

# The Corporation of the Municipality of Brockton



## By-Law 2019-097

---

### 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 By-law No. 2013-26, as amended, is hereby further amended by deleting the current definition of Lot Coverage in Section 2 and replacing the definition of Lot Coverage as follows:

Definition to be deleted:

- “Lot Coverage” means that percentage of the lot area covered by buildings or structures, including accessory buildings or structures above finished grade level and permanent above or below ground swimming pools but shall not include sewage disposal systems.

Definitions to be added:

- Lot Coverage – Main Building” means that percentage of the lot area covered by buildings or structures, excluding accessory buildings or structures above finished grade level and excluding permanent above or below ground swimming pools and shall not include sewage disposal systems.
- “Lot Coverage – Accessory Buildings and Structures” means that percentage of the lot area covered by accessory buildings or structures above finished grade level and permanent above or below ground swimming pools and shall not include sewage disposal systems.

- 2.0 That Section 3.6.5.2 is deleted and replaced with the following provision:

“The total lot coverage of all accessory buildings or structures on a lot shall not exceed 5% of the lot. Notwithstanding the foregoing, in the case of unenclosed decks, and decks without roofs, these structures shall not be included in the lot coverage for accessory buildings and structures but in no case shall unenclosed decks, and decks without roofs structures be permitted to have a lot coverage greater than 5% of the lot.

- 3.0 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;
- 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 “Brockton Lot Coverage Z-15-19.36 Zoning Amendment By-Law”.

**Read, Enacted, Signed and Sealed this 10th day of September, 2019.**

---

Mayor – Chris Peabody

---

Clerk – Fiona Hamilton