

THE CORPORATION OF THE TOWNSHIP OF BROCK

BY-LAW NUMBER 2994-2020

Being a By-law under the provisions of section 38 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to establish Interim Control provisions for the entirety of the Township of Brock to prohibit the establishment of Supportive Housing and Modular Construction, including Manufactured Dwelling Houses, for a period of twelve (12) months in order to allow for the appropriate completion of further research and consultation.

WHEREAS subsection 38(1) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, permits the Council of a municipality to pass an Interim Control By-law where Council has directed that a review or study be undertaken in respect of land use planning policies and regulations within the municipality or in any defined area(s) thereof;

AND WHEREAS the Council of the Township of Brock passed a resolution directing that necessary research and consultation be undertaken with respect to developing land use planning policies and regulations concerning Supportive Housing Facilities and Modular Construction, including Manufactured Dwelling Houses on all lands located in the Township of Brock;

AND WHEREAS the Council of the Township of Brock deems it appropriate to now enact such an Interim Control By-law, in order to ensure that the Council of the Township of Brock will have the time and opportunity to thoroughly review, study, and determine whether its current land use planning policies and regulations appropriately address:

- A. The use, regulation, and development standards of Modular Construction, including Manufactured Dwelling Houses, in the entire Township of Brock; and,
- B. The location, use, regulation, development standards, total number, and separation distances for Supportive Housing Facilities in the entire Township of Brock.

NOW THEREFORE, the Council of the Township of Brock hereby enacts as follows:

1. In this By-law:

"Modular Construction" shall mean a Building or Structure assembly or system of Building or Structure sub-assemblies manufactured in its entirety, or in substantial part, off-site and transported to the Lot for installation on-site, and includes Buildings or Structures which consist of such Modular Construction in whole or in part, including a Dwelling Unit, a Dwelling House, an Apartment Dwelling House, a Boarding or Lodging House, and a Manufactured Dwelling House.

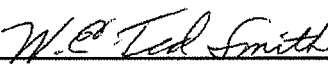
"Supportive Housing Facilities" shall mean any Lot, Building or Structure used for the purposes of accommodating persons, who, by reason of their emotional, mental, social or physical condition, or legal status, require a supervised group living arrangement for their well being and which includes any Lot, Building or Structure where Wrap-Around Services are provided to residents or visitors, including a Dwelling Unit, a Dwelling House, an Apartment Dwelling House, a Boarding or Lodging House, a Manufactured Dwelling House, and Modular Construction.

"Wrap-Around Services" include on-site meals, mental health and addictions support, medical and dental care, financial assistance, rental and tenant support, life skills teaching/counselling, and employment service and related Public Uses.

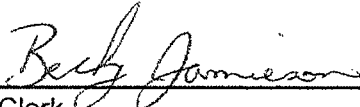
2. Notwithstanding the permitted uses and regulations of Zoning By-law No. 287-78-PL, as amended, no Lot, Building, or Structure shall be used for the establishment of new Supportive Housing or Modular Construction or the expansion of existing Supportive Housing or Modular Construction in the entire Township of Brock, except for the continued use of a Building or Structure lawfully existing on the date that this By-law is enacted, provided such a use is a permitted use in the Building or Structure under Zoning By-law No. 287-78-PL, as amended.
3. For the purposes of this By-law, the terms **"Apartment Dwelling House"**, **"Boarding or Lodging House"**, **"Dwelling House"**, **"Dwelling Unit"**, **"Manufactured Dwelling House"**, **"Public Use"**, **"Vehicle"**, **"Lot"**, **"Building"** and **"Structure"** shall have the same meaning as the terms **"Apartment Dwelling House"**, **"Boarding or Lodging House"**, **"Dwelling House"**, **"Dwelling Unit"**, **"Manufactured Dwelling House"**, **"Public Use"**, **"Vehicle"**, **"Lot"**, **"Building"** and **"Structure"** as defined in Zoning By-law No. 287-78-PL, as amended.

4. Where there is a conflict between the provisions of this By-law and any other by-law of the Township Brock, the provisions of this By-law shall prevail.
5. If any provision or requirement of this By-law or the application thereof to any person shall to any extent be held to be invalid or unenforceable, the remainder of this By-law or the application of such provision or requirement to all persons other than those to which it is held to be invalid or unenforceable, shall not be affected thereby and each provision and requirement of this By-law shall be separately valid and enforceable to the fullest extent permitted by law.
6. This By-law shall come into force and effect immediately upon the final passing thereof by the Council of the Township of Brock and shall be in effect for a period of one (1) year from the date of its enactment, unless otherwise extended or repealed in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13.

THIS BY-LAW READ TWICE THIS 23rd DAY OF NOVEMBER, A.D., 2020.

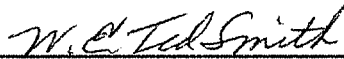


Deputy Mayor
W.E. Ted Smith

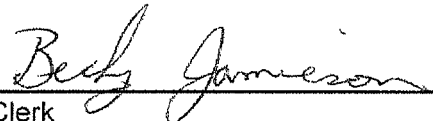


Clerk
Becky Jamieson

THIS BY-LAW READ A THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF NOVEMBER, A.D., 2020.



Deputy Mayor
W.E. Ted Smith



Clerk
Becky Jamieson