

**BY-LAW NUMBER 79-20**

**- of -**

**THE CORPORATION OF THE COUNTY OF BRANT**

To amend By-Law Number 61-16, the Zoning By-Law for the County of Brant, as amended,  
(Spierenburg, 1318 Colborne Street West)

**WHEREAS** an application was received from Roswell Concrete, on behalf of Karen Spierenburg, owner of Concession 5, Part of Lots 1 and 2, geographic Township of Brantford, 1318 Colborne Street West, County of Brant, proposing to rezone a portion of the subject lands from Agricultural (A) to special exception Heavy Industrial (M3-24) to permit a concrete batching plant with all manufacturing limited to within the building/structure; that outdoor storage be located behind the front building line of the proposed structure (which is proposed to be 21.0 metres (68.0 ft.)) from the front lot line; that a 4.5 metre (14.75 ft.) landscape buffer be provided along the northerly property line to the outdoor storage area and to allow for a reduced front yard setback of 20.0 metres (66.0 ft.), whereas 50.0 metres (165.0 ft.) are required.

**AND WHEREAS** the *Planning Act* empowers a municipality to pass By-Laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the By-Law;

**AND WHEREAS** this By-Law is in conformity with the Official Plan for the County of Brant;

**AND WHEREAS** the Planning Advisory Committee of the Corporation of the County of Brant has recommended approval of this By-Law;

**AND WHEREAS** the Council of the Corporation of the County of Brant deems it to be desirable for the future development and use of the lands described above;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS** as follows:

1. **THAT** Schedule 'A' of By-Law Number 61-16, Map 106, is hereby amended by changing the zoning on a portion of the subject lands from Agricultural (A) to special exception Heavy Industrial (M3-24), as shown on the Schedule attached to this By-Law.
2. **THAT** Section 11.7 Special Exceptions M3 Zone, is hereby amended by adding the M3-24 Zone as below:  
M3-24  
Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-24 on Schedule "A" hereto, the subject lands shall be limited to a concrete batching plant with all manufacturing limited to within the building/structure; that outdoor storage be located behind the front building line of the proposed structure (which is proposed to be 21.0 metres (68.0 ft.)) from the front lot line; that a 4.5 metre (14.75 ft.) landscape buffer be provided along the northerly property line to the outdoor storage area and to allow for a reduced front yard setback of 20.0 metres (66.0 ft.), whereas 50.0 metres (165.0 ft.) are required. All other requirements of the By-Law shall apply. (Map 106).

3. **THAT** this By-Law shall come into force on the day it is passed by the Council of the Corporation of the County of Brant.

**READ** a first and second time, this 4<sup>th</sup> day of August 2020.

**READ** a third time and finally passed in Council, 4<sup>th</sup> day of August 2020.

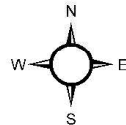
**THE CORPORATION OF THE COUNTY OF BRANT**

\_\_\_\_\_  
David Bailey, Mayor

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Heather Boyd, Clerk

**MAP 1: ZONING MAP**  
**File Number: ZBA8-20-MD**

Former Township of  
**BURFORD**



1:4,500  
 75 37.5 0 75 150 Meters

