

## **BY-LAW NUMBER 78-20**

- 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  
(County of Brant, Housekeeping Amendment)

**WHEREAS** the County of Brant initiated a review of its Zoning By-Law to ensure currency, correct identified errors in mapping and text, and clarify interpretative provisions;

**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 said By-Law;

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

**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 within the County of Brant;

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

1. **THAT** Table 11.2 Zone Provisions is hereby amended by removing an asterisk from the second footnote so that it is noted by two asterisk symbols as follows:

“\*\*Provided that if any M3 property abuts a residential Zone, arterial, and/or collector road the minimum setback from any building and/or structure from that lot line shall be a minimum of 50.0m.”

2. **THAT** Section 4.16.1 Location and Residential Character b) is hereby amended by removing the word ‘his’ and replacing the word with ‘their’ as follows:

“b) A *home occupation* shall be clearly secondary and incidental to a *dwelling* occupied by the owner or tenant as their *main* residence.”

3. **THAT** Section 4.43.1 Special Setbacks is hereby amended by adding the word ‘street’ before the word setback as follows

“Notwithstanding any other provisions of this By-Law, where a *building* or *structure* is located adjacent to a *street* listed below, no minimum *street setback* shall be required.”

4. **THAT** Section 5.7 is hereby amended by removing a duplicate requirement, being “k) Nothing in this subsection shall apply to prevent the *use* of a *right-of-way* as a means of obtaining access to a *parking space*, provided the said *right-of-way* has been specifically established for such purpose.”

5. **THAT** Section 3 Definitions, “MICROBREWERY”, is hereby amended to remove a duplication of maximum floor area requirements, as follows:

“Means a *lot, building, or structure* used for the purpose of limited small scale brewing and malting of beer or liquors, having a maximum *floor area* of 300 square metres. The ingredients may be cultivated on the *property* or offsite. A support *office, patio, tasting area, retail store, and restaurant* may also be permitted as *accessory uses*.”

6. **THAT** Table 13.1 Uses Permitted in Section 13 Institutional (N) Zones is hereby amended to include ‘Art Gallery’ and ‘Museum’ as permitted uses within the Minor Institutional (N1) zone.

7. **THAT** Section 4.40 Uses Permitted in All Zones is hereby amended to improve the permissions for uses permitted in all zones, as follows:

e) A *public use, building, structure, or lot* used by a *public agency* to provide services to the public. This may include, but is not limited to, a municipal office building, a *public community centre, public auditorium, public library, public park, public washroom* and/or a *municipal or provincial works yard*;

8. **THAT** Section 3 Definitions is hereby amended to add a definition for “VISUAL BARRIER” as follows:

“A barrier constructed or formed along an applicable *lot line, use, or structure*, to act as a continuous and dense buffer between *uses*.”

9. **THAT** Section 3 Definitions is hereby amended to replace the definition of “PLANTING STRIP” as follows:

See “VISUAL BARRIER”

10. **THAT** Table 4.4 is hereby amended to replace “planting strip” with “visual barrier”, as follows:

Provisions	Specifications
Landscaped Open Space, Minimum	A landscaping area in the form of a 3 metres wide <i>visual barrier</i> shall be provided and maintained adjacent to any <i>lot line</i> that abuts a residential <i>Zone</i> or residential <i>use</i> .

11. **THAT** Section 4.18 Landscaped Open Space and Planting Strips is hereby renamed and amended as follows:

#### **4.18 Landscaped Open Space**

*Landscaped open space* shall be provided in accordance with the *Zone* provisions for each *Zone*, and the following general provisions:

- a) Any part of a *lot* which is not occupied by *buildings, structures, parking areas, loading spaces, driveways, excavations, agricultural use* or permitted outdoor storage areas shall be maintained as *landscaped open space*.

b) Landscaping requirements in any Residential Zones shall be:

- (i) The *landscaped open space* in any Residential Zones may include any part of the *lot* which is sodded or gardened or *used* as a pedestrian walk, play area, swimming pool or uncovered *patio* but shall not include any part of the *lot used* for parking or access *driveways* or for *accessory buildings*;
- (ii) Notwithstanding the provisions of clause (a) of this subsection, not less than 45% of the area of the required or established *front yard*, whichever is less, in any Residential Zone shall be maintained as *landscaped open space* and kept free of *accessory buildings* and *parking areas*.

12. **THAT** Section 4.19 Visual Barrier is hereby amended to be replaced as follows:

#### **4.19 Visual Barrier**

a) Where a *lot* with a Commercial *use* or Employment *use* abuts any *lot line* of any residential zone or *use* or any *lot line* of any Institutional zone or *use*, a minimum strip of land measuring 3.0m in width from the applicable *lot line* on that *lot* shall be *used* for the purpose of a *visual barrier*.

b) All required *visual barriers*, as approved by the County of Brant, shall be suitably maintained by the property owner in a neat and tidy condition at all times, including adjacent boulevard areas where applicable.

c) Where in any *Zone*, a visual barrier is required to be provided and maintained, such barrier shall:

- (i) act as a continuous screen between *uses*;
- (ii) consist of a continuous row of trees or shrubs, noise wall, fence, earth *berm*, or any combination thereof;
- (iii) be constructed to a minimum *height* of 1.8m within 3.0m of the applicable *use, structure, or lot line*; and
- (iv) not disrupt any prescribed drainage feature.

13. **THAT** Section 4.29 Reduced Lot Frontage for Surplus Farm Dwellings is hereby renamed and amended to be replaced as follows:

#### **4.29 Surplus Farm Dwellings**

Notwithstanding any other requirement of the By-Law to the contrary, where a *lot* is created as the result of a consent granted by the Committee of Adjustment with respect to a *dwelling* surplus to a farming operation located within an Agricultural (A) *Zone* the following shall apply:

- a) If the *lot* has a minimum 20.0 metre frontage, then said *lot* shall be deemed to comply with the requirements of this By-Law with respect to the *lot area* or *lot frontage*;
- b) The *dwelling* shall only be considered surplus to the farming operations if it was constructed a minimum of 15 years prior to the date the application for the surplus farm *dwelling* consent is received;
- c) The *dwelling* must be considered habitable at the time of application, as determined by the local municipal Chief Building Official;
- d) Minimum Distance Separation Guidelines shall apply as if the property were zoned or designated as a residential lot;
- e) All other regulations of the By-Law shall apply.

14. **THAT** Section 4.24 Minimum Distance Separation is hereby amended to specify requirements as set out in the Minimum Distance Separation Guidelines Publication 853, Implementation Guideline #7 regarding Building Permits on Existing Lots of Record, to be replaced as follows:

#### **4.24 Minimum Distance Separation**

- a) Notwithstanding any other *yard* or *setback* provisions of this By-Law to the contrary, no *use* shall be established and no *building* or *structure* shall be *erected* or *altered* unless it complies with the *Minimum Distance Separation (MDS) Guidelines* developed by Ontario Ministry of Agricultural, Food and Rural Affairs.
- b) MDS shall apply to *existing lots of record* located in an Agricultural (A) *Zone* or Agricultural Employment (AE) *Zone*, except in cases of *renovation* or *restoration* of an existing *dwelling unit*.
- c) MDS shall apply to the *uses* permitted in Agricultural Employment (AE) *Zone* in accordance with OMAFRA guidelines. For the purposes of calculating MDS setbacks, such *uses* shall be considered as Type A.
- d) For the purposes of MDS guidelines, inactive cemeteries shall be considered as Type A land *use*.

15. **THAT** Section 4.26 Model Home / Temporary Sales Trailer is hereby amended to be replaced as follows:

#### **4.26 Model Home/Temporary Sales Trailer**

Notwithstanding any other provisions of this By-Law to the contrary, *model homes* or a *temporary sales trailer* can be constructed prior to the registration of a plan of subdivision or condominium plan, provided:

- a) A model home agreement, temporary sales trailer agreement, subdivision agreement, and/or condominium agreement has been executed by the owner for said *development* to the satisfaction of the County of Brant;
- b) The *model homes* or *temporary sales trailer* shall be located within the lands described in said agreement;
- c) The *model homes* or *temporary sales trailer* shall comply with the provisions and regulations of this By-Law as though each *structure* were considered a *single detached dwelling* constructed on an individual *lot* within the future registered plan of subdivision or condominium plan;
- d) The lands described in said agreement shall be permitted a maximum of one (1) *Temporary Sales Trailer* or eight (8) *Model Homes*; and,
- e) The *model homes* and/or *temporary sales trailer* shall comply with all applicable terms and conditions of the said agreement.

16. **THAT** Section 3 Definitions, "MODEL HOME", is hereby amended to be replaced as follows:

Means an uninhabited *dwelling unit* which is used for the purpose of display to the general public and where a portion of the *model home* may be used as a sales office for *dwelling units* to be constructed on *lots* within a *plan of subdivision* or *condominium*.

17. **THAT** Section 3 Definitions, “TEMPORARY SALES TRAILER”, is hereby amended to be replaced as follows:

Means an uninhabited *building* constructed for the purpose of the advertising, sale, and/or lease of *units* within a *development* to the general *public*, and may contain an *office* for the builder and/or developer of the related *development*.

18. **THAT** Section 3 Definitions, “PORCH or VERANDAH”, “DECK”, and “BALCONY”, are hereby amended to be replaced as follows:

See “*Platform Structure*”

19. **THAT** Section 3 Definitions is hereby amended to add a definition for “PLATFORM STRUCTURE” as follows:

Means an unenclosed platform intended for outdoor dining, lounging, and other similar *uses*. An *outdoor platform structure* may be ancillary to a residential or non-residential *use*. The *platform structure* may be connected to or detached from another *structure* or *building*, and may provide direct access to *grade*.

20. **THAT** Section 4.4 Regulations for Accessory Buildings and Structures is hereby amended to be replaced as follows:

#### 4.4 Regulations for Accessory Buildings and Structures

Where a *use* is permitted within a *zone* category, any *building* and/or *structure* that is *accessory* to such *use* is also permitted, subject to the provisions contained within this Section of the By-Law, or unless elsewhere specified.

- a) *Buildings* or *structures* *accessory* to a *dwelling unit* shall not be permitted prior to the construction of the *dwelling* and shall not be located within the required *front yard* or *exterior side yard*.
- b) *Accessory buildings* or *structures* having a *gross floor area* of less than 10 square metres, and/or a *height* of 0.6m or lesser above adjacent grade, may be located in a required *rear yard setback* or a required *interior side yard setback*; provided it is located a minimum of 0.6 metres from the *lot line* and is not located within any prescribed drainage feature.
- c) The cumulative *floor area* of all *buildings* and *structures* shall not exceed the allowable *lot coverage* for the *zone*.
- d) A *platform structure* provided *accessory* to a *dwelling unit* with a mutual *lot line*, including but not limited to a *semi-detached dwelling*, *rowhouse dwelling*, or similar, shall be permitted a 0.0m interior side yard setback from the mutual lot line. All other requirements shall apply.
- e) A *platform structure* that is covered by a roof and is connected to a *dwelling* shall be considered part of the *dwelling* to which it is attached. If the *structure* remains unenclosed, the encroachments permissions of Table 4.6 may apply.
- f) A *patio* *accessory* to a residential use shall be considered *landscaped open space* provided it remains uncovered, is located a minimum of 0.6m from any *lot line*, does not cover more than 50% of the yard in which it is located, and provided it shall not be located within any prescribed drainage feature.
- g) In addition to the above noted requirements, *buildings* and *structures* *accessory* to a permitted *residential use* are subject to the provisions of Table 4.1, unless otherwise specified within this By-Law.

21. **THAT** Section 3 Definitions, “ACCESSORY”, is hereby amended to be replaced as follows:

Means aiding or contributing in a secondary way to a *main use* to carry out its function, and having regard to this definition:

- a) is incidental, subordinate and exclusively devoted to the *main use* of a *lot* or *building* or *structure*.
- b) an accessory *use* is a land *use* that is accessory to a *main use*.
- c) An accessory *building* or *structure* that is clearly incidental and exclusively devoted to a *main use*, *building* or *structure*.

Residential accessory *structures* may include a *private garage*, workshop, pool house, *platform structure*, shed, or similar, and shall not be *used* for human habitation, unless otherwise permitted in this By-Law. Farm machine sheds, similar agricultural storage *buildings*, and/or *buildings used* for the use of harbouring animals shall be deemed *principal buildings* for the purpose of this By-Law.

22. **THAT** Table 4.1 Accessory Use Regulations is hereby amended to be replaced as follows:

**Table 4.1 Accessory Use Regulations**

Regulations	Urban Residential Zones	All other Residential Zones	All other Zones
<b><i>Lot coverage, Maximum</i></b>	The lesser of 15% of the total lot area or 95m <sup>2</sup>	The lesser of 15% of the total lot area or 140m <sup>2</sup>	The lesser of 15% of the total lot area or 200m <sup>2</sup>
<b><i>Street setback, Minimum</i></b>	In accordance with the <i>street setback</i> provisions of the applicable zone.		
<b><i>Interior side yard and rear yard setback, Minimum (metres)</i></b>	1.2	1.5	3.0
<b><i>Structure height, Maximum (metres)</i></b>	4.5	5.0	5.0

23. **THAT** Section 4.44 Yard Encroachments is hereby amended to incorporate a 0.6m minimum setback requirement for grading and drainage requirements, to be replaced as follows:

#### **4.44 Yard Encroachments**

Any structural encroachments into the required *yards* on a *lot* shall be subject to the following requirements. Notwithstanding the below requirements, no *yard* encroachments shall be permitted in any *visibility triangles* or within any prescribed drainage feature.

Table 4.6 Yard Encroachments in required yards

Structure	Yard in which structure is permitted	Permitted encroachment in the required yard
Accessibility Ramps	All yards	No required setback.
Architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters	All yards	0.5 metres, provided any adornment that is lesser than 2.0m above grade is no closer than 0.6m to any lot line.
Covered platform structure connected to a dwelling	Front yard and rear yard	1.5 metres provided no part of the structure is closer than 0.6m to any lot line
Canopy (attached to an apartment dwelling)	Front yard and side yards	6.0 metres, provided the projection is no closer than 3.0 metres to a lot line
Gate House within any Employment Zone	Front yard or side yard	No required setback provided it is no closer than 0.6m to any lot line
Heat pumps, air conditioners, and/or air exchangers	All yards	1.5 metres, provided the projection is no closer than 0.6 metres to any lot line
Railway spur	All yards	No required setback
Roofless functional and ornamental structures including, but not necessarily restricted to, drop awnings, clotheslines, poles, ornamental fountains, statues, monuments, picnic tables, benches, planters, garden trellises, and retaining walls.	All yards	No closer than 0.6m to any lot line
Satellite Dishes (not attached to the main building)	Front yard or exterior side yard	No closer than 0.6 metres to any lot line.

24. **THAT** Section 3 Definitions, “BUILDING HEIGHT or HEIGHT”, is hereby amended to be replaced as follows:

Means, in the case of the *building* or *structure* on a *lot*, the vertical distance between the average finished *grade* and:

the highest point of the roof surface of a flat roof;

- the highest point of the deckline of a mansard roof;
- the mean level between the eaves and the ridge of a gable, hip, gambrel, cottage roof, or similar;
- 60% of the vertical distance to the highest point of a *building* or *structure* where the transition between wall and roof is undefined, such as in a quonset hut or inflatable *structure*; or
- in the case of a *platform structure*, the vertical distance to the highest point of the surface of the platform floor.

25. **THAT** Section 3 Definitions, “BOATHOUSE”, is hereby amended to be replaced as follows:

Means a *building* or *structure* designed or *used* to shelter or protect a *boat* or other marine craft provided it is located over a *boat ramp* and immediately adjacent to a watercourse or water body. A boathouse shall not be *used* for human habitation.

26. **THAT** Section 14.2 Zone Requirements for NH Zone is hereby amended to specify further requirements for BOATHOUSE structures, to be replaced as follows:

#### **14.2 Zone Requirements for NH Zone**

No *person* shall within any Natural Heritage (NH) *Zone*, *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

- a) Other than *buildings* and *structures* *existing* at the date of passing of this By-Law, no new *buildings* or *structures* are permitted unless in accordance with the regulations of the *Conservation Authority* and/or for flood control purposes.
- b) Any additions to the *existing buildings* or *structures* in NH *Zone* shall comply with the regulations of the predominant proximal *Zone*, subject to approval from the appropriate *Conservation Authority*.
- c) Within lands *zoned* NH, a *boat house* and/or *boat dock* may be *constructed*, *erected*, or located on lands or waters subject to the following:
  - i. Approval is obtained, as required, from the applicable *Conservation Authority*;
  - ii. Only one *boat house* and one *boat dock* shall be permitted on one *lot*;
  - iii. The structure is required to meet the provisions for structures as if erected in the OS2 *Zone*; and
  - iv. Notwithstanding any provisions to the contrary, *setback* requirements of this By-Law shall not prohibit said structure from being located directly adjacent to a watercourse, provided approval from the *Conservation Authority* has been received.

27. **THAT** Section 3 Definitions is hereby amended to add a definition for “SPECIAL EVENT SALES” as follows:

Means the temporary use of *land*, *buildings*, or *structures* for the purpose of an event or sales, the principal intent of which is to enhance a permitted use with additional space and opportunities for patronage, and the duration of which does not exceed six (6) months during any calendar year.

28. **THAT** Section 3 Definitions, “PATIO, OUTDOOR” is hereby amended to be replaced as follows:

Means an outdoor eating area *used* in conjunction with a *restaurant*, *eating establishment*, *mobile refreshment cart*, or similar, where seating accommodation is provided and where meals or refreshments are served to the public for consumption. The *outdoor patio* shall be subject to any *setback* requirements of the *building* and/or *use* with which it is attributed, unless otherwise specified within this By-Law.

29. **THAT** Section 4.17 Household Sales / Garage Sales / Auction Sales is hereby amended to be replaced as follows:

#### **4.17 Household Sales / Garage Sales / Auction Sales**

See “Section 4.32 Temporary Sales Events”



30. **THAT** Section 4.32 Outdoor Sales or Displays is hereby amended to be renamed and replaced as follows:

**4.32 Temporary Sales Events**

Notwithstanding any other provisions of this By-Law, the temporary sale and/or display of goods or commodities shall be permitted in any *zone* subject to the following provisions:

- a) Temporary sales and/or displays such as a *household sale*, *garage sale*, or similar, shall be permitted provided
  - i. They are accessory to a permitted residential use;
  - ii. There shall not be more than two such sales per calendar year;
  - iii. No such sale shall exceed three consecutive days in duration; and
  - iv. The area for the temporary sales and/or display shall not impede pedestrian or vehicular circulation
- b) Temporary sales and/or displays that are considered *Special Event Sales* shall be permitted provided
  - i. The *Special Event Sales* are accessory to a permitted *use*;
  - ii. An application made to the County of Brant, including but not limited to a Special Event Application to the County of Brant Special Event Advisory Team, or similar, has been approved; and
  - iii. All other provisions of this By-Law shall apply.

31. **THAT** Section 4.39 Uses Associated with a Restaurant be removed and replaced as follows:

Section 4.39 Uses Associated with a Restaurant

*Deleted by amending By-Law.*

32. **THAT** Section 10.6 Outdoor Retail Display is hereby amended to add the word 'permanent' to the first sentence, as follows:

**10.6 Outdoor Retail Display**

A permanent outdoor retail display area shall be permitted *accessory* to the *main* commercial *use*, provided the following requirements are met:

33. **THAT** Section 3 Definitions, "SHIPPING CONTAINER", is hereby amended and replaced as follows:

Means a standardized storage *structure*, or similar, which is typically used for intermodal freight transport.

34. **THAT** Section 3.5 Shipping Containers is hereby amended to account for the temporary use of shipping containers on private property, and replaced as follows:

#### 4.35 Shipping Containers

The following regulations apply to the storage or *use of shipping containers* on any *lot*.

a) A *Shipping container* shall be permitted for permanent *use* within the following *Zones*:

- (i) Agricultural (A) *Zone*
- (ii) Agricultural Employment (AE) *Zone*
- (iii) General Commercial (C2) *Zone*
- (iv) Automotive Commercial (C6) *Zone*
- (v) Employment (M) *Zones* and
- (vi) Resource Extractive (EX) *Zone*

b) A *shipping container* for permanent *use* or storage shall be subject to the following requirements:

- (i) The maximum number of *shipping containers* located on a *lot* shall not exceed one (1);
- (ii) The *shipping container* shall
  - a. Comply with the zone provisions for a principal structure in the applicable *zone*;
  - b. Only be *used* for storage purposes considered *accessory* to the *main use* on the *lot*;
  - c. Be subject to any requirements of the Ontario Building Code, as amended from time to time; and
  - d. Require a visual barrier
- c) Notwithstanding the above, A *shipping container* may be used in any *zone* for temporary storage purposes related to moving or *renovations*, subject to the following requirements:
  - (i) Temporary, for the purpose of these requirements, means a timeframe that does not exceed four months within a calendar year; and
  - (ii) The *shipping container* shall meet the regulations for an *accessory structure* within the applicable zone category

35. **THAT** Section 3 Definitions, “CANNABIS PRODUCTION FACILITY”, is hereby amended to remove reference to retail cannabis uses, as follows:

Means a *lot*, *building*, or *structure* used for activities authorized under a license issued by the Federal Minister of Health pursuant to the Cannabis Act under the Controlled Drugs and Substances Act as amended, and may include but are not limited to the cultivation, processing, testing, destruction, packaging and shipping of cannabis.

36. **THAT** Section 3 Definitions, “RETAIL STORE”, is hereby amended to remove reference to retail cannabis uses, as follows:

Means a *building* where goods, wares, merchandise, articles or things are stored, offered or kept for retail sale or for rental to the public, but does not include any *wholesale establishment* or an *automotive use*.

37. **THAT** Section 5.7 Specifications for Parking/loading and access regulations is hereby amended to be renamed and replaced as follows:

**5.7 Specifications for Parking, Loading, and Access regulations**

- a) A *parking space* hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except in the following cases:
  - 1. Where parallel parking is provided, the minimum dimensions of the required *parking space* shall be 2.5 metres by 6.7 metres
  - 2. Where a wall, column, or other obstruction is located abutting any unenclosed *parking space*, the minimum width of the *parking space* shall be increased by 0.3 metres for each side that is obstructed.
  - 3. Where a *parking space* is provided inside a *garage* or *carport*, it shall have minimum rectangular dimensions of 3.0 metres by 6.0 metres. If risers are required within the *garage* or *carport*, they are permitted to encroach a maximum of 0.25 metres into the *parking space* provided the risers are located within 1.00 metre of either end of the *parking space*.
- b) A *loading space* shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.
- c) Access to *parking spaces* and *loading spaces* shall be provided from
  - 1. An improved *street* by means of one or more unobstructed *driveways*; or
  - 2. A *right-of-way* or *easement*, provided said access is established for such purpose.
- d) Where only one-way traffic circulation is provided, the circulation requirements shall be clearly indicated by *signs*, pavement markings or both.
- e) Nothing in this subsection shall apply to prevent the widening of the portion of a driveway on private property for the purpose of ingress and egress to a *parking space* located within a *garage* or *carport*, provided the minimum *landscaped open space* requirements of the property are maintained, and the widening does not negatively impact any prescribed drainage feature.
- f) When a *side yard setback* of a *dwelling* is 2.8m or lesser, a *residential driveway* shall not be permitted to extend beyond the façade of the *dwelling*, including any attached *garage* or *carport* portion, so that no portion of the *driveway* is located in front of the *side yard*.
- g) The width and setbacks of *driveways* shall be subject to the requirements of Table 5.2 below, unless otherwise specified within this By-Law.

38. **THAT** Table 5.2 Driveway Regulations within the Residential Zones is hereby amended to be renamed and replaced as follows:

Table 5.2 Driveway Regulations

	Residential <i>use</i> - Lot width 11.0m or lesser	Residential <i>use</i> - Lot width greater than 11.0m	All other <i>uses</i>
Minimum Driveway Width (metres)	2.8m		4.5m for one-way circulation, 6.0m for two-way circulation
Maximum Driveway Width (metres)	55% of the lot width or 6.0m, whichever is lesser	55% of the lot width or 7.3m, whichever is lesser	10.0m
Minimum Setback (metres)	0.6 metres from the side and rear lot lines, except in the case of a mutual driveway where 0.0m is permitted along the common lot line.		3.0m from any <i>lot line</i> , not including any entrance to a driveway approved by the County of Brant

39. **THAT** Section 5.12 Parking Space Requirements for Non-Residential Uses is hereby amended to rename Table 5.5 Parking Requirements for Non-Residential Uses and add an additional provision as follows:

Table 5.5 Parking Requirements for Non Residential Uses

Type of Use	Minimum Required off-street parking Regulations (per <i>gross floor area</i> )
<b>Agricultural Equipment Sales and Service Establishment</b>	1 per 30m <sup>2</sup>
[...]	[...]
<b>Wholesale Establishment</b>	1 per 150m <sup>2</sup>

- a) Notwithstanding the requirements of Table 5.2 of this By-Law, on a site where a mix of commercial *uses* are permitted, and the site is developed as one holistic development through a Site Plan Control Agreement, the parking and loading requirements may be determined based on the average overall parking ratio for the entire site. If the proposed *uses* of the commercial *development* are unknown at the time of site plan, the parking and loading requirements for a *Shopping Centre* may be applied at the discretion of the Site Plan Control agreement. All other provisions of the By-Law shall apply.

40. **THAT** Section 9.3 Special Exceptions SR Zone, SR-50, is hereby amended as follows:

“within any area zoned SR-\_\_\_ on Schedule ‘A’ hereto” be replaced with “within any area zoned SR-50 on Schedule ‘A’ hereto” and

“a) Number of Single Detached Dwelling Units (Min.): 114 Units” be replaced with “a) Number of Single Detached Dwelling Units (Min.): 127 Units”

41. **THAT** Section 11.7 Special Exceptions M3 Zone, M3-22, is hereby amended by adding “from any property line abutting Middle Townline Road” to the end of the phrase “a minimum *street setback* of 30.0metres shall be permitted.
42. **THAT** Section 10.7 Special Exceptions C1 Zone, C1-11, is hereby amended by removing and replacing requirements g) and 11. as follows:
- “g) one accessory *dwelling*, provided the minimum floor area is 60.0 square metres;  
[...]
11. Minimum 14 *parking spaces* are required”
43. **THAT** Table 15.2 Temporary Zone Provisions, T-56, is hereby amended by removing and replacing the Date Temporary Use Expires, being June 25, 2020, with July 25, 2020, as noted in the amending By-Law.
44. **THAT** Section 6.3 Special Exceptions A Zone, A-33, is hereby amended to remove the limited use of an *automobile repair garage* and replace is with a *service shop*, as noted within the original amending By-Law.
45. **THAT** Schedule ‘A’ Key Map, Map 93, is hereby amended by updating the mapping to reflect the change in property lines at 222 Old Onondaga Road, where the property is zoned RR-2 as shown on the updated and attached Schedule ‘A’ Key Map, Map 93 to replace the existing Schedule ‘A’ Key Map, Map 93.
46. **THAT** Schedule ‘A’ Key Map, Map 70, is hereby amended by removing the holding provision (h-) from lands at 67 Bethel Road, where the property is zoned M1 as shown on the updated and attached Schedule ‘A’ Key Map, Map 70, to replace the existing Schedule ‘A’ Key Map, Map 70.
47. **THAT** Schedule ‘A’ Key Map, Maps 55, 55B and 55C, are hereby amended by removing the holding provisions (h-) from the remainder of the lands formally known as 1021 Rest Acres Road, within the registered plan of subdivision plan known as 2M-1956, as shown on the updated and attached Schedule ‘A’ Key Map, Maps 55, 55B, and 55C, to replace the existing Schedule ‘A’ Key Map, Maps 55, 55B and 55C.
48. **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, this 4<sup>th</sup> day of August, 2020.

**THE CORPORATION OF THE COUNTY OF BRANT**

---

David Bailey, Mayor

---

Heather Boyd, Clerk