

BY-LAW NUMBER 42-14

- 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 (Loveless, 213 Brant Road, geographic Township of South Dumfries)

WHEREAS an application was received from Snodgrass Consulting Services Inc., agent for Brian Loveless, applicant/owner of lands described as Part of Lot 13, Concession 3, former geographic Township of South Dumfries, County of Brant, and located at 213 Brant Road, to amend By-law Number 110-01, to change a portion of the present Agricultural (A) zoning to Special Exception Village Residential (VR- 43) to permit a residential lot;

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 14 of By-law Number 110-01 is hereby amended by changing the zoning on the subject lands from Agricultural (A) to Special Exception Village Residential (VR-43) as shown on Schedule "A" of this by-law.
2. **THAT** Section 10(4) Special Provisions, is hereby amended by adding the following as subsection 10(4)(nn):
(nn) VR-43 (REDUCED AREA AND FRONTAGE)
Notwithstanding any provision of this by-law to the contrary, within any area zoned VR-43 on Schedule "A" hereto, a decreased lot area of 2,999.9m² and frontage of 33m shall be permitted. All other requirements of the By-law shall apply. (Map 14)

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

A

BRANT RD

BLUE LAKE RD

VR

C2



SCHEDULE 'A'
COUNTY OF BRANT
to BY-LAW No. 42-14



- from A to VR-43

(ZBL 110-01, ZBA4-14-MD)