

The Corporation of the Municipality of Brockton



By-Law 2019-011

Being a By-Law to Amend the Municipality of Brockton Comprehensive Zoning By-Law 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;

- 1.0 That Schedule 'A' to By-Law No. 2013-26, as amended, is further amended by changing the zoning on the Part of Lot 10, Concession 6, geographic Township of Greenock, Municipality of Brockton from General Agriculture (A1) to:
 - a) Agriculture Commercial Industrial (ACI-44-H) as shown on Schedule A attached and forming a part of this By-law.
 - b) General Agriculture A1-99-H as shown on Schedule 'A' attached hereto and forming a part of this By-law.;
- 2.0 The lands zoned A1-99-H on Schedule A, shall be subject to a minimum lot area of 14 ha.
- 3.0 The lands zoned ACI-44-H may be used for the manufacturing of precast concrete, construction services and solar installation, however this use shall not be permitted until the Holding (H) provision is removed. The Holding (H) provision shall be removed when the following matters have been implemented:
 - a) The lands will be used for agricultural purposes until such time as the lands zoned ACI-44 are demonstrated as being needed for the industrial use to the satisfaction of the municipality;
 - b) A visual screen be provided in the form of a fence or a vegetative hedge across the front of the of the property in the area of the outside storage, to screen the outside storage from the public road to the satisfaction of the municipality;
 - c) The owner undertake a noise study to determine the noise impact on the abutting residential property to the east and implement recommended measures to mitigate excessive noise.
 - d) The lands may continue to be used for the same purposes as what they were used for at the time of the approval of this by-law (meaning agricultural uses) until the H - holding provisions are removed, and the Holding provisions may be removed subject to the preparation of an Archaeological Study to the satisfaction of the Ministry of Citizenship and Culture with the recommendations of the Ministry being implemented.
- 4.0 The lands zoned A1-99-H may continue to be used for the same purposes as what they were used for at the time of the approval of this by-law (meaning no buildings or structures) until the H - Holding provisions are removed, and the Holding provisions may be removed subject to the preparation of an Archaeological Study to the satisfaction of the Ministry of Citizenship and Culture with the recommendations of the Ministry being implemented.

- 4.0 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.
- 5.0 This By-Law may be cited as the "Hinsperger and Fritz Construction Services Inc. Z-33-18.31 Zoning Amendment By-Law".

Read, Enacted, Signed and Sealed this 12th day of February, 2019.

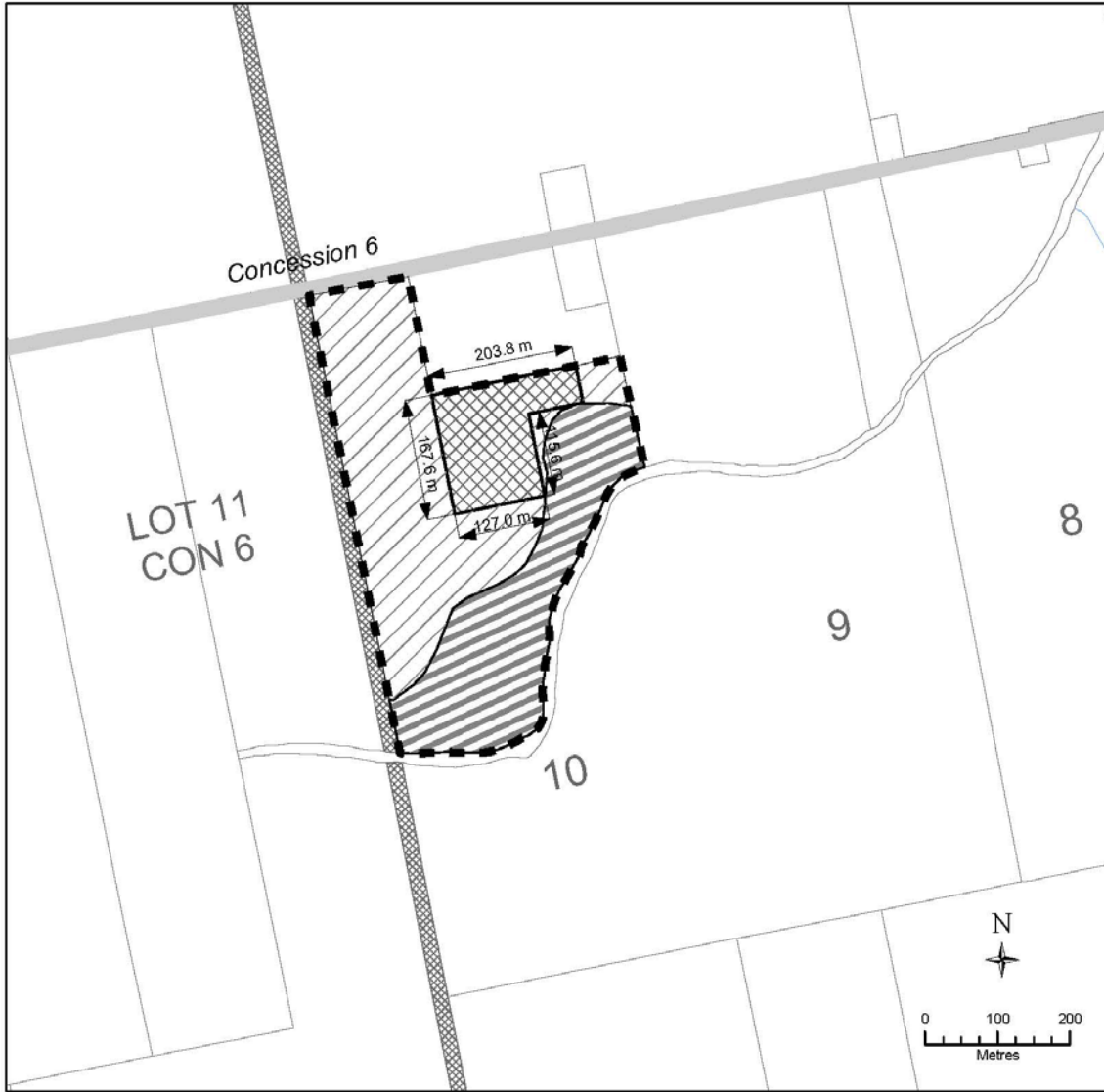
Mayor – Chris Peabody





Clerk – Fiona Hamilton

Roll Number 4104-310-002-13000

By-Law 2019-011
Schedule 'A'

Part of Lot 10, Concession 6 (189 Concession 6)
Municipality of Brockton (geographic Township of Greenock)



-  Subject Property
-  Lands to be zoned 'ACI-44-H - Industrial Special Holding'
-  Lands zoned 'A1-99-H - General Agriculture Special Holding'
-  Lands zoned 'EP - Environmental Protection'

This is Schedule 'A' to the zoning by-law
Amendment No. _____ passed this
_____ day of _____

Mayor _____
Clerk _____