

# The Corporation of the Municipality of Brockton



## By-Law 2019-028

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

- 1.0 That Schedule 'A' to By-Law No. 2013-26, as amended, is further amended by changing the zoning on lands described as Pt Lot 24, N Cayley St, Plan 7; Part Lots 52 and 53 and River Bed, Plan 7; (Parts 2, 3, 10, 11, 14, and 15, Plan 3R-7946), Geographic Town of Walkerton, Municipality of Brockton, (150 McNab St) from Central Business District C1 to C1-7, as established on Schedule 'A' attached to this By-Law;
- 2.0 Uses permitted in the C1-7 zone are those uses permitted in the Urban Residential R2 zone and in addition, the extent of the residential use shall be limited as follows:
  - a) Townhouse units, maximum: 4 units;
  - b) Semi-detached units, maximum: 2 units (1 building);
- 3.0 Zone Provisions that shall apply to the C1-7 zone are the Zone Provisions that apply to the R2 zone and in addition, the following provisions which shall prevail in the event of conflict:
  - a) Area of lot allocated to residential use, minimum: 3600 m<sup>2</sup>
  - b) Lot frontage: not applicable;
  - c) Front yard, minimum: 6 m
  - d) Rear yard, minimum: 4 m
  - e) Side Yard, minimum: 2.5 m to property boundary, 0 m elsewhere
  - f) Coverage, maximum: 40%
  - g) Basements shall not be permitted

Note:

  - i) For the purpose of determining 'area of lot allocated to residential use' and rear yard, the boundaries of the land zoned C1-7 shall be used.
  - ii) For the purpose of determining front yard, the closest edge of pavement for the common driveway servicing the residential units shall be used.
- 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 "Heritage Seniors Communities c/o Stephen Cobean Z-70-18.36 Zoning Amendment By-Law".

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

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Mayor – Chris Peabody

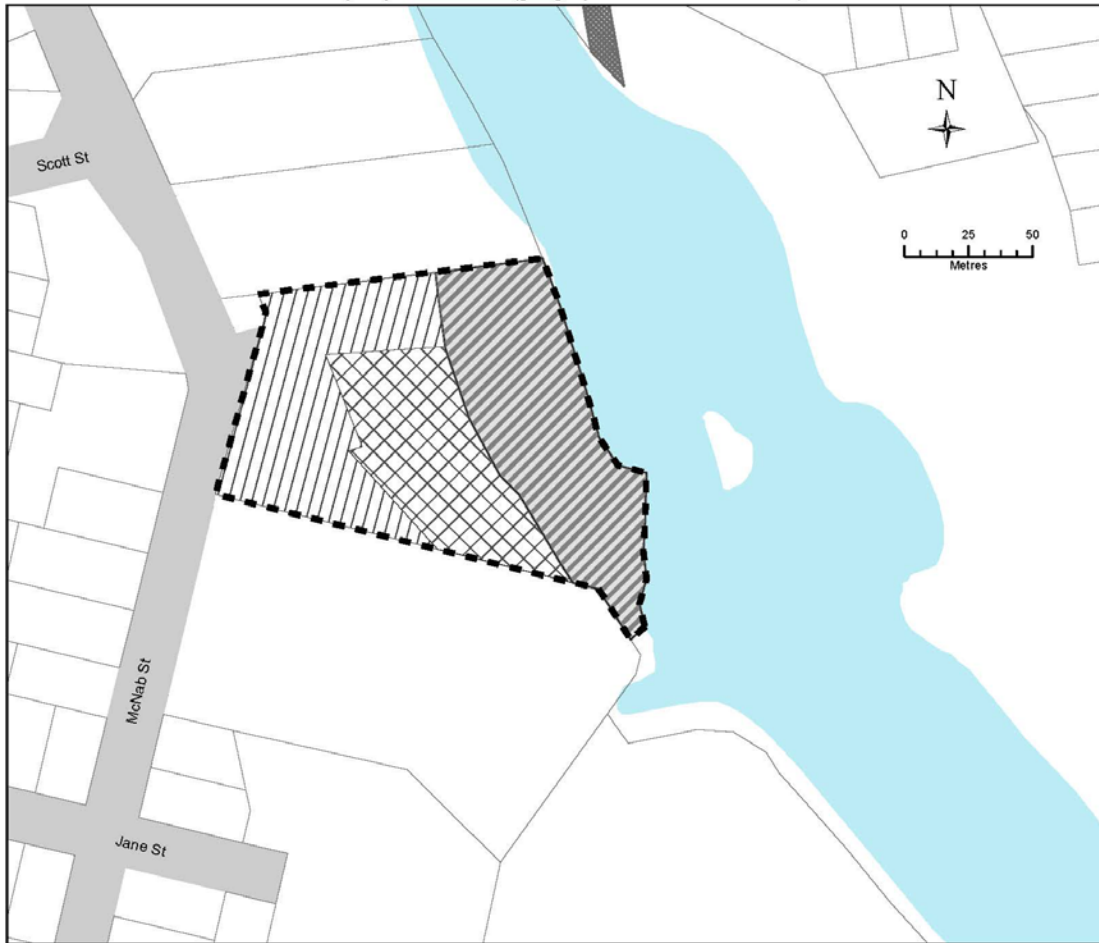
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Clerk – Fiona Hamilton

Roll Number 4104-360-001-12800

## Schedule 'A'

Pt Lot 24, N Cayley St, Plan 7; Part Lots 52 and 53 and River Bed, Plan 7;  
(Parts 2, 3, 10, 11, 14 and 15, Plan 3R-7946) (150 McNabb St)  
Municipality of Brockton (geographic Town of Walkerton)



Subject Property



Lands to be zoned 'C1-7 - Central Business District Special'



Lands zoned 'C1 - Central Business District'



Lands zoned 'EP - Environmental Protection'

This is Schedule 'A' to the zoning by-law  
Amendment N0. \_\_\_\_\_ passed this  
\_\_\_\_\_ day of \_\_\_\_\_

Mayor \_\_\_\_\_  
Clerk \_\_\_\_\_