

BY-LAW NUMBER 39-14

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To amend By-law Number 110-01, the Zoning By-law for the County of Brant, as amended (Edgar, 239 Mile Hill Road, geographic Town of Paris)

WHEREAS an application was received from Harold J. Edgar, with respect to lands described as Part Lots 11 & 12, Concession 1, located at 239 Mile Hill Road, geographic Town of Paris, County of Brant, to change the present Special Exception Agricultural Restrictive (AR-6) Zoning which prohibits a dwelling unit to holding provision Residential Third Density with a variety of special exceptions, holding provision Residential Multiple First Density with a special exception (h-R4-6), holding provision Residential Multiple Second Density with a special exception (h-R5-8), and holding provision Neighborhood Commercial with a special exception (h-C3-7) to permit residential and commercial uses;

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', Map 31 & 32 of By-law Number 110-01 is hereby amended by changing the zoning on the subject lands from Special Exception Agricultural Restrictive (AR-6) to holding provision Residential Third Density with a special provision (h-R3-12) as shown on Schedule "A" of this by-law.
2. **THAT** Schedule 'A', Map 31 & 32 of By-law Number 110-01 is hereby amended by changing the zoning on the subject lands from Special Exception Agricultural Restrictive (AR-6) to holding provision Residential Third Density with a special provision (h-R3-13) as shown on Schedule "A" of this by-law.
3. **THAT** Schedule 'A', Map 31 & 32 of By-law Number 110-01 is hereby amended by changing the zoning on the subject lands from Special Exception Agricultural Restrictive AR-6) to holding provision Residential Third Density with a special provision (h-R3-14) as shown on Schedule "A" of this by-law.

4. **THAT** Schedule 'A', Map 31 & 32 of By-law Number 110-01 is hereby amended by changing the zoning on the subject lands from Special Exception Agricultural Restrictive (AR-6) to holding provision Residential Third Density with a special provision (h-R3-15) as shown on Schedule "A" of this by-law.
5. **THAT** Schedule 'A', Map 31 & 32 of By-law Number 110-01 is hereby amended by changing the zoning on the subject lands from Special Exception Agricultural Restrictive (AR-6) to holding provision Residential Multiple First Density with a special provision (h-R4-6) as shown on Schedule "A" of this by-law.
6. **THAT** Schedule 'A', Map 31 & 32 of By-law Number 110-01 is hereby amended by changing the zoning on the subject lands from Special Exception Agricultural Restrictive (AR-6) to holding provision Residential Multiple Second Density with a special provision (h-R5-8) as shown on Schedule "A" of this by-law.
7. **THAT** Schedule 'A', Map 31 & 32 of By-law Number 110-01 is hereby amended by changing the zoning on the subject lands from Special Exception Agricultural Restrictive (AR-6) to holding provision Neighbourhood Commercial with a special provision (h-C3-7) as shown on Schedule "A" of this by-law.
8. **THAT** Section 18(4) Special Provision, is hereby amended by adding the following Subsection 18(4)(l):

(l) h-R3-12 (SPECIFIC REGULATIONS)

Notwithstanding any provision of this by-law to the contrary, within any area zoned h-R3-12 on Schedule 'A' hereto, the permitted use of the land shall be limited to single detached dwellings and accessory uses, buildings and structures, subject to the following development standards:

Lot Area (Minimum):	460 m ²
Lot Frontage (Minimum):	15.0 m
Front Yard Depth (Minimum):	4.5 m, provided no part of the structure used as a carport or garage is closer than 5.5 m to the front lot line.
Interior Side Yard (Minimum):	1.0 m provided that on a lot where there is no attached private carport or attached garage the minimum interior side yard width shall be 3.0m on one side and 1.0 m on the other side.
Exterior Side Yard (Minimum):	3.0 m
Rear Yard Depth (Minimum):	6.0 m
Lot Coverage (Maximum):	40%

All other provisions of the R3 zone in Section 18.3 and all other provisions of By-law 110-01 as amended, that are consistent shall apply (Key Maps 31 and 32).

9. **THAT** Section 18(4) Special Provision, is hereby amended by adding the following Subsection 18(4)(m):

(m) h-R3-13 (SPECIFIC REGULATIONS)

Notwithstanding any provision of this by-law to the contrary, within any area zoned h-R3-13 on Schedule 'A' hereto, the permitted use of the land shall be limited to single detached dwellings and accessory uses, buildings and structures, subject to the following development standards:

- Lot Area (Minimum): 380 m²
- Lot Frontage (Minimum): 13.0 m
- Front Yard Depth (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 5.5 m to the front lot line.
- Interior Side Yard (Minimum): 1.0 m provided that on a lot where there is no attached private carport or attached garage the minimum interior side yard width shall be 3.0m on one side and 1.0 m on the other side.
- Exterior Side Yard (Minimum): 3.0 m
- Rear Yard Depth (Minimum): 6.0 m
- Lot Coverage (Maximum): 40%

All other provisions of the R3 zone in Section 18.3 and all other provisions of By-law 110-01 as amended, that are consistent shall apply (Key Maps 31 and 32).

10. **THAT** Section 18(4) Special Provision, is hereby amended by adding the following Subsection 18(4)(n):

(n) h-R3-14 (SPECIFIC REGULATIONS)

Notwithstanding any provision of this by-law to the contrary, within any area zoned h-R3-14 on Schedule 'A' hereto, the permitted use of the land shall be limited to semi detached dwellings and accessory uses, buildings and structures, subject to the following development standards:

Lot Area (Minimum):	- Semi detached dwelling - 550 m ² - Semi detached dwelling unit - 260m ²
Lot Frontage (Minimum):	- Semi detached dwelling - 18.0 m - Semi detached dwelling unit - 8.5 m
Front Yard Depth (Minimum):	4.5 m, provided no part of the structure used as a carport or garage is closer than 5.5 m to the front lot line.
Interior Side Yard (Minimum):	1.0 m provided that on a lot where there is no attached private carport or attached garage the minimum interior side yard width shall be 3.0m. There is no interior side yard along the common lot line of the semi detached unit.
Exterior Side Yard (Minimum):	3.0 m
Rear Yard Depth (Minimum):	6.0 m
Lot Coverage (Maximum):	40%

All other provisions of the R3 zone in Section 18.3 and all other provisions of By-law 110-01 as amended, that are consistent shall apply (Key Maps 31 and 32).

11. **THAT** Section 18(4) Special Provision, is hereby amended by adding the following Subsection 18(4)(o):

(0) h-R3-15 (SPECIFIC REGULATIONS)

Notwithstanding any provision of this by-law to the contrary, within any area zoned h-R3-15 on Schedule 'A' hereto, the permitted use of the land shall be limited to street rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:

Lot Area (Minimum):	185 m ²
Lot Frontage (Minimum):	9.0 m
Front Yard Depth (Minimum):	4.5 m, provided no part of the structure used as a carport or garage is closer than 5.5 m to the front lot line.
Interior Side Yard (Minimum):	1.0 m provided that on a lot Where there is no attached private carport or attached garage the minimum interior side yard width shall be 3.0m. There is no interior side yard along the common lot line of the street rowhouse unit.

Exterior Side Yard (Minimum):	3.0 m
Rear Yard Depth (Minimum):	6.0 m
Lot Coverage (Maximum):	40%
Driveway Width (Maximum):	50% of the lot frontage

All other provisions of the R3 zone in Section 18.3 and all other provisions of By-law 110-01 as amended, that are consistent shall apply (Key Maps 31 and 32).

12. **THAT** Section 19(4) Special Provision, is hereby amended by adding the following Subsection 19(4)(f):

(f) h-R4-6 (SPECIFIC REGULATIONS)

Notwithstanding any provision of this by-law to the contrary, within any area zoned h-R3-6 on Schedule 'A' hereto, the permitted use of the land shall be limited to rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:

Front Lot Line:	Eastern lot line
Lot Area (Minimum):	185 m ² per unit
Lot Frontage (Minimum):	25.0 m
Front Yard Depth (Minimum):	3.0 m
Interior Side Yard (Minimum):	3.0 m
Exterior Side Yard (Minimum):	3.0 m
(Maximum):	4.5 m
Rear Yard Depth (Minimum):	3.0 m
(Maximum):	4.5 m
Privacy Yard (Minimum):	6.0 m

A privacy yard shall be provided adjoining each rear exterior wall of each dwelling unit that contains a habitable room window.

Building Separation: N/A
Section 19(3)(k) shall not apply

All other provisions of the R4 zone in Section 19.3 and all other provisions of By-law 110-01 as amended, that are consistent shall apply (Key Maps 31 and 32).

13. **THAT** Section 20(4) Special Provision, is hereby amended by adding the following Subsection 20(4)(h):

(h) h-R5-8 (SPECIFIC REGULATIONS)

Notwithstanding any provision of this by-law to the contrary, within any area zoned h-R5-8 on Schedule 'A' hereto, the permitted use of the land shall be limited to apartment buildings, continuum or care facilities and accessory uses, buildings and structures, subject to the following development standards:

Front Lot Line:	Easterly lot line
Lot Area (Minimum):	90 m ²
Lot Frontage (Minimum):	30.0 m
Front Yard Depth (Minimum):	7.5 m
Interior Side Yard (Minimum):	3.0 m
Exterior Side Yard (Minimum):	3.0 m
(Maximum):	6.0 m
Rear Yard Depth (Minimum):	3.0 m
(Maximum):	6.0 m
Height (Maximum):	20.0 m
Private Yards:	N/A
Building Separation	N/A
Section 20(3)(j) and (k) shall not apply	

All other provisions of the R5 zone in Section 20.3 and all other provisions of By-law 110-01 as amended, that are consistent shall apply (Key Maps 31 and 32).

14. **THAT** Section 26(4) Special Provision, is hereby amended by adding the following Subsection 26(4)(g):

(g) h-C3-7 (SPECIFIC REGULATIONS)

Notwithstanding any provision of this by-law to the contrary, within any area zoned h-C3-7 on Schedule 'A' hereto, no person shall use any lot or erect or use any building or structure for any purpose except for one or more of the following uses, namely:

- (a) amusement game establishment;
- (b) bake shop;
- (c) catalogue store;
- (d) clinic;
- (e) commercial recreational establishment;
- (f) commercial school;
- (g) continuum care facility;
- (h) convenience store (maximum 300 m²);
- (i) data processing establishment;
- (j) day care;
- (k) dry cleaners distribution station;
- (l) dwelling units restricted to above the first floor;

- (m) florist shop;
- (n) food store;
- (o) hardware store;
- (p) home and auto supply store;
- (q) home appliance store;
- (r) home decorating store;
- (s) home furnishing store;
- (t) home improvement store;
- (u) institutional use;
- (v) laboratory;
- (w) laundromat;
- (x) library, public;
- (y) medical/dental office;
- (z) merchandise service shop;
- (aa) office;
- (bb) personal service shop;
- (cc) place of entertainment;
- (dd) printing shop;
- (ee) public use;
- (ff) recreational establishment;
- (gg) repair and rental establishment;
- (hh) restaurant;
- (ii) restaurant, fast food, but does not include a drive-through restaurant;
- (jj) retail store;
- (kk) studio;
- (ll) tavern;
- (mm) veterinary clinic; and
- (nn) video rental establishment

THAT all provisions of the C3 zone in Section 26(3) and all other provisions of By-law 110-01 as amended that are consistent shall apply (Key Map 31 and 32).

15. **THAT** the holding provision as it relates to lands zoned holding provision Residential Third Density with a variety of special exceptions, holding provision Residential Multiple First Density with a special exception (h-R4-6), holding provision Residential Multiple Second Density with a special exception (h-R5-8), and holding provision Neighborhood Commercial with a special exception (h-C3-7) of this By-law, shall not be removed until all external infrastructure and services required for all or part of the Development are in place, including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure and storm water conveyance and legal outlet. Services being in place means that the infrastructure exists and is operational to the satisfaction of the County and that capacity in such infrastructure has been formally allocated by the County for use in connection with the Development.

16. **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.

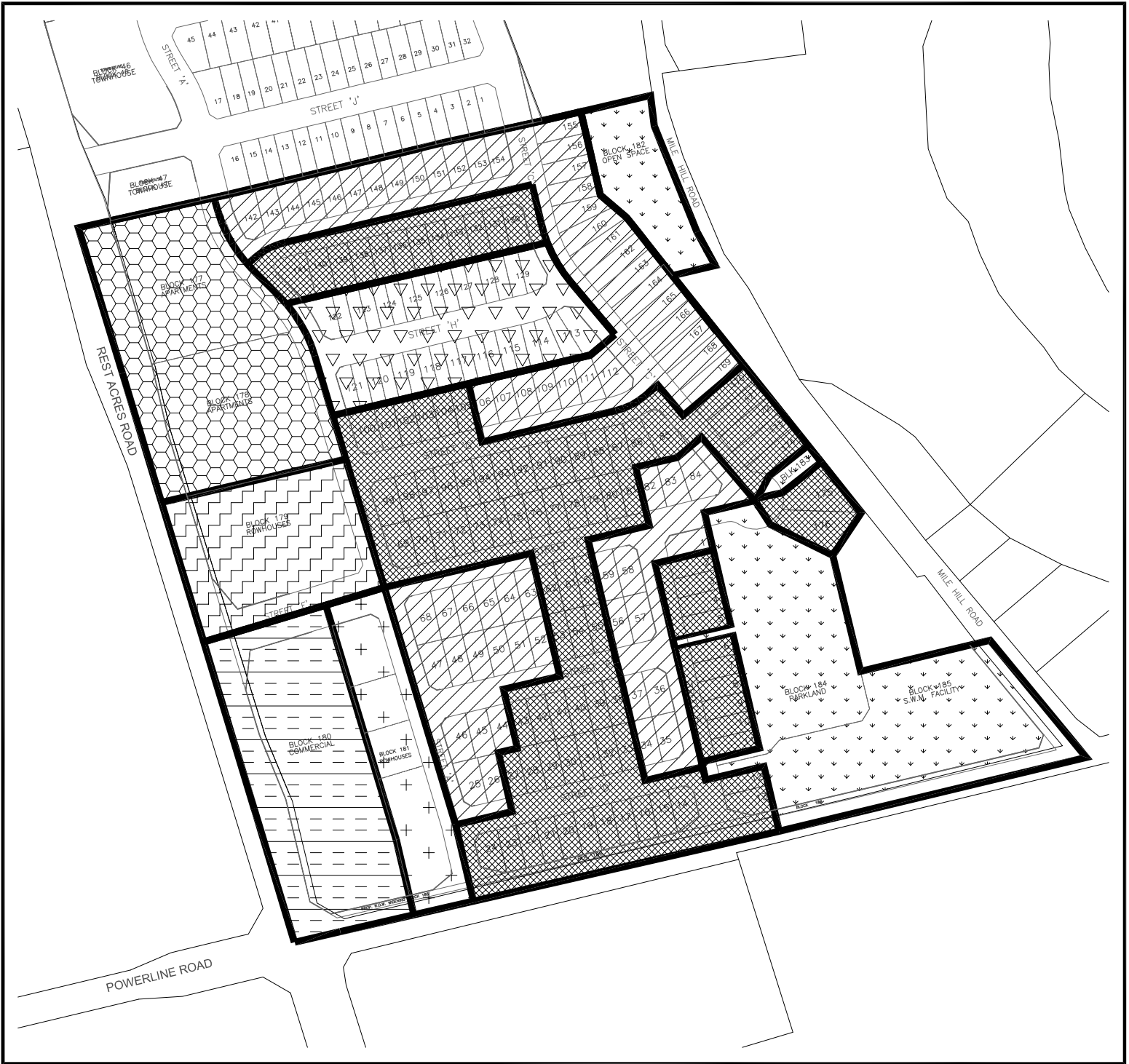
READ a first and second time, this 25th day of March, 2014.

READ a third time and finally passed in Council, this 25th day of March, 2014.

THE CORPORATION OF THE COUNTY OF BRANT

Ron Eddy, Mayor

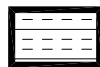
Heather Boyd, Clerk



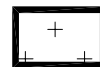
SCHEDULE 'A'
COUNTY OF BRANT
 to BY-LAW No. 39-14



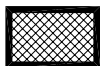
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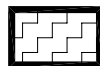
- from AR-6 to R3-15



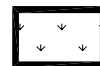
- from AR-6 to h-C1-15



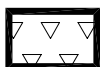
- from AR-6 to h-R3-13



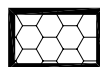
- from AR-6 to h-R4-6



- from AR-6 to OS



- from AR-6 to h-R3-14



- from AR-6 to h-R5-8