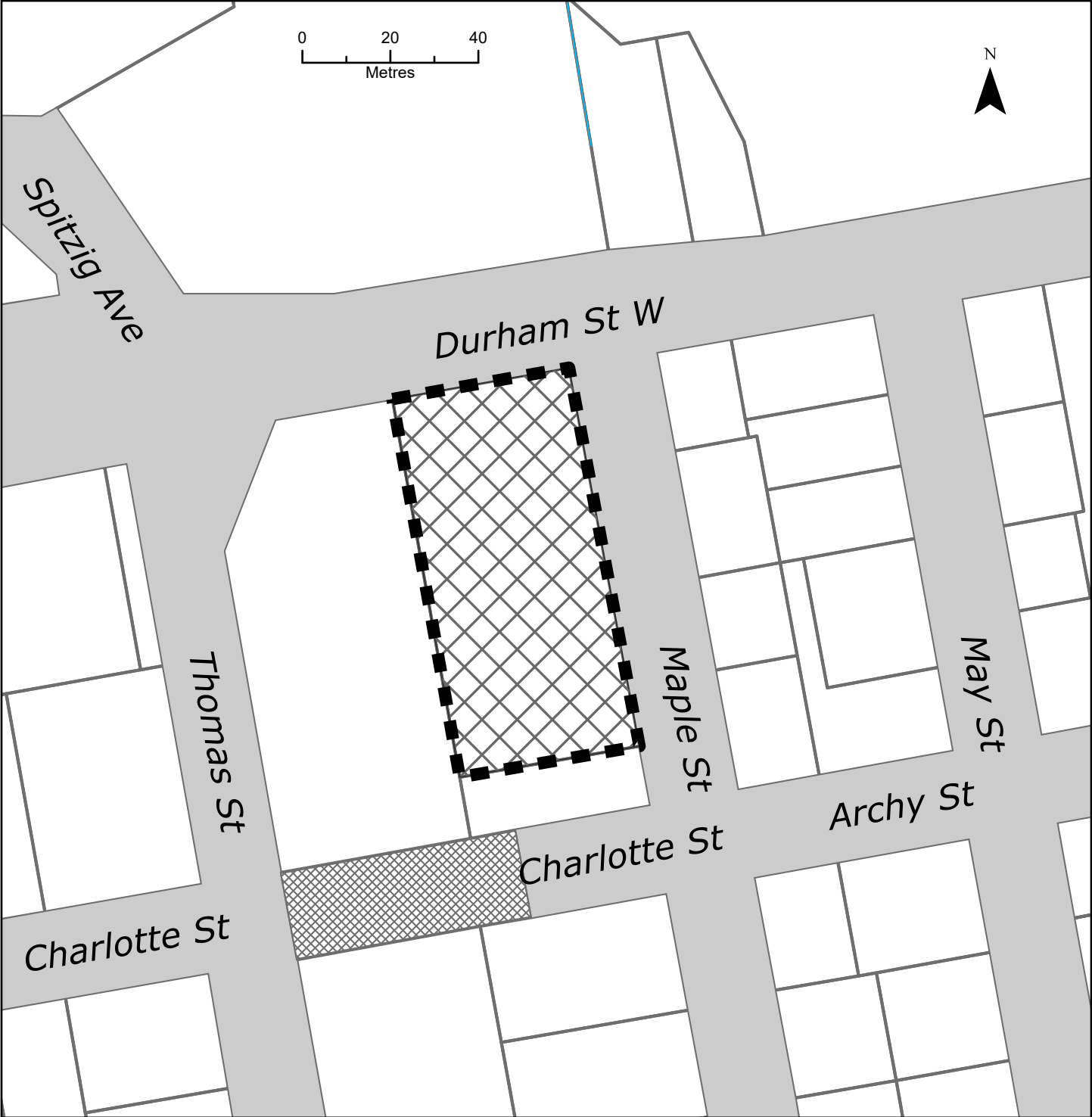
Read, Enacted, Signed and Sealed this 18th day of March, 2025

Original Signed By
Mayor – Chris Peabody

Original Signed By
Director of Legislative and Legal Services (Clerk)
– Fiona Hamilton

Schedule 'A'

15 MAPLE ST - PLAN 2 RANGE 1 2 PT LOTS 1;TO 3 - Roll 410436000507300
Municipality of Brockton (Walkerton Town)



Subject Property



Lands to be zoned R3-16-H - Residential Medium Density Special Holding

This is Schedule 'A' to the zoning by-law
amendment number 2025-024 passed this
18th day of March 2025

Mayor Original Signed By Chris Peabody
Clerk Original Signed By Fiona Hamilton