

BY-LAW NUMBER 41-14

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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 (Riverview Highlands, 1039 Rest Acres Road, geographic Town of Paris)

WHEREAS an application was received from Riverview Highlands Holdings Ltd., with respect to lands described as Part of Lot 11, Concession 1, located at 1039 Rest Acres Road, geographic Town of Paris, County of Brant, to change the present Agricultural Restrictive (AR) Zoning to holding Special Exception Residential Multiple First Density (h-R4-7) to permit residential uses for the second phase of the Riverview Highlands subdivision;

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 Agricultural Restrictive (AR) to holding Special Exception Residential Multiple First Density (h-R4-7) as shown on Schedule "A" of this by-law.
2. **THAT** Section 18(4) Special Provision, is hereby amended by adding the following Subsection 18(4)(g):
 - (g) h-R4-7 (Development Standards)
Notwithstanding any provision of this by-law to the contrary, within any area zoned h-R4-7 on Schedule 'A' hereto, the following development standards shall apply:
 1. The minimum interior side yard shall be 3.0 metres;
 2. The minimum rear yard shall be 4.7 metres; and
 3. The minimum distance between two rowhouse buildings shall be 13.0 metres;

All other provisions of the R4 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).

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