

# The Corporation of the Municipality of Brockton



## By-Law 2022-007

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

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**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 PLAN 162 PT PARK LOT 48 RP;3R6543 PARTS 1 AND 2 (Walkerton) and CON 1 NDR PT LOT 32 (Brant), Municipality of Brockton, from 'PD' - Planned Development to 'R1' - Residential: Low Density Single, 'R1-4' - Residential: Low Density Single Special, 'R1-18' - Residential: Low Density Single Special, 'R1-18-H' - Residential: Low Density Single Special with Holding and 'R2-9-H' - Residential: Low Density Multiple Special with Holding, 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 subsection to Section 7.5 thereof:

Notwithstanding their 'R1' Zoning designation, those lands delineated as 'R1-18' and 'R1-18-H' on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

- i) The maximum lot coverage for a 'Dwelling, Single Detached' shall be 40%;
  - ii) The maximum lot coverage for a 'Dwelling, Semi-Detached' shall be 55%;
  - iii) The maximum lot coverage for 'Accessory Buildings and Structures' associated with a 'Dwelling, Single Detached' shall be 10%; and
  - iv) The 'H - holding' symbol may be removed by Council once the following conditions have been met:
    - (a) Confirmation to the satisfaction of the Zoning Administrator that:
      - (i) An M-plan has been registered for the subject lands; and
      - (ii) Services are in place sufficient to obtain a building permit.
3. That By-law No. 2013-26, as amended, is hereby further amended by adding the following subsection to Section 7.6 thereof:

Notwithstanding their 'R2' Zoning designation, those lands delineated as 'R2-9-H' on Schedule 'A' to this By-law shall be used in accordance with the 'R2' Zone provisions contained in this By-law, excepting however, that:

- i) The maximum lot coverage for a 'Dwelling, Townhouse Street' shall be 55%;
- ii) The minimum exterior side yard shall be 4.4m for the westerly most townhouse block (Draft Approved Block 37, S-2021-003);
- iii) The minimum interior side yard shall be 1.5m; and
- iv) The 'H - holding' symbol may be removed by Council once the following conditions have been met:
  - (a) Confirmation to the satisfaction of the Zoning Administrator that:
    - (i) An M-plan has been registered for the subject lands; and
    - (ii) Services are in place sufficient to obtain a building permit.

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 – Walker Hill Development Inc. Z-2021-006".

**Read, Enacted, Signed and Sealed this 25<sup>th</sup> day of January, 2022**

Original Signed By  
Mayor – Chris Peabody

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

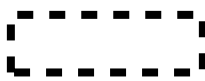
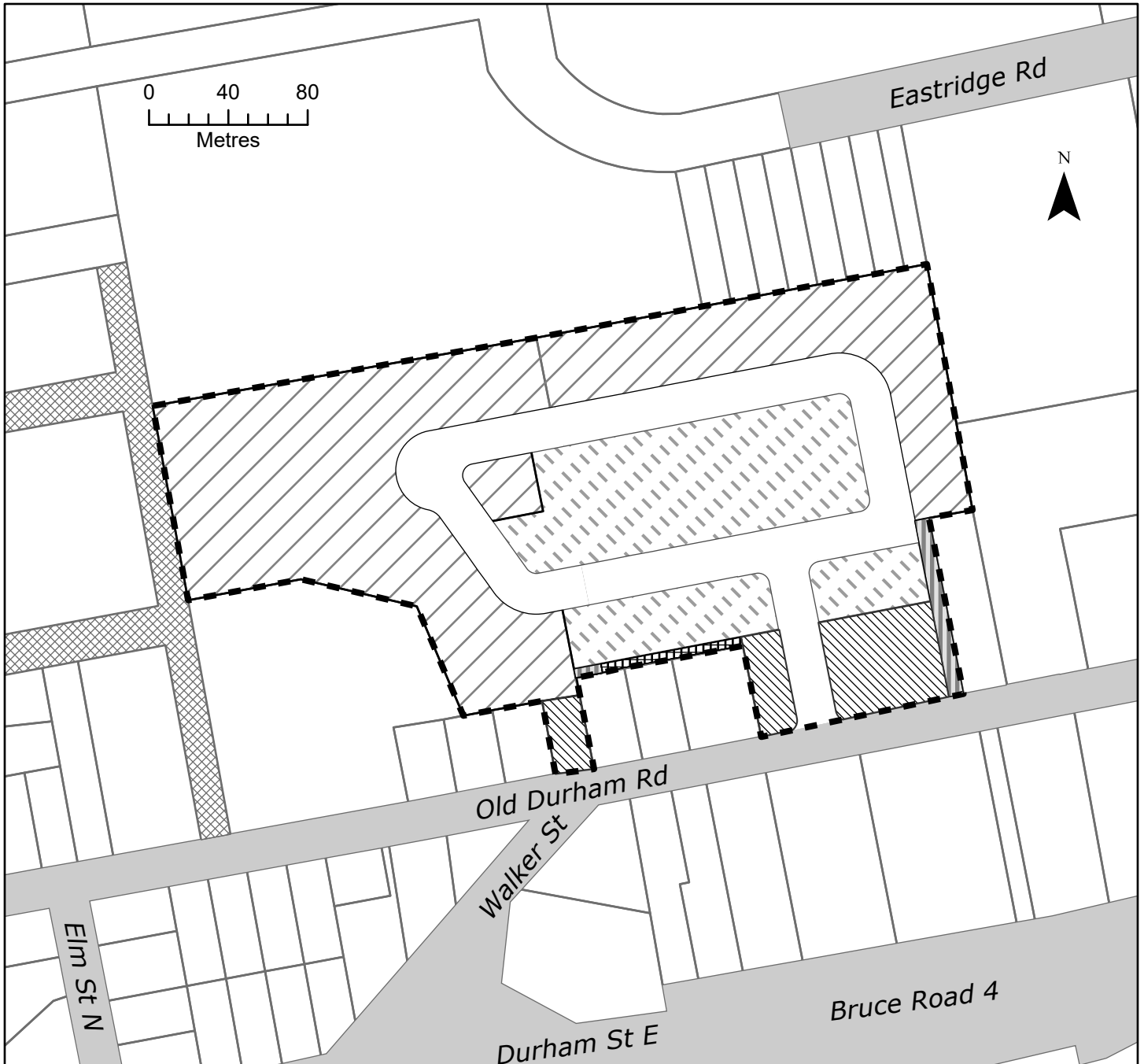
Roll Numbers 4104-360-001-01801 and 4104-340-002-06800

# Schedule 'A'

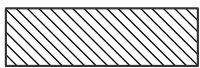
PLAN 162 PT PARK LOT 48 RP;3R6543 PARTS 1 AND 2 - Roll # 410436000101801

CON 1 NDR PT LOT 32 - Roll # 410434000206800

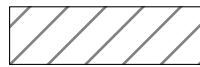
Municipality of Brockton (geographic Town of Walkerton)



Subject Properties



Lands to be zoned R1-18 - Residential: Low Density Single Special



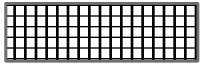
Lands to be zoned R1-18-H - Residential: Low Density Single Special with Holding



Lands to be zoned R2-9-H - Residential: Low Density Multiple Special with Holding



Lands to be zoned R1 - Residential: Low Density Single



Lands to be zoned R1-4 - Residential: Low Density Single Special

This is Schedule 'A' to the zoning by-law amendment number 2022-007 passed this 25th day of January 2022

Mayor Original Signed By

Clerk Original Signed By