

**The Corporation of the Township of Brock**  
**By-law Number 3312-2024**

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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 1, Concession 12, Township of Brock, (municipally known as 21025 Lake Ridge Rd), (Roll No. 183904000315200)

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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 severance of the property;

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 (November 18, 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 A6 to Zoning By-law 287-78-PL is hereby amended as follows:
  - a. Part of Lot 1, Concession 12, Township of Brock, Regional Municipality of Durham, more particularly shown on Schedule "A" attached hereto is changed from "**Hamlet Residential Exception Three (HR-3)**" zone to "**Hamlet Residential Exception Six (HR-6)**" zone and "**Hamlet Residential Exception Seven (HR-7)**" zone.
2. That Section 9.7 entitled "Hamlet Residential (HR) Zone Category Exceptions" is hereby amended by inserting the following clause which shall read as follows:

"9.7.6 Hamlet Residential Exception Six (HR-6) Zone

Notwithstanding the provisions of the Hamlet Residential (HR) Zone as set forth on Plate "C" entitled "Provisions for Residential Uses," of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Hamlet Residential Exception Six (HR-6) Zone, located on part of Lot 1, Concession 12, as delineated on Plate "A6", the following shall apply and be complied with:

- |      |                           |  |
|------|---------------------------|--|
| i)   | Minimum Lot Area          | 2,787 square metres                    |
| ii)  | Minimum Lot Frontage      | 36 metres                              |
| iii) | Minimum Yard Requirements |  |
|      | Front Yard                | 11m                                    |
|      | Rear Yard                 | 8m                                     |
|      | Interior Side Yard        | 4.8m (north side)<br>3.4m (south side) |
|      | Exterior Side Yard        | 11m                                    |

3. That Section 9.7 entitled “Hamlet Residential (HR) Zone Category Exceptions” is hereby amended by inserting the following clause which shall read as follows:

“9.7.7 Hamlet Residential Exception Seven (HR-7) Zone

Notwithstanding the provisions of the Hamlet Residential (HR) Zone as set forth on Plate “C” entitled “Provisions for Residential Uses,” of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Hamlet Residential Exception Seven (HR-7) Zone, located on part of Lot 1, Concession 12, as delineated on Plate “A6”, the following shall apply and be complied with:

- |      |                           |                                    |
|------|---------------------------|------------------------------------|
| i)   | Minimum Lot Area          | 1,470 square metres                |
| ii)  | Minimum Lot Frontage      | 36 metres                          |
| iii) | Minimum Yard Requirements |                                    |
|      | Front Yard                | 11m                                |
|      | Rear Yard                 | 4m                                 |
|      | Interior Side Yard        | 1.9m (west side)<br>5m (east side) |

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

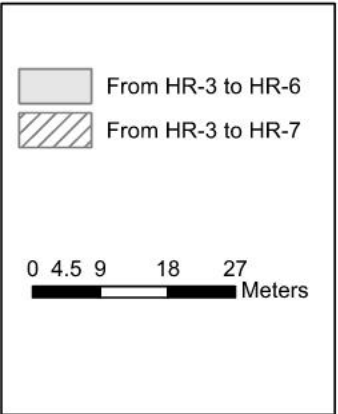
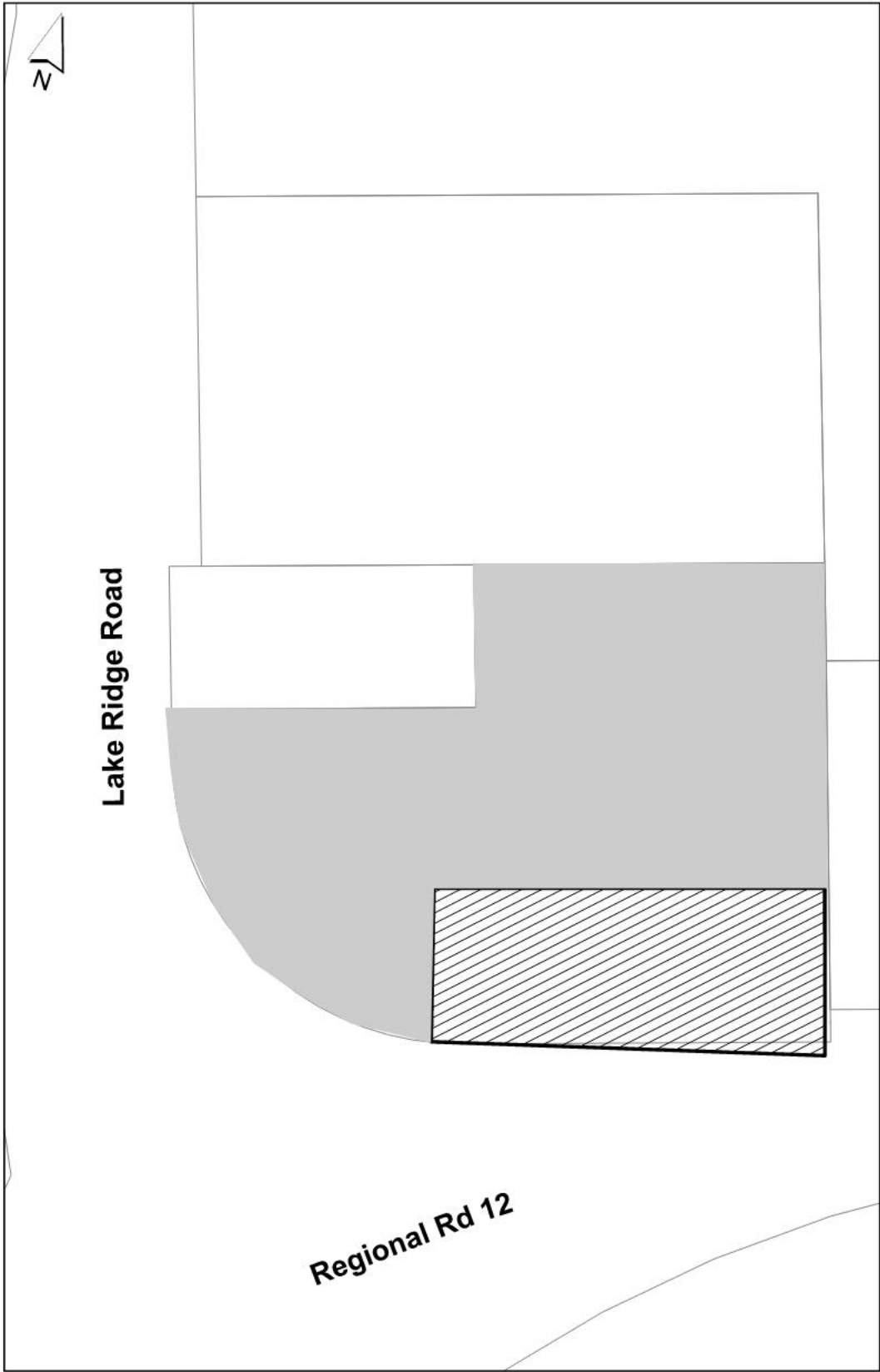
Enacted and Passed this 16<sup>th</sup> day of December, 2024.

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Mayor  
Walter Schummer

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Deputy CAO/Clerk  
Fernando Lamanna



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

