

BY-LAW NUMBER 40-14

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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 (New Horizon Homes, Highland Drive / Wallace Court, geographic Township of Brantford)

WHEREAS an application was received from IBI Group, agent for 1622035 Ontario Inc. on behalf of New Horizon Homes, applicant/owner of lands described as Part of Lot 5, Concession 4, former geographic Township of Brantford, County of Brant, and more specifically described as Block 41 on Plan 2M-1900, and located at the northwest corner of Highland Drive and Wallace Court, to amend By-law Number 110-01, to change the present Open Space (OS) zoning to Special Exception Estate Residential (ER-26) to permit a dwelling;

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', Key Map 59 of By-law Number 110-01 is hereby amended by changing the zoning on the subject lands from Open Space (OS) to Special Exception Estate Residential (ER-26) as shown on Schedule "A" of this by-law.
2. **THAT** Section 12(4) Special Provisions, is hereby amended by adding the following as subsection 12(4)(z):
 - (z) **ER-26 (REDUCED FRONT YARD DEPTH)**
Notwithstanding any provision of this by-law to the contrary, within any area zoned ER-26 on Schedule "A" hereto, the minimum front yard depth shall be 10.0 metres. All other requirements of the By-law shall apply.
(Map 59)

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 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

