

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 24, Concession 7, Township of Brock, (Roll No. 183905000814600)

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 a residential subdivision;

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 (August 8, 2022), 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 the lands subject to this By-law are outlined on Schedule A attached to this By-law and described as Part of Lot 24, Concession 7, Township of Brock, Regional Municipality of Durham.
2. That Plate A6 to Zoning By-law 287-78-PL is here by amended as follows:
 - a. Part of Lot 24, Concession 7, Township of Brock, Regional Municipality of Durham, more particularly shown on Schedule “A” attached hereto is changed from Rural Buffer (RB), Hamlet Residential (HR), Rural (RU) and Environmental Protection (EP) Zones to Hamlet Residential Exception Eight (HR-8), Rural Buffer Exception Ten (RB-10) Environmental Protection (EP) and Open Space Exception Eight (OS-8) Zones.
3. That Section 9.7 entitled Hamlet Residential (HR) Zone Category Exceptions is hereby amended by inserting the following clauses which shall read as follows:

9.7.8 Hamlet Residential Exception Eight (HR-8) Zone

Notwithstanding the provisions for residential uses permitted within the Hamlet Residential (HR) Zone, as set forth on Plate “C” of By-law Number 287-78-PL,

as otherwise amended to the contrary, within the Hamlet Residential Exception Eight (HR-8) Zone, located within part of Lot 24, Concession 7 (Brock), the following provisions shall apply:

Minimum Lot Area	2,400 m
Minimum Lot Frontage	25 m

4. That Section 9.2, entitled “Open Space (OS) Zone Category Exceptions” is hereby amended by inserting the following clauses which shall read as follows:

9.2.8 Open Space Exception Eight (OS-8) Zone

Notwithstanding the uses permitted within the Open Space (OS) Zone, of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Open Space Exception Eight (OS-8) Zone, located within part of Lot 24, Concession 7 (Brock), the use shall be restricted to a storm water management facility, conservation and passive recreation uses, including a trail.

5. That Section 9.5 entitled Rural Buffer (RB) Zone Category Exceptions is hereby amended by inserting the following clauses which shall read as follows:

9.5.10 Rural Buffer Exception Ten (RB-10) Zone

Notwithstanding the provisions for residential uses permitted within the Rural Buffer (RB) Zone, as set forth on Plate “C” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Buffer Exception Ten (RB-10) Zone, located within part of Lot 24, Concession 7 (Brock), the following provisions shall apply:

Minimum Lot Area	15.5 ha
Minimum Front Yard	10 m
Minimum Rear Yard	10 m
Minimum Side Yard	3 m

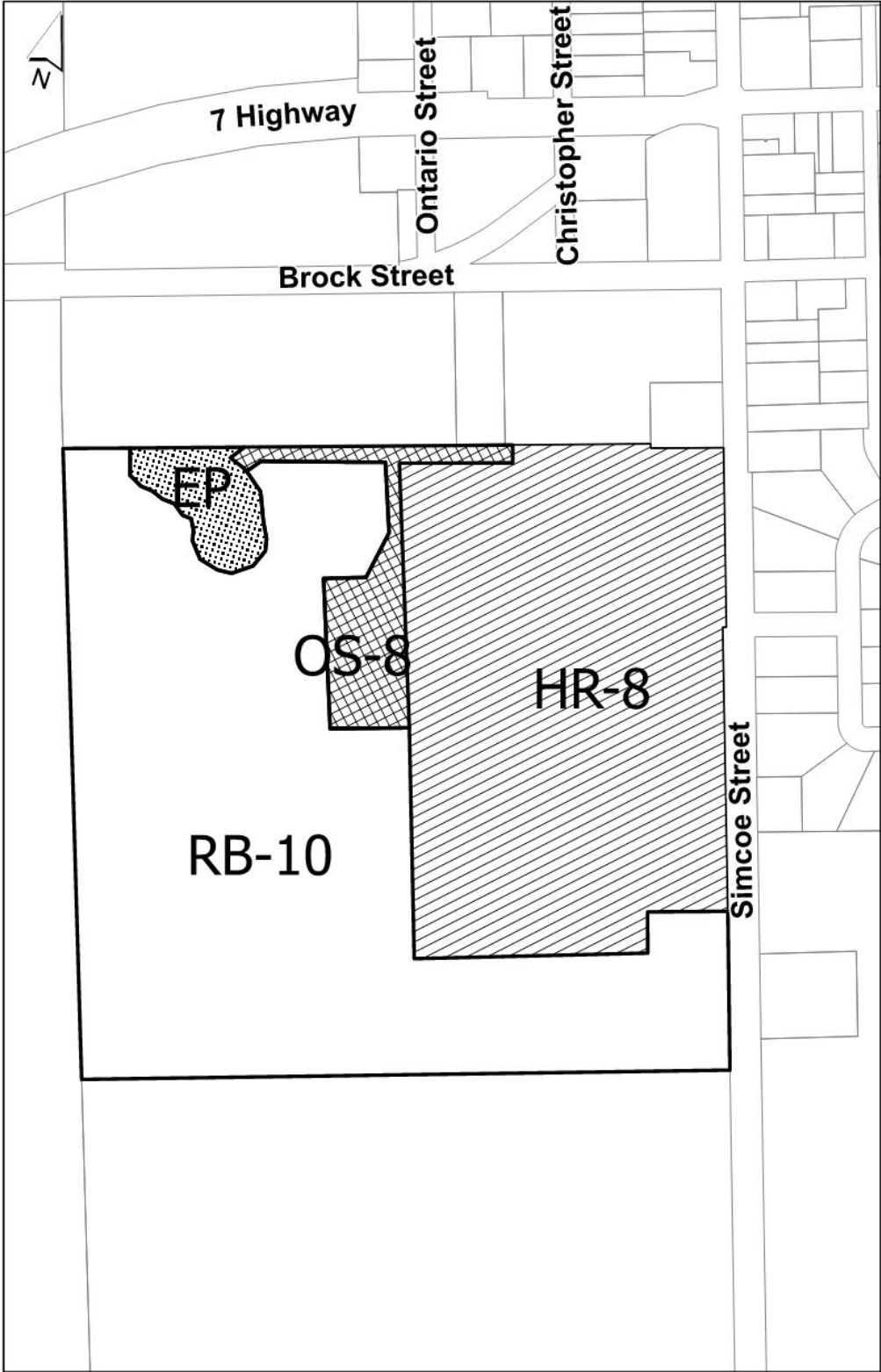
6. That Zoning By-law 287-78-PL shall, in all other respects, remain in full force and effect and continue to apply.
7. This By-law shall come into force in accordance with Section 34 of the Planning Act, R.S.O., 1990, as amended.

Enacted and passed this XX day of XX, 2025.

Mayor

Clerk/Deputy CAO
Fernando Lamanna

Schedule "A"
to Zoning By-law No. XX-2025
Township of Brock



[Hatched Box] From RB and RU to HR-8
 [Cross-hatched Box] From RB to OS-8
 [Dotted Box] From RB and EP to EP
 [Solid Box] From RU, RB and EP to RB-10

0 20 40 80 120
 Meters

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

