

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 Bishopsgate Road)

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 Bishopsgate Road, 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 4th day of August 2020.

READ a third time and finally passed in Council, 4th day of August 2020.

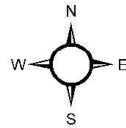
THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Heather Boyd, Clerk

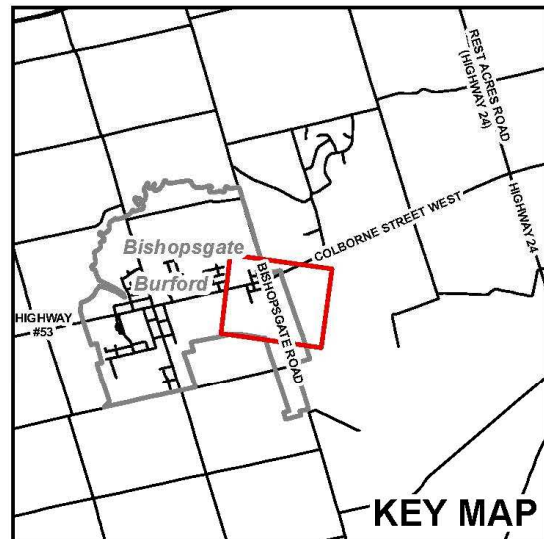
MAP 1: ZONING MAP
File Number: ZBA8-20-MD

Former Township of
BURFORD



1:4,500

75 37.5 0 75 150 Meters



KEY MAP

