

ANTHONY DESPOJA

ZONING BY-LAW AMENDMENT

**PART LOT 22, CONCESSION 1 (THORAH), LOT 31, PLAN 425
0 Thorah Park Boulevard**

TOWNSHIP OF BROCK

3124-2022

File No. 17-2022-PL-RA

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. 3124-2022 on the 30th day of May, 2022, 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 Ontario Land Tribunal (OLT) 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 20th day of June, 2022** a notice of appeal on the prescribed form available in the office of the Clerk or from the OLT website at www.elto.gov.on.ca together with a certified cheque in the amount of \$1,100.00 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 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 30th day of May, 2022.

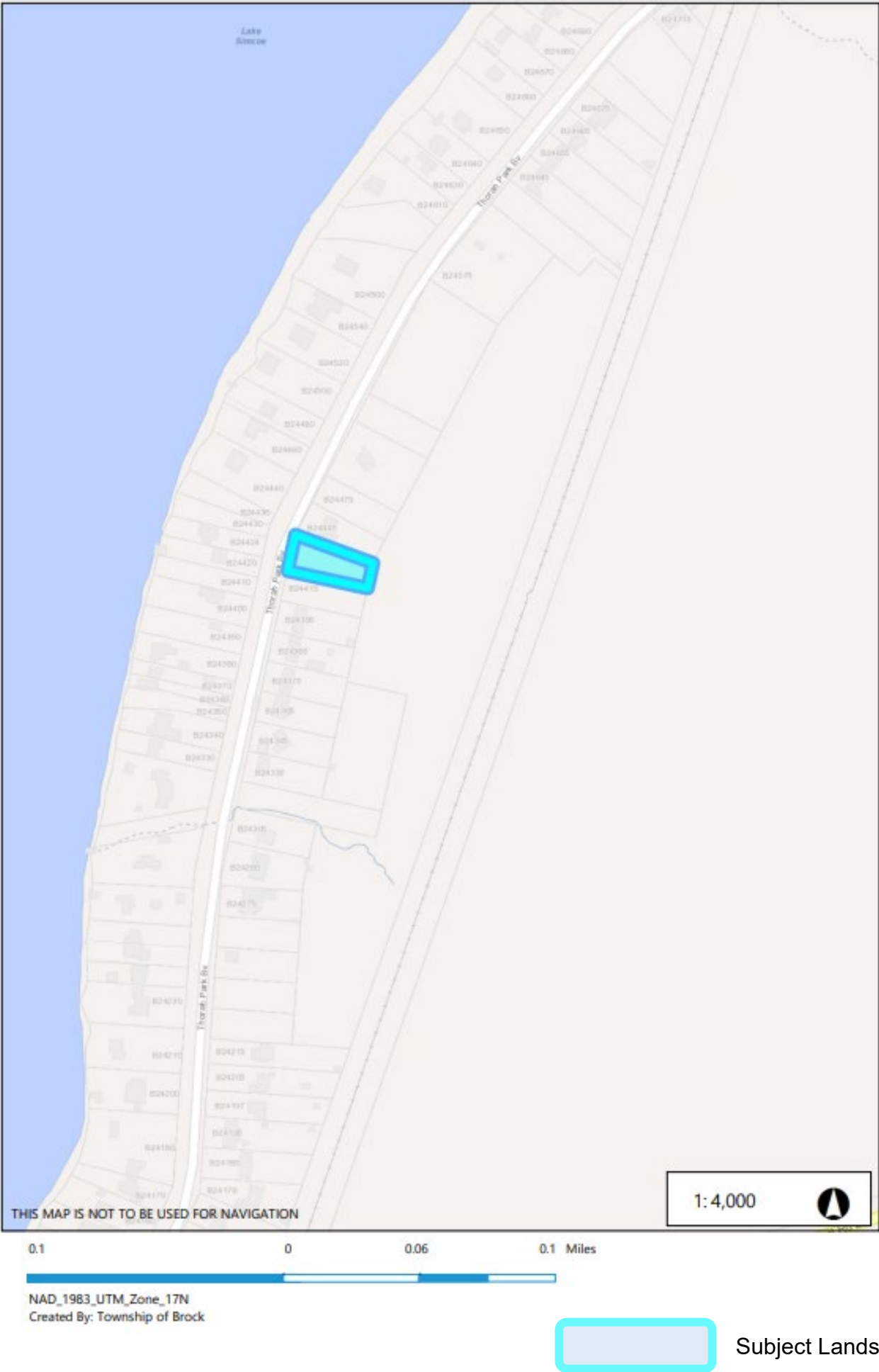
Municipal Clerk
P.O. Box 10, Cannington, Ontario, L0E 1E0
705-432-2355 (Telephone), 705-432-3487 (Fax)

EXPLANATORY NOTE

TO ZONING BY-LAW NO. 3124-2022 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 south side of Thorah Park Boulevard. The property is described as part of Lot 22, Concession 1 (Thorah), Lot 31 of Plan 425 (no municipal address). 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 Shoreline Residential (SR) Zone.
- PROPOSED ZONING:** The amendment, upon approval, will rezone the land to the Shoreline Residential Exception Two (SR-2) Zone.
- PURPOSE & EFFECT:** The purpose and effect of By-law Number 3124-2022 is:
1. To permit the construction of a detached garage on a property that will be accessory to the principal dwelling unit on a separate, non-contiguous property.
 2. The proposed SR-2 Zone will apply to two (2) proposed lots resulting from Consent Application LD069/2021. Each lot will be merged on title with the non-contiguous properties on which the principal dwelling units are located.

Subject Lands Map To Zoning By-law No. 3124-2022



**The following is a copy of
Zoning By-law No. 3124-2022 of the
Corporation of the Township of Brock**

ZONING BY-LAW NUMBER 3124-2022
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 PART OF LOT 15, CONCESSION 5, MUNICIPALLY KNOWN AS 157 and
113 MAIN STREET, 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 of March, 2022, 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 “A3” 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 of Lot 22, Concession 1 (Thorah), Lot 31 of Plan 425 from the Shoreline Residential (SR) Zone to the Shoreline Residential Exception Two (SR-2) Zone category in accordance with Schedule “A” attached hereto and forming part hereof.
2. **THAT** Section 9.8, entitled “Shoreline Residential (SR) Zone Category Exceptions” is hereby amended by inserting the following clauses which shall read as follows:

“9.8.2 SHORELINE RESIDENTIAL EXCEPTION TWO (SR-2) ZONE

- a) Notwithstanding the provisions of Plate “C”, entitled “PROVISIONS FOR RESIDENTIAL USES” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Shoreline Residential Exception Two (SR-2) Zone, located within part of Lot 22, Concession 1 (Thorah), Lot 31 of Plan 425, the following provisions shall apply:
 - i) Permitted uses shall be limited to one (1) detached garage that is accessory to a principal residential unit on a separate lot identified on a merger agreement registered on title.

- ii) Residential uses shall be prohibited.
- iii) Lot provisions of Section 10.1 h) of this By-law shall apply with the exception of the following:
 - a) Minimum Lot Area: 1,400 square metres
 - b) Minimum Lot Frontage: 13.0 metres
 - c) Minimum Front Yard Setback: 11.0 metres
 - d) Minimum Interior Side Yard Setback: 1.5 metres
 - e) Rear Yard Setback (min): 8.0 metres
 - f) Lot Coverage (max): 15 percent
 - g) Maximum Height: 4.0 metres

b) In all other respects, the provisions of the Shoreline Residential (SR) Zone and By-law Number 287-78-PL shall apply and 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. 2910-2019-PL 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.

THIS BY-LAW READ TWICE THIS 30th DAY OF MAY, A.D., 2022.

Mayor
John Grant

Clerk / Deputy CAO
Fernando Lamanna

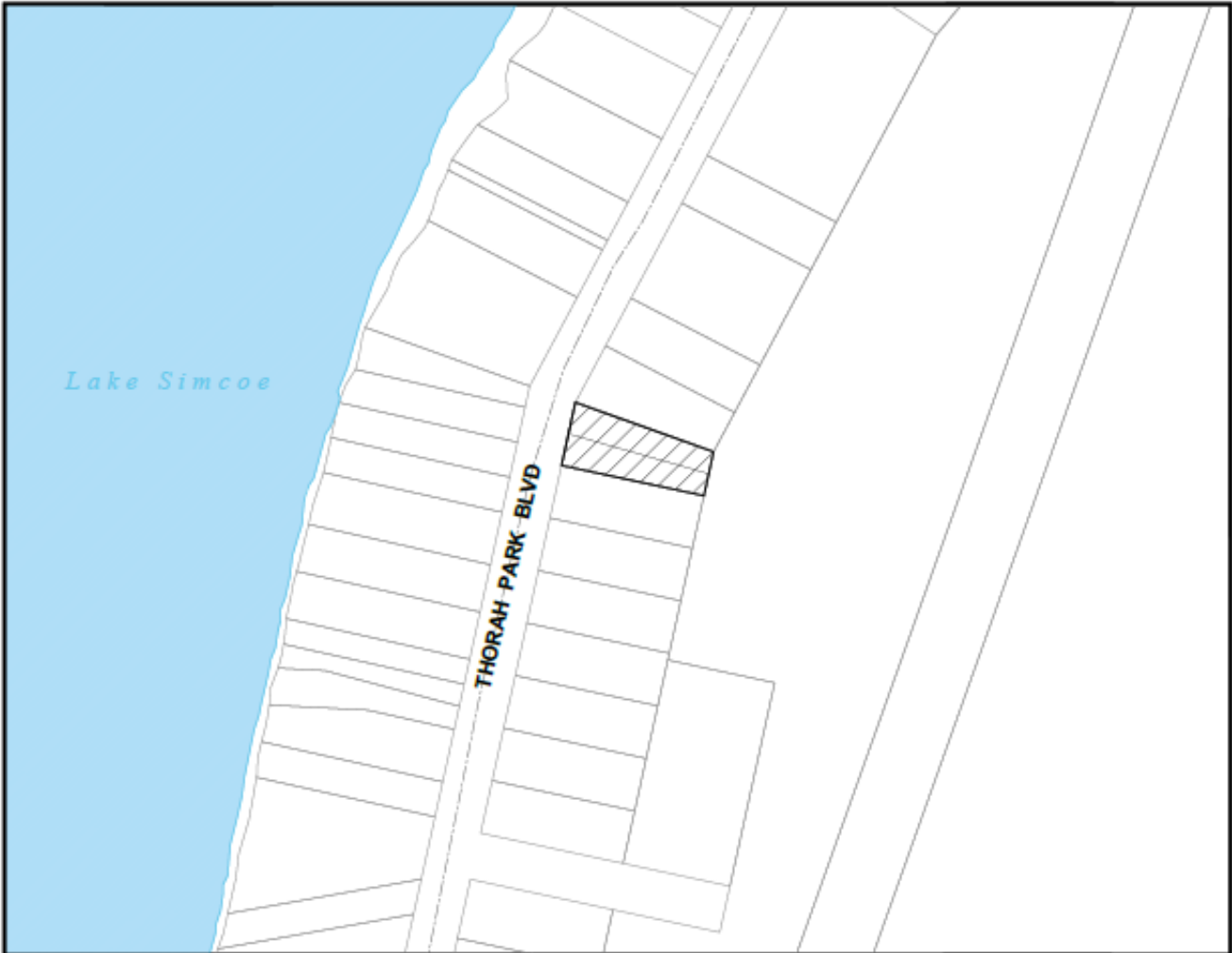
THIS BY-LAW READ A THIRD TIME AND FINALLY PASSED THIS 30th DAY OF MAY, A.D., 2022.

Mayor
John Grant

Clerk / Deputy CAO
Fernando Lamanna

Schedule A

To Zoning By-law No. 3124-2022



= Lands to be rezoned from the Shoreline Residential (SR) zone to the Shoreline Residential - Exception 2 (SR-2) zone

SCALE: 1:2,500



Subject Property:
00000 Thorah Park Boulevard
Pt. Lot 22, Concession 1
Township of Brock
Region of Durham



EcoVue Consulting Services Inc.
311 George St. N., Suite 200
Peterborough ON K9J 3H3
Tel: 705-676-8340 Fax: 705-742-8343
www.ecovueconsulting.com

Township of Brock

Schedule "A" to By-law No. 287-78-PL
Passed this 30th day of May, 2022

Mayor - John Grant

Clerk - Fernando Lamanna