

BY-LAW NUMBER 44-14

- 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 (Zitia Group, 64, 70 & 72 Dundas Street East and 8 Fair Lane, geographic Town of Paris)

WHEREAS an application was received from Zitia Group, with respect to lands described as Part A of the Jones Tract, Part A of William Curtis Grant, RP 2R5359, Part 1, located at 70, 72, & 64 Dundas Street East & 8 Fair Lane, former Town of Paris, County of Brant, to change the present Residential Second Density (R2) Zoning to Highway Commercial with a Special Exception (C2-37) to permit commercial uses, and to modify the provisions of the Highway Commercial Special Exception (C2-37) zone;

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 32 & 32A of By-law Number 110-01 is hereby amended by changing the zoning on the subject lands from Residential Second Density (R2) to Highway Commercial (C2-37) as shown on Schedule "A" of this by-law.
2. **THAT** Section 25(4) Special Provisions, is hereby amended by adding the following as subsection 25(4)(jj):
 - (jj) C2-37 (REDUCED FRONT YARD SETBACK AND ADDITIONAL USES)
Notwithstanding any provision of this by-law to the contrary, within any area zoned C2-37 on Schedule "A" hereto, in addition to the uses permitted in the C2 Zone a pharmacy shall be a permitted use, and a decreased front yard setback of 3.0 metres and minimum rear yard of 3.0 metres shall be permitted. All other requirements of the By-law shall apply. (Map 32 & 32A)

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.

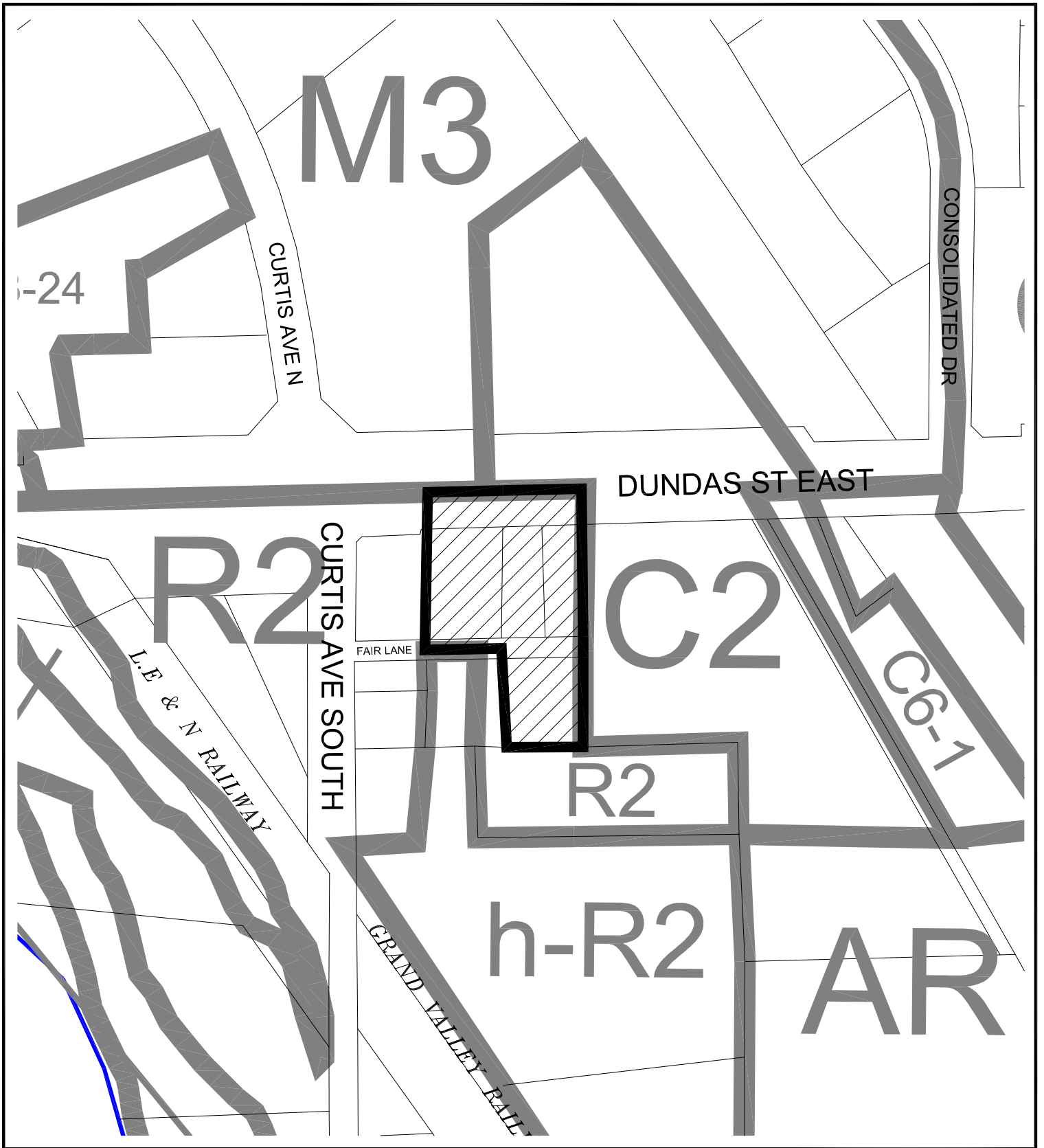
READ a first and second time, this 25th day of March, 2014.

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



SCHEDULE 'A'
COUNTY OF BRANT
 to BY-LAW No. D R A F T



- from R2 to C2-37

(ZBL 110-01, ZBA39-13-MD)