

The Corporation of the Municipality of Brockton



By-Law 2020-050

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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 hereby further amended by changing the zoning symbol on GREENOCK CON 7 PT LOT 5 RP;3R10159 PARTS 1 AND 2 (Greenock) Municipality of Brockton to Hamlet Residential Special Holding (HR-12-H) as shown on Schedule 'A' attached hereto and forming a part of this By-law.

2.0 That By-law No. 2013-26, as amended, is hereby further amended by deleting the provisions associated with Hamlet Residential Special (HR-12) in their entirety and replacing them with:

The lands zoned as 'HR-12-H' on Schedule 'A' to this By-law shall be used in compliance with the 'HR' zone provisions contained in this By-law, excepting however:

- i. That a tertiary sewage treatment system approved for use under the latest edition of the Ontario Building Code is required to service the three proposed dwellings. These units are typically capable of achieving nitrate effluent concentrations of 10 mg/L to 15 mg/L.
- ii. That the minimum lot area be no less than +/-1514 sq. m
- iii. That the lot frontage be no less than +/- 28.5 m
- iv. That the minimum front yard be no less than +/- 9 m.
- v. That the rear yard be no less than +/- 19m.
- vi. That the minimum side yard be no less than +/- 4 m.
- vii. That the lot coverage be no greater than 25.5%.

3.0 That the H-Holding provision shall be removed upon the completion a lot grading and drainage plan and the associated works have been implemented to the satisfaction of the Municipality of Brockton.

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 "Zoning Amendment By-Law – 2564744 Ontario Ltd (Clancy) Z-2020-020".

**Read, Enacted, Signed and Sealed this 28<sup>th</sup> day of April, 2020.**

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Mayor – Chris Peabody

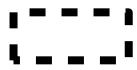
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Clerk – Fiona Hamilton

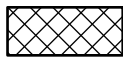
Roll Number 4104-310-002-15602

# Schedule 'A' to By-Law 2020-050

Concession 7 Part Lot 5 RP 3R10159 Parts 1 & 2  
Municipality of Brockton (geographic Township of Greenock)



Subject Property



Lands to remain zoned HR-12-H - Hamlet Residential Special Holding

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

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