

The Corporation of the Municipality of Brockton



By-Law 2023-039

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 Schedule 'A' to By-Law No. 2013-26, as amended, is hereby further amended by changing the zoning symbol that applies to CON 2 SDR S PT LOT 18 [2132 Highway 9] & CON 2 SDR S PT LOT 18 LESS;PT HWY [2134 Highway 9], (Former Township of Brant), Municipality of Brockton, from A1 – General Agriculture and EP – Environmental Protection to A1-147-H1 General Agriculture Special Holding, A1-148-H, and EP – Environmental Protection, attached to and forming part of this By-law.
2. That By-law No. 2013-26, as amended, is hereby further amended by adding the following subsections to 6.3 thereof:

Notwithstanding their 'A1' Zoning designation, those lands delineated as 'A1-147-H1' on Schedule 'A' to this By-Law, shall be used in accordance with the 'A1' Zone provisions contained in this By-Law excepting however that:

- i) The lot area shall be no less than +/- 7.57 ha.
- ii) In areas of high archeological potential, lot grading; excavation; and/or construction shall not be permitted unless the Holding (H1) zone provision is removed.

Notwithstanding their 'A1' Zoning designation, those lands delineated as 'A1-148-H' on Schedule 'A' to this By-law shall be used in accordance with the 'A1' Zone (Non-Farm Residential Lot) provisions contained in this By-law, excepting however, that:

- i) Buildings and structures existing as of April 11, 2023 which do not comply with the height, yard setbacks, lot coverage, and ground floor area provisions of the Zoning By-Law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the Zoning By-Law;
- ii) The lot area shall be no less than +/- 0.2 ha;
- iii) In areas of high archeological potential, lot grading; excavation; and/or construction shall not be permitted unless the Holding (H) zone provision is removed; and

3. Further intensification of the use by way of enlargement or increase of total plumbing fixtures beyond 20 (twenty) fixture units shall not be permitted unless the (H) zone provision is removed by demonstrating the lot is connected to a municipal or communal sewer system with capacity or provincial nitrate criteria have been addressed to the satisfaction of the Zoning Administrator.
4. 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.
5. This By-law may be cited as the "Zoning Amendment By-Law – Bullen Z-2023-006"

Read, Enacted, Signed and Sealed this 11th day of April, 2023

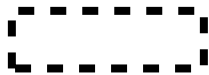
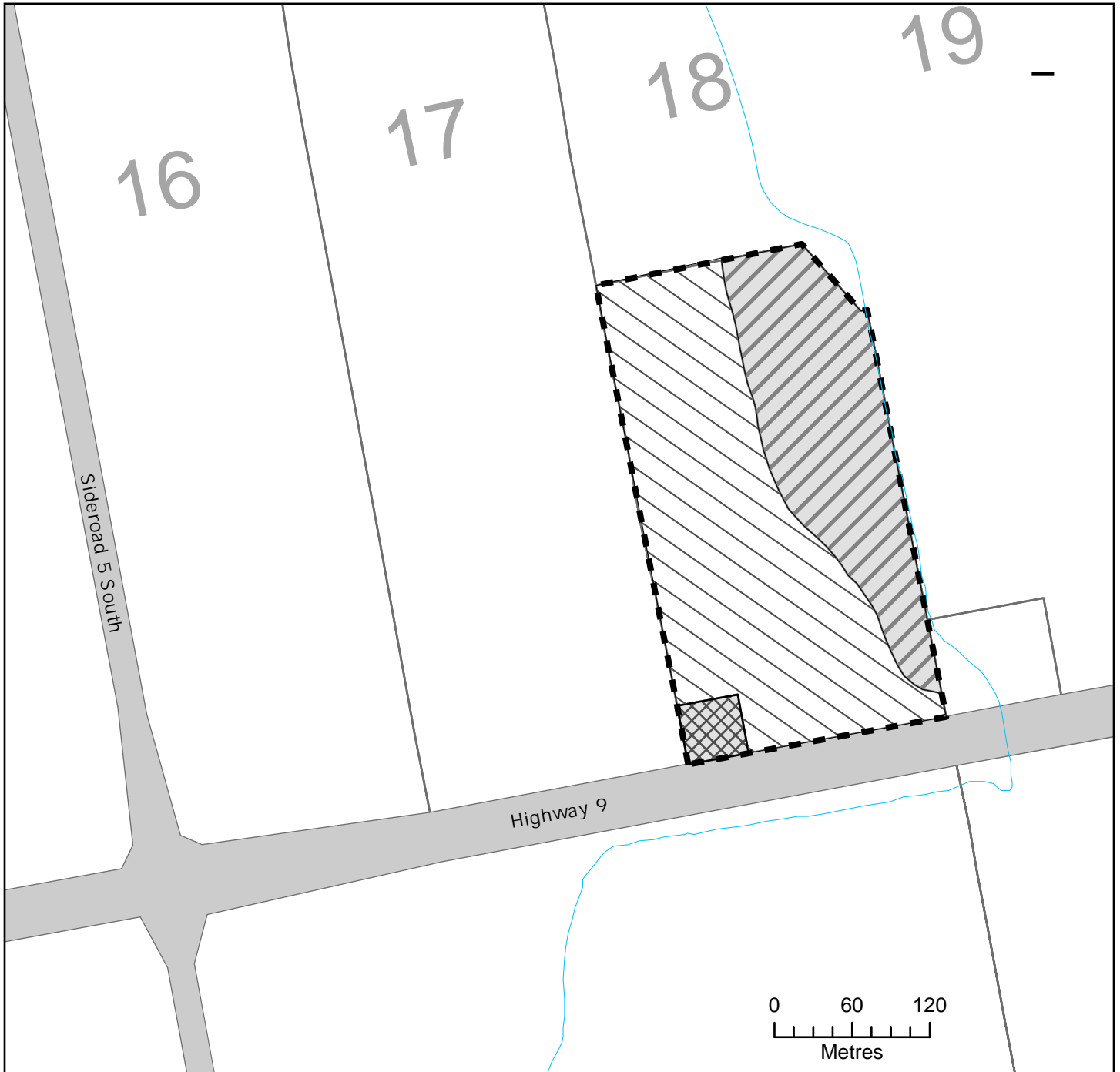
Original Signed By
Mayor – Chris Peabody

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

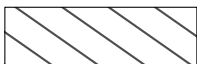
Roll Number 4104-340-001-08300 and 4104-340-001-08200

Schedule 'A'

2132 Highway 9 - CON 2 SDR S PT LOT 18 - Roll 410434000108300
2134 Highway 9 - CON 2 SDR S PT LOT 18 LESS; PT HWY - Roll 410434000108200
Municipality of Brockton (Geographic Township of Brant)



Subject Properties



Lands to be zoned A1-147-H1 - General Agriculture Special Holding



Lands to be zoned A1-148-H - General Agriculture Special Holding



Lands zoned EP - Environmental Protection

This is Schedule 'A' to the zoning by-law
amendment number 2023-039 passed this
11th day of April 2023

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