

The Corporation of the Township of Brock
By-law Number XX-2025

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, (municipally known as B20 Beaver Avenue), (Roll No. 183901000409700)

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 permit additional commercial uses on 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 (March 24, 2025), 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 A3 to Zoning By-law 287-78-PL is hereby amended as follows:
 - a. Part of Lot 11, Concession 5, Township of Brock, Regional Municipality of Durham, more particularly shown on Schedule "A" attached hereto is changed from "**Highway Commercial (C4)**" zone to "**Highway Commercial Exception Ten (C4-10)**" zone.
2. That Section 9.17 entitled "Highway Commercial (C4) Zone Category Exceptions" is hereby amended by inserting the following clause which shall read as follows:

"9.7.10 Highway Commercial Exception Ten (C4-10) Zone

Notwithstanding the provisions of Section 9.25.3 and Plate D entitled "Provisions for Non-residential Uses and Activities" of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Highway Commercial Exception Ten (C4-10) Zone, located within part of Lot 11, Concession 5 (B20 Beaver Avenue), the minimum front yard setback shall be 6 metres.

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 within the Highway Commercial Exception Ten (C4-10) Zone:

- a) Bakery
- b) Convenience Store
- c) Printing Establishment
- d) Retail Beverage Outlet

e) Retail Commercial Establishment

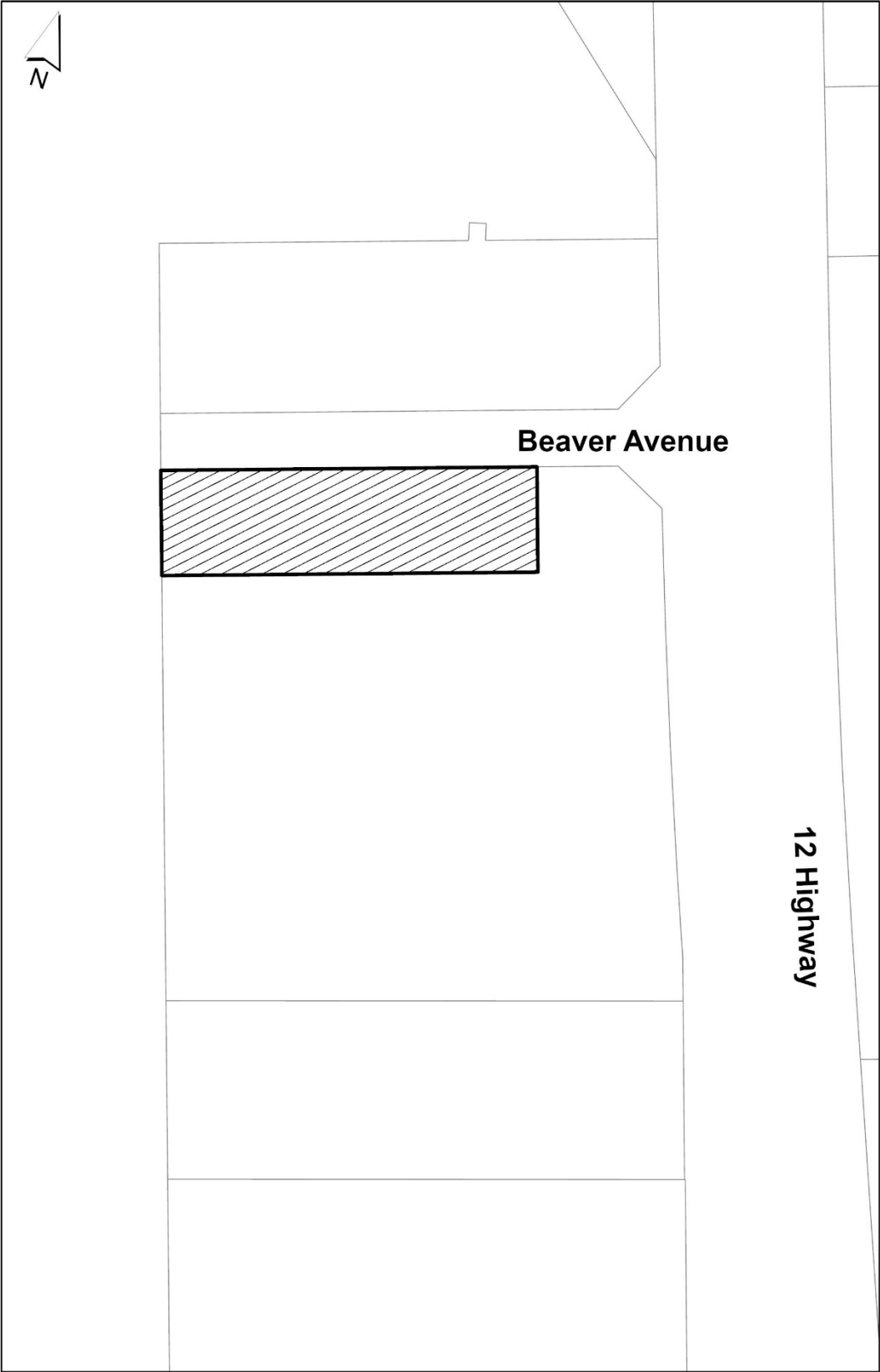
In all other respects, the provisions of the Highway Commercial (C4) Zone and By-law Number 287-78-PL shall apply and be complied with.

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.


Enacted and Passed this 28th day of April, 2025.

Mayor
Walter Schummer

Deputy CAO/Clerk
Fernando Lamanna



 From C4 to C4-10

0 510 20 30
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This is Schedule "A" to
By-law No. -2025

Key Map

