

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 20, Concession 11, Township of Brock, (municipally known as 15 & 17 Munro Street West), (Roll No. 183903000214000)

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 the legalization of an existing four-plex;

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 (September 23, 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 Plate A4 to Zoning By-law 287-78-PL is hereby amended as follows:
 - a. Part of Lot 20, Concession 11, Township of Brock, Regional Municipality of Durham, more particularly shown on Schedule "A" attached hereto is changed from "**General Commercial (C1)**" zone and "**Residential Type Three (R3)**" zone to "**Residential Type Three Exception 17 (R3-17)**" zone.

2. That Section 9.11 entitled "Residential Type Three Exception Seventeen (R3-17) Zone" is hereby amended by inserting the following clause which shall read as follows:

"9.11.17 Residential Type Three Exception Seventeen (R3-17) Zone

Notwithstanding the Provisions for Residential Uses for the Residential Type Three (R3) Zone, as set forth on Plate "C" of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type Three Exception Seventeen (R3-17) Zone, located within Part of Lot 20, Concession 11, the minimum gross floor area per dwelling unit shall be 45 square metres.

Notwithstanding Section 10.1. m., within the Residential Type Three Exception Seventeen (R3-17) Zone, the existing porch and steps are permitted to project into the front yard having a nil setback to the front lot line and the existing deck and patio are permitted to project into the rear yard having a nil setback to the rear lot line.

Minimum parking spaces: Five (5) parking spaces to support four (4) dwelling units.

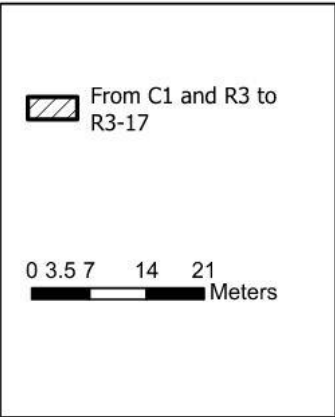
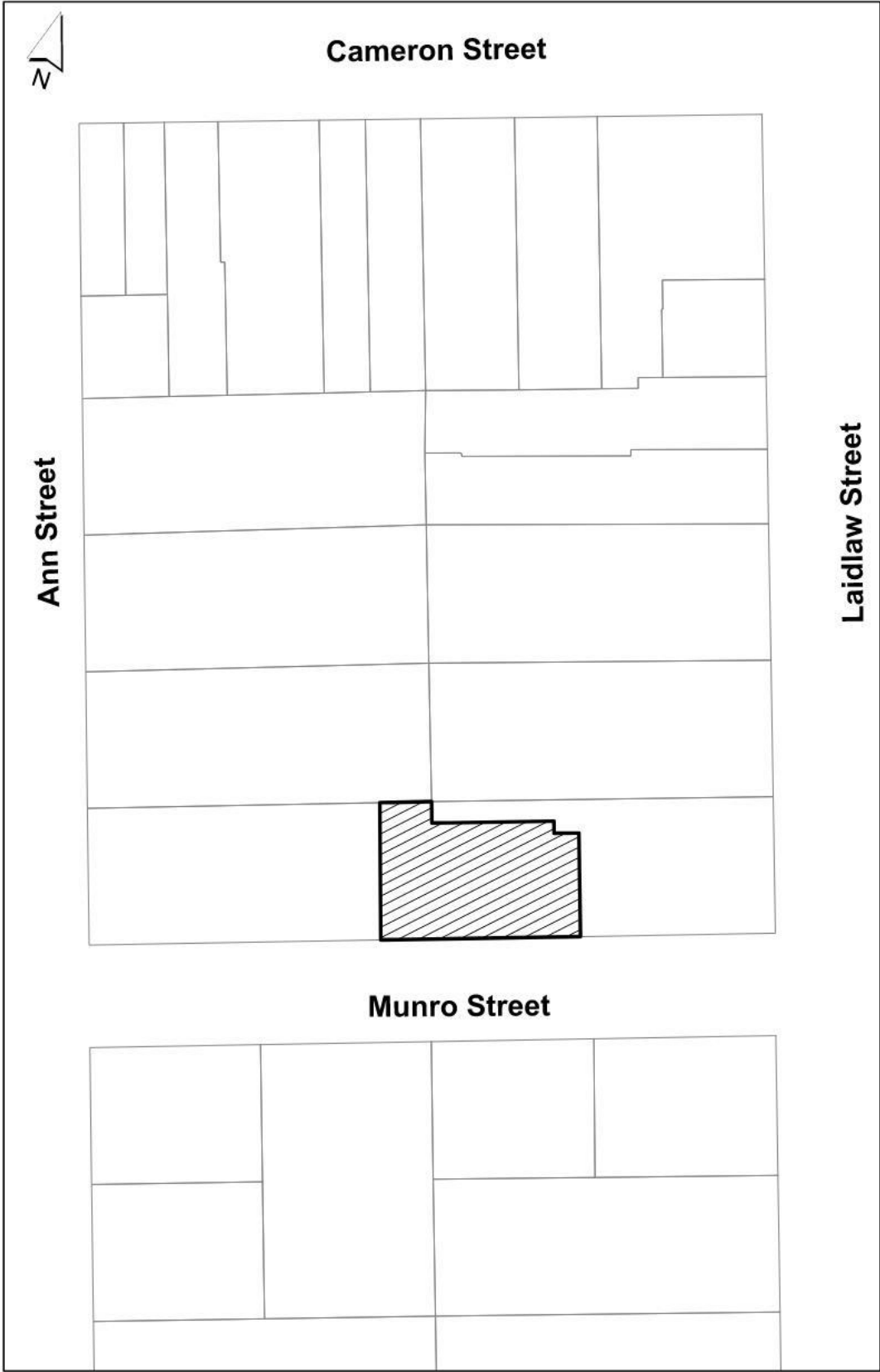
In all other respects, the provisions of the Residential Type Three (R3) Zone and By-law Number 287-78-PL shall be complied with.”

3. That in all other respects, Zoning By-law 287-78-PL shall remain in full force and effect and continue to apply.
4. 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



This is Schedule "A" to By-law No. -2024

