

The Corporation of the Municipality of Brockton



By-Law 2023-040

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 PT LOT 9 PT W 1/2; LOT 10 (Former Township of Brant) [2310 Highway 9], Municipality of Brockton, from A1 – General Agriculture and EP – Environmental Protection to A1-145 General Agriculture Special, A1-146 General Agricultural Special, 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 'A1-145' 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) A 'Dwelling, – Accessory Detached' shall be prohibited.
- ii) That the lot area shall be no less than +/-29.5 ha.

Notwithstanding their 'A1' Zoning designation, those lands delineated as 'A1-146' 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.

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.

4. This By-law may be cited as the "Zoning Amendment By-Law – Lang Z-2023-004"

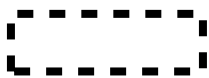
Read, Enacted, Signed and Sealed this 11th day of April, 2023

Original Signed By
Mayor – Chris Peabody

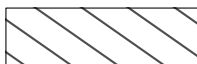
Original Signed By
Director of Legislative and Legal Services
(Clerk) – Fiona Hamilton

Schedule 'A'

2310 Highway 9 - CON 2 SDR PT LOT 9 PT W 1/2; LOT 10 - Roll Number 410434000107400
Municipality of Brockton (Geographic Township of Brant)



Subject Property



Lands to be zoned A1-145 - General Agriculture Special



Lands to be zoned A1-146 - General Agriculture Special



Lands zoned EP - Environmental Protection

This is Schedule 'A' to the zoning by-law
amendment number 2023-040 passed this
11th day of April 2023

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