

DARYL PHOENIX

ZONING BY-LAW AMENDMENT

**PT LT 23, CONCESSION 6
(S2205 CONCESSION ROAD 6, SUNDERLAND)**

TOWNSHIP OF BROCK

**October 2021
File No. 06-2021-RA
By-law No: 3078-2021**

NOTICE OF THE PASSING
OF A ZONING BY-LAW BY THE
CORPORATION OF THE TOWNSHIP OF BROCK

TAKE NOTICE that the Council of the Corporation of the Township of Brock passed By-law No. **3078-2021** on the 25th day of October, 2021, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, as amended. All written/oral submissions made in respect of this application were considered by Council as contained within the staff report/resolution.

AND TAKE NOTICE that any person or agency who, **before the by-law was enacted, made oral submissions at a public meeting or written submissions to Council**, may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the By-law by filing with the Clerk of the Corporation of the Township of Brock not later than **4:30 p.m. on the 18th day of November, 2021** a notice of appeal on the prescribed form available in the office of the Clerk or from the LPAT website at www.elto.gov.on.ca together with a certified cheque in the amount of \$300.00 payable to the Minister of Finance.

The grounds for an appeal are restricted to: a) inconsistency with a Provincial Policy Statement; b) fails to conform with or conflicts with a Provincial Plan; or c) fails to conform with an applicable Official Plan. A notice of appeal must explain how the by-law is inconsistent with a Provincial Policy Statement, fails to conform with or conflicts with a Provincial Plan, or fails to conform with an applicable Official Plan.

PLEASE NOTE that only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

NO PERSON or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party. Additional information regarding public participation at OLT, is available through the OLT Support Centre at 1-866-448-2248.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, and a Key Map showing the location of the lands to which the By-law applies, are attached.

The complete By-law is available in the office of the Clerk during regular office hours (8:30 a.m. – 4:30 p.m.) and on the Township website: www.townshipofbrock.ca.

Dated at the Corporation of the Township of Brock this 29th day of October, 2021.

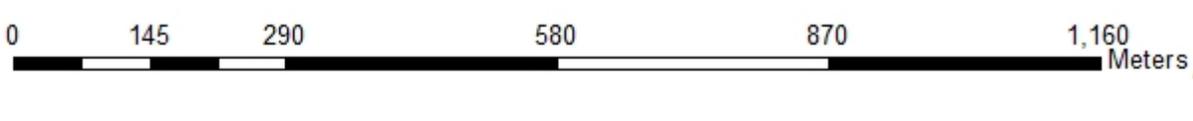
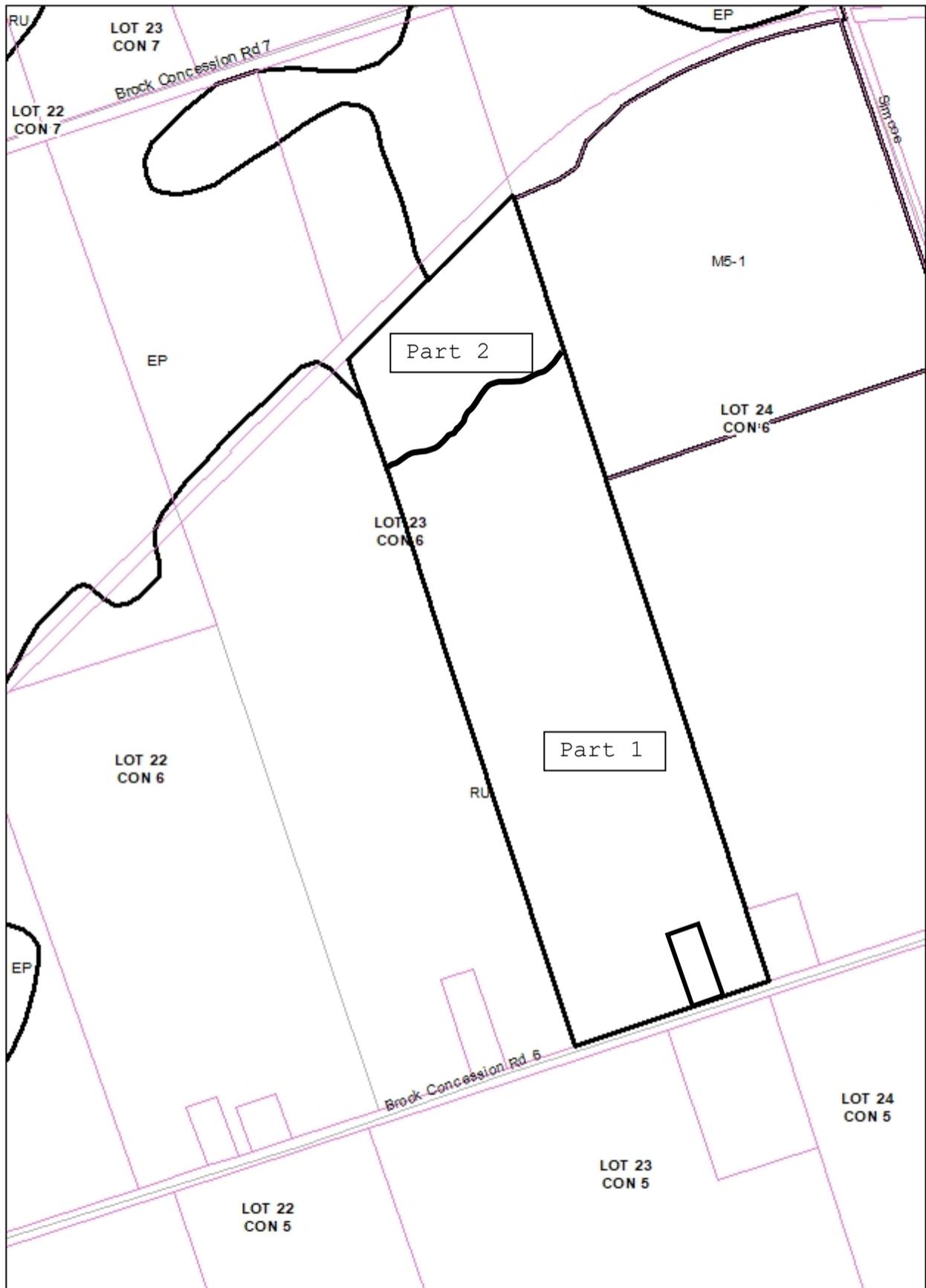
Mr. Fernando Lamanna
Municipal Clerk
brock@townshipofbrock.ca
P.O. Box 10, Cannington, Ontario, L0E 1E0
705-432-2355 (Telephone), 705-432-3487 (Fax)

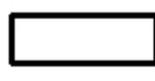
EXPLANATORY NOTE

**TO ZONING BY-LAW NO. 3078-2021 PASSED
BY THE COUNCIL OF THE CORPORATION
OF THE TOWNSHIP OF BROCK**

- LANDS AFFECTED:** This By-law applies only to certain land located on the west side of Simcoe Street and north side of Brock Concession Road 6. The property is described as Part Lot 23, Concession 6 (Brock), Brock Township (municipally known as S2205 Concession 6, Sunderland). The general location of the subject land is shown on the Key Map attached hereto.
- PRESENT ZONING:** Zoning By-law No. 287-78-PL, as otherwise amended, places the subject land in the Rural (RU) and Environmental Protection (EP) Zone categories.
- PROPOSED ZONING:** The amendment, upon approval, will rezone the land within the Rural (RU) and Environmental Protection (EP) Zone categories to Rural Exception 61 (RU-61) and Environmental Protection (EP).
- PURPOSE & EFFECT:** The purpose and effect of By-law Number 3078-2021 is:
1. To prohibit the development of additional residential uses on those lands identified as Part 1 on the appended Key Map.
 2. To revise the boundaries of the Environmental Protection (EP) zoning on those lands identified as Part 2 on the appended Key Map.

Key Map To Zoning By-law No. 3078-2021



 Subject Land

**The following is a copy of
Zoning By-law No. 3078-2021 of the
Corporation of the Township of Brock**

ZONING BY-LAW NUMBER 3078-2021
OF THE
CORPORATION OF THE TOWNSHIP OF BROCK

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 NUMBER 287-78-PL, AS OTHERWISE AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF BROCK, WITH RESPECT TO CERTAIN LAND LOCATED WITHIN PT LOT 23, CONCESSION ROAD 6 (BROCK), IN THE TOWNSHIP OF BROCK, REGION OF DURHAM.

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

AND WHEREAS the By-law hereinafter set out is in conformity with the approved Official Plans for the Regional Municipality of Durham and the Township of Brock;

AND WHEREAS the Council of the Corporation of the Township of Brock conducted a public meeting on the 21st day of July, 2021, pursuant to Section 34 (12) of the *Planning Act*, R.S.O. 1990, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Brock **ENACTS** as follows:

1. **THAT** Plate “A1” of By-law Number 287-78-PL, as otherwise amended to the contrary, is hereby further amended by changing the Zone classification on those lands located within Part Lot 23, Concession 6 (Brock), from the Rural (RU) and Environmental Protection (EP) Zone categories to a Rural Exception 61 (RU - 61), and Environmental Protection (EP) Zone categories in accordance with Schedule “A” attached hereto and forming part hereof.

2. **THAT** Section 9.4, entitled “Rural (RU) Zone Category Exceptions” is hereby amended by inserting the following clause which shall read as follows:

“9.4.61 RURAL EXCEPTION 61 (RU-61) ZONE

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception 61 (RU-61) Zone, located within Part Lot 23, Concession 6 (Brock), all residential uses as set forth on Plate “B”, Column 5, Lines 1 – 11, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.”

3. **THAT** Zoning By-law No. 287-78-PL, as otherwise amended, is hereby amended to

give effect to the foregoing, but Zoning By-law No. 287-78-PL, as otherwise amended, shall in all other respects remain in full force and effect.

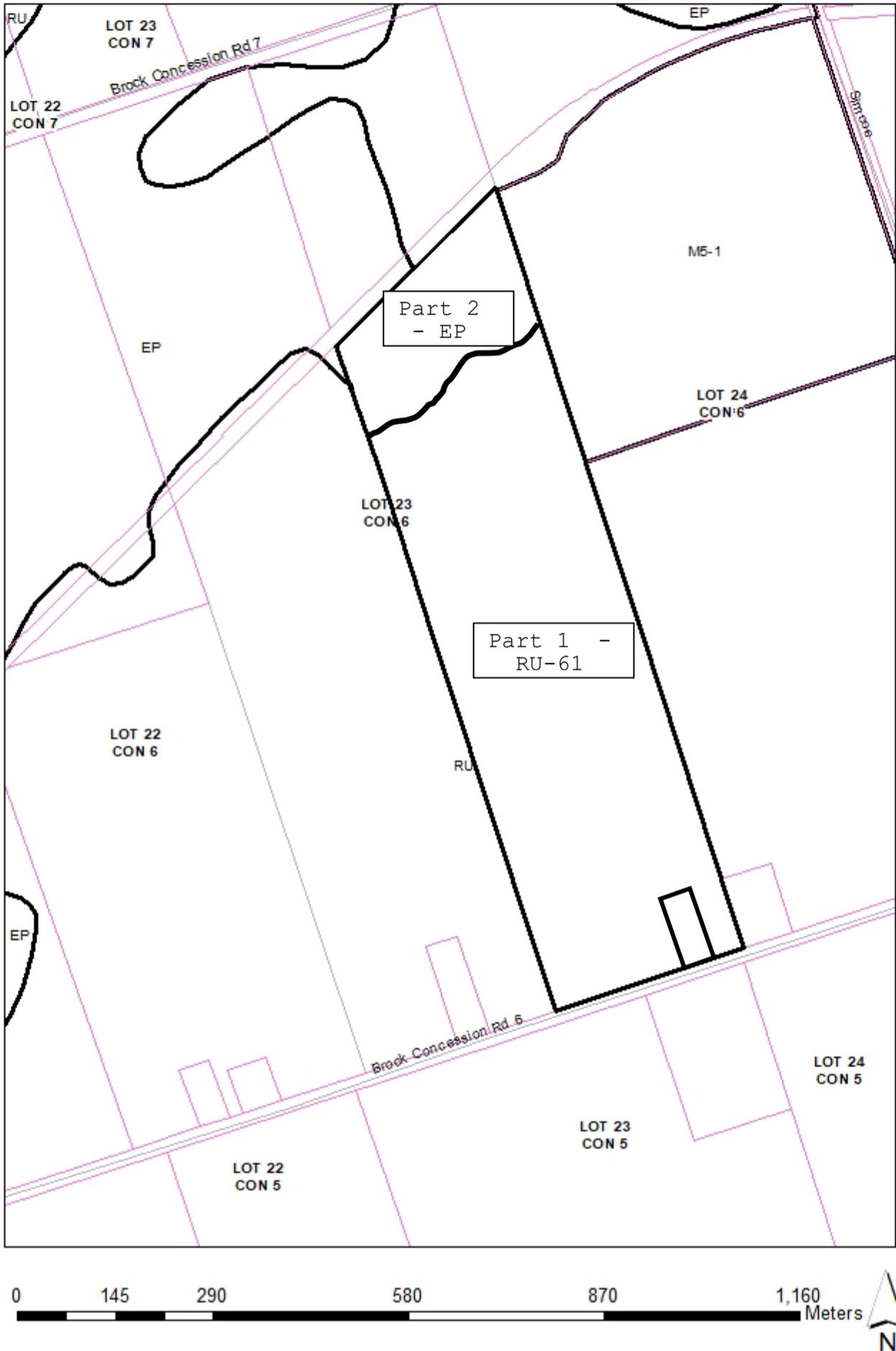
4. **THAT** Zoning By-law No. 3078-2021 shall come into force on the date it is passed by the Council of the Corporation of the Township of Brock subject to the applicable provisions of the *Planning Act*, R.S.O., 1990, as amended.

ENACTED AND PASSED THIS 25th DAY OF OCTOBER, A.D., 2021.

Mayor
John Grant

Clerk/Deputy CAO
Fernando Lamanna

Schedule "A" To Zoning By-law No. 3078-2021



This is Schedule "A" to By-law No. 3078-2021

Passed this 25th day of October, 2021

Mayor – John Grant

Clerk/Deputy CAO Fernando Lamanna