

The Corporation of the Municipality of Brockton



By-Law 2025-053

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 BRANT CON 2 SDR PT LOTS 6;AND 7 AND RP 3R10696 PART 1 (Geographic township of Brant) [2352 HIGHWAY 9], Municipality of Brockton, from A1 – General Agriculture, and EP – Environmental Protection to A1-150 – General Agriculture Special, A1-50-H1 General Agriculture Special Holding, ACI-4 – Agriculture Commercial Industrial Special, and EP - Environmental Protection, as shown of Schedule ‘A’ attached to and forming part of this By-law.

Note: The -H1 zoning provision addresses areas of high archaeological potential per Section 4.4.3.

2. That By-law No. 2013-26, as amended, is hereby further amended by modifying the following subsections to 6.3 and 17.4 and thereof:

6.3.150

Notwithstanding the ‘A1’ zoning, those lands identified with special provision ‘**A1-150**’ and ‘**A1-150-H1**’ shall be used in compliance with the ‘A1’ zone provisions contained in this By-law, excepting however that:

- i) A minimum lot area of 37 hectares is permitted.

17.4.4

Notwithstanding the ‘ACI’ zoning, those lands identified with special provision ‘**ACI-4**’ shall be used in compliance with the ‘ACI’ zone provisions contained in this By-law, excepting however that:

- i) Permitted uses shall include:
 - ‘Farm Implement Establishment’
 - ‘Industrial Use, Dry’
 - ‘Bulk Sales Establishment - Agricultural’
 - ii) Open Storage shall be permitted up to 6m from the east lot;
 - iii) Open Storage Areas are permitted to cover up to 38% of the lot area;
 - iv) No Planting Area/Visual Screening shall be required along the south lot line and within 15 m of Highway 9; and,
 - v) Buildings and structures existing as of July 15, 2025, which do not comply with the provisions of the By-law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the 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, c.P.13, as amended.
 4. This By-law may be cited as the “Zoning Amendment By-Law – JC Welding Z-2024-076”

Read, Enacted, Signed and Sealed this 15th day of July, 2025

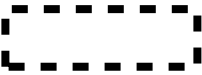
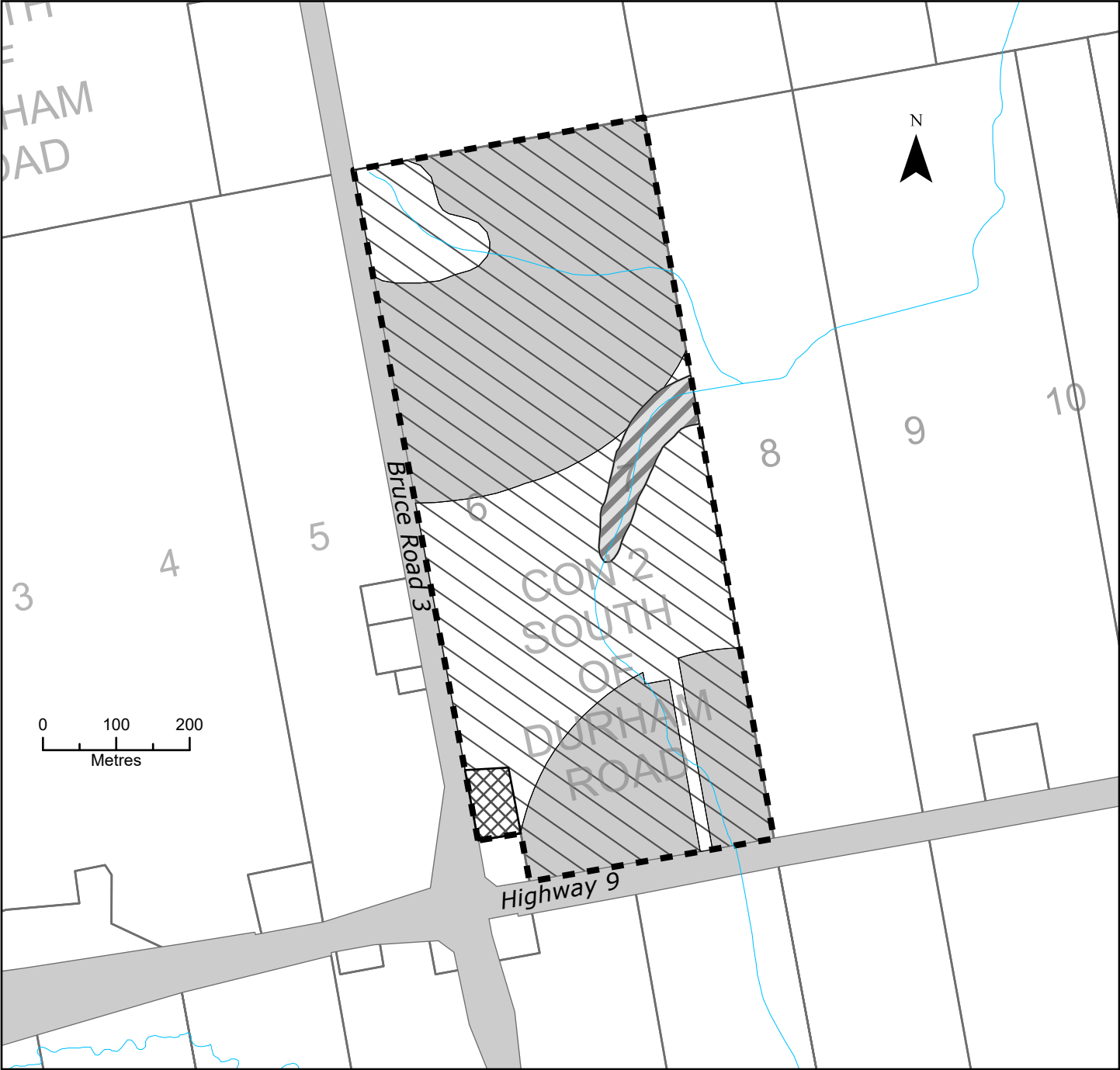
Mayor – Chris Peabody

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

Roll Number 41-04-340-001-07200

Schedule 'A'

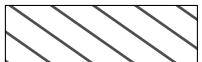
2352 HIGHWAY 9 - BRANT CON 2 SDR PT LOTS 6;AND 7 AND RP 3R10696 PART 1 - Roll 410434000107200
Municipality of Brockton (Brant Township)



Subject Property



Lands to be zoned ACI-4 - Agricultural Commercial Industrial Special



Lands to be zoned A1-150 - General Agriculture Special



Lands to be zoned A1-150-H1 - General Agriculture Special Holding



Lands to be zoned EP - Environmental Protection

This is Schedule 'A' to the zoning by-law
amendment number 2025-053 passed this
15th day of July 2025

Mayor _____
Clerk _____