

THE CORPORATION OF THE TOWNSHIP OF BROCK

BY-LAW NUMBER 3082-2021

BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTIONS 34 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO AMEND ZONING BY-LAW NO. 287-78-PL, AS AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF BROCK TO AMEND THE REGULATIONS FOR RESIDENTIAL PARKING STANDARDS WITH RESPECT TO ALL LANDS IN THE TOWNSHIP OF BROCK

WHEREAS the Planning and Community Affairs Committee of the Corporation of the Township of Brock conducted a statutory public meeting, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, on the 22nd day of November, 2021 with respect to amendments to the regulations with respect to residential parking standards.

AND WHEREAS the By-law hereinafter set out conforms with the general intent and purpose of Provincial policy, and the 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 has, pursuant to Section 34 (17) of the Planning Act, R.S.O., 1990, as amended, considered whether further notice is to be given with respect to the By-law prior to the passing thereof and has determined that the By-law hereinafter set out substantially implements the proposed regulations presented at the public meeting held on the 23rd day of August, 2021, and that no further public meeting is necessary.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF BROCK HEREBY ENACTS A BY-LAW AS FOLLOWS:

1. **THAT** Section 10.18, PARKING AND REGULATIONS of Zoning By-law 287-78-PL be amended to delete the term “handicapped” and replace it with the term “accessible parking”.
2. **THAT** Section 10.18, PARKING AND REGULATIONS, d. PARKING AREA DESIGN REQUIREMENTS of Zoning By-law 287-78-PL be amended to add subsection “vii. the maximum parking area allowable in the front of a residential dwelling is 55% of the frontage of the lot.”
3. **THAT** Section 10.18, PARKING AND REGULATIONS of Zoning By-law 287-78-PL PARKING SPACE REQUIREMENT TABLE as amended, subsection i) Residential, be amended to:

Residential	
• Single-Family Detached	• Two (2) parking spaces per dwelling unit
• Duplex	• Two (2) parking spaces per dwelling unit
• Semi-Detached	• Two (2) parking spaces per dwelling unit
• Triplex	• One (1) parking space per dwelling unit for one-bedroom units. • Two (2) parking spaces per dwelling unit for two or more bedroom units.
• Fourplex	• One (1) parking space per dwelling unit for one-bedroom units. • Two (2) parking spaces per dwelling unit for two or more bedroom units.

<ul style="list-style-type: none"> • Row Townhouse 	<ul style="list-style-type: none"> • One (1) parking space per dwelling unit for one-bedroom units. • Two (2) parking spaces per dwelling unit for two or more bedroom units.
<ul style="list-style-type: none"> • Apartment 	<ul style="list-style-type: none"> • One (1) parking space per dwelling unit for one-bedroom units. • One point five (1.5) parking spaces per dwelling unit for two or more bedroom units.
<ul style="list-style-type: none"> • Converted Dwelling 	<ul style="list-style-type: none"> • One (1) parking space in addition to the Single-Family Detached requirement
<ul style="list-style-type: none"> • Secondary Units 	<ul style="list-style-type: none"> • One (1) parking space to be provided in addition to the primary dwelling parking requirements. • No visitor parking required for the secondary unit.

One half (0.5) additional visitor parking spaces must be provided for each dwelling unit for all residential types of dwellings and be located in a driveway or other parking area on the same lot as the dwelling unit or 1 space may be located within an enclosed garage or accessory structure with a clear interior measurement of a minimum 3m width and 6m length.

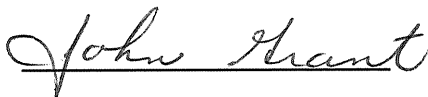
- Visitor Parking

In the case of the visitor parking area within a Plan of Condominium, visitor parking shall be provided on the same lot or on other lands controlled by the related condominium corporation.

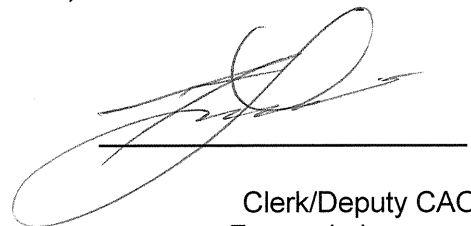
In the case where there is a permit or license from the Township applying to the property allowing short-term rental or a B & B, no visitor parking is required for the primary residence. All parking requirements for the short-term rental or B & B use shall be applied.

4. **THAT** Zoning By-law No. 287-78-PL, as amended is hereby amended to give effect to the foregoing, but Zoning By-law No. 287-78-PL, as amended, shall in other respects remain in full force and effect save as may be otherwise amended or hereinafter dealt with.
5. **THAT** this By-law 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 22nd DAY OF NOVEMBER, A.D., 2021.



Mayor
John Grant



Clerk/Deputy CAO
Fernando Lamanna