

The Corporation of the Township of Brock
By-law Number XX-2024

Being a by-law under the provisions of Section 34 of the Planning Act, R.S.O., 1990, as amended to amend Zoning By-law 287-78-PL, as otherwise amended, of the Corporation of the Township of Brock, Region of Durham, with respect to Part of Lot 11, Concession 5, Township of Brock, (Roll No. 183901000409710, 183901000409722 and 183901000409720)

Whereas the Council of the Corporation of the Township of Brock has received a formal application to amend Zoning By-law 287-78-PL, as otherwise amended, with respect to the above-noted lands to facilitate a commercial development;

And Whereas By-law No. 287-78-PL was passed under the authority of Section 34 of the Planning Act, R.S.O. 1990, c P.13, as amended, and regulates the use of land and the use and erection of buildings and structures within the Township of Brock;

And Whereas the Council of the Corporation of the Township of Brock held a public meeting (April 29, 2024), pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended, with respect to this matter and has considered the application following that public meeting;

And Whereas Council deems that adequate public notice has been given;

And Whereas the matters hereinafter set forth are in conformity with the Official Plans of the Regional Municipality of Durham and the Township of Brock as are currently in force and effect;

Now therefore, the Council of the Corporation of the Township of Brock hereby amends Zoning By-law 287-78-PL as follows:

1. That Section 9.17.9 entitled “Highway Commercial Exception 9 (C4-9) Zone” is hereby amended by inserting the following clause which shall read as follows:

“9.17.9 Highway Commercial Exception Nine (C4-9) Zone

Permitted Uses

In addition to the uses permitted within the Highway Commercial (C4) Zone, as set forth on Plate “B,” entitled “Permitted Uses & Activities in General Zone Categories,” of By-law Number 287-78-PL, as otherwise amended to the contrary, the following uses are permitted:

- a) Bakery
- b) Business/Professional Office

- c) Commercial School
- d) Convenience Store
- e) Furniture and Appliance Store
- f) Medical Clinic
- g) Place of Entertainment
- h) Retail Beverage Outlet
- i) Retail Commercial Establishment
- j) Service Shop, Personal

A bank is not permitted.

2. That in all other respects, Zoning By-law 287-78-PL shall remain in full force and effect and continue to apply.
3. This By-law shall come into force in accordance with Section 34 of the Planning Act, R.S.O., 1990, as amended.

This By-law was Read and Passed on XX day of XX, 2024.

Mayor, Walter Schummer

Deputy CAO/Clerk, Fernando Lamanna