

The Corporation of the Municipality of Brockton



By-Law 2025-092

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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 By-Law No. 2013-26, as amended, is hereby further amended by changing the zoning symbol that applies to BRANT CON 1 NDR PT LOTS 32;33 PLAN 162 PT PARK LOTS 47;48 RP 3R10640 PARTS 13 TO 24;42 44 TO 50 (Walkerton) [44 CREIGHTON ROAD], Municipality of Brockton, from R3 – Residential Medium Density, R3-14 - Residential Medium Density Special, BP1-1 & BP1-2 - Business Park 1 Special to R3 – Residential Medium Density, R3-14 - Residential Medium Density Special, BP2 – Business Park 2, and BP2-1 - Business Park 2 Special, as shown of Schedule 'A' attached to and forming part of this By-law.
2. That By-law No. 2013-26, as amended, is hereby further amended by modifying the following subsections to 15.7 thereof:
  - 15.7.1  
Notwithstanding their 'BP2' zoning, those lands identified with special provision 'BP2-1' shall be used in compliance with the 'BP2' zone provisions contained in this By-law, excepting however that:
    - i. Notwithstanding the Open Storage Area provisions contained within section 3.17.1, on lands zoned 'BP2-1', an Open Storage Area shall be permitted in the front yard (being Creighton Road), an Open Storage Area shall require a minimum front yard setback of 10 metres provided the Open Storage Area complies with all other requirements of the Zoning By-law, including the visual screening and accessory use provisions of section 3.17.1.
    - ii. If and when, the adjacent unopened road allowance becomes opened and maintained by the municipality, an Open Storage Area shall be permitted in the exterior side yard (being Creighton Road), an Open Storage Area shall require a minimum exterior yard setback of 10 metres provided the Open Storage Area complies with all other requirements of the Zoning By-law, including the visual screening and accessory use provisions of section 3.17.1.
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 – Brockton (ERBP) Z-2025-063"

**Read, Enacted, Signed and Sealed this 25th day of November, 2025**

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Mayor – Chris Peabody

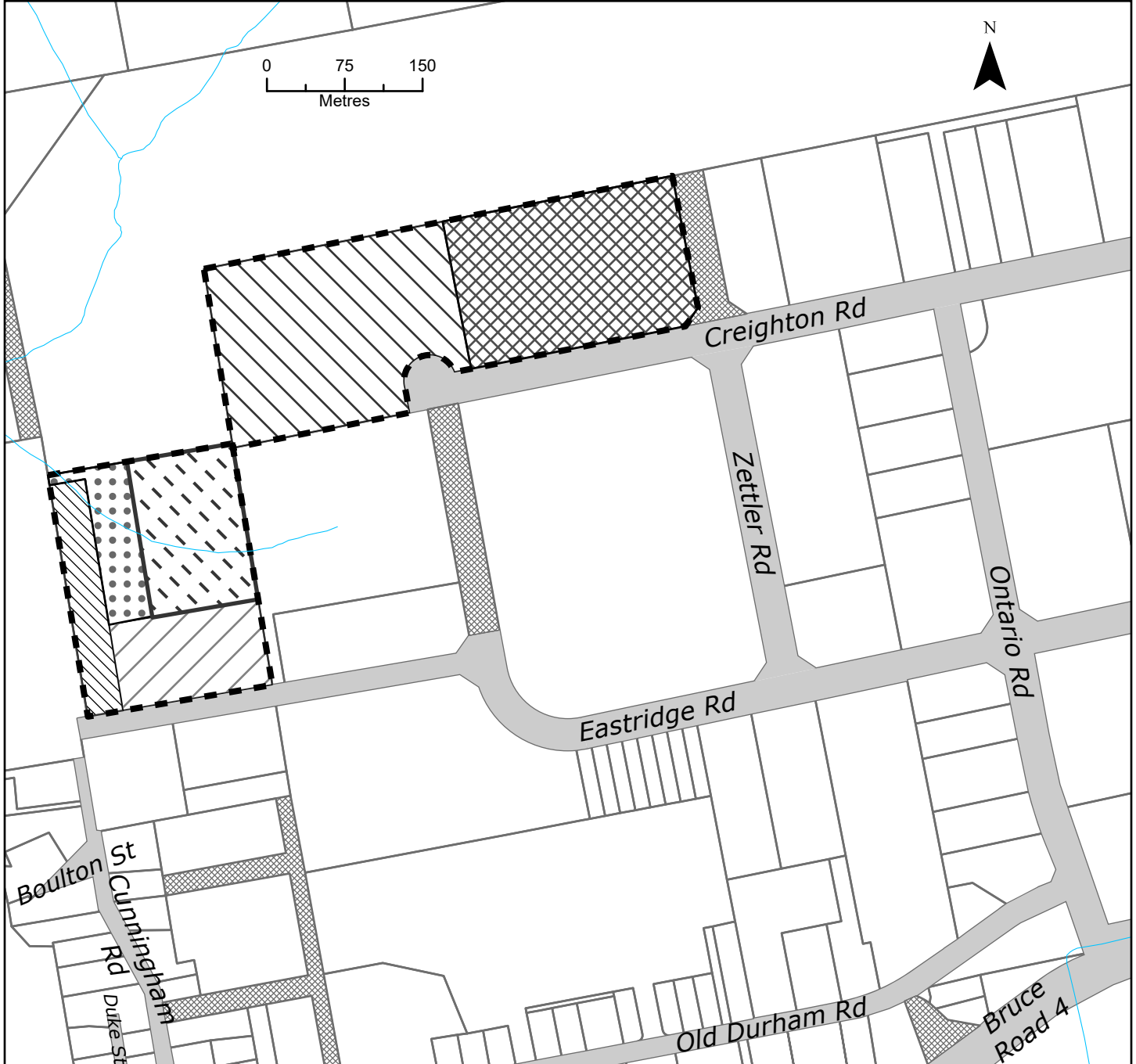
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Director of Legislative and Legal Services (Clerk)  
– Fiona Hamilton

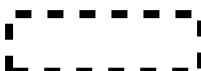




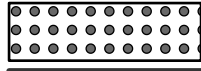

# Schedule 'A'

BRANT CON 1 NDR PT LOTS 32;33 PLAN 162 PT PARK LOTS 47;48 RP 3R10640

PARTS 13 TO 24;42 44 TO 50 - Roll 410436000101810

Municipality of Brockton (Walkerton Town)



-  Subject Property
-  Lands to be zoned BP2-1 - Business Park 2 Special
-  Lands to be zoned BP2 - Business Park 2
-  Lands zoned R3 - Residential: Medium Density
-  Lands zoned R3-14 - Residential: Medium Density Special
-  Lands zoned BP1-2 - Business Park 1 Special
-  Lands zoned BP1-1 - Business Park 1 Special

This is Schedule 'A' to the zoning by-law amendment number 2025-092 passed this 25th day of November 2025

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