

**BY-LAW NUMBER xxx-21 –**

- of -

**THE CORPORATION OF THE COUNTY OF BRANT**

To amend By-Law Number 61-16, the Zoning By-Law for the County of Brant, as amended, (Shermandale Farms Limited, 178 Newport Road).

**WHEREAS** an application was received from Shermandale Farms Limited, Owner of lands described as TRACT BURTCH PT LOTS A,B,C,D RP 2R1335 PARTS 1 & 2 RP 2R1749 PART 1 RP 2R37 PART 7 REG 198.17AC FR D, in the geographic Township of Brantford, known as 178 Newport Road, County of Brant, proposing to rezone a portion of the subject lands from Agriculture (A) to Agriculture with Site Specific Provision 178 (A-178) to recognize an existing accessory structure area of approximately 810 square metres (8,718.8 square feet) on the severed parcel, and to rezone a portion of the subject lands from Agriculture (A) and Natural Heritage (NH) to Agriculture with Site Specific Provision 9 (A-9) and Natural Heritage (NH) to prohibit a dwelling as a permitted use on the retained parcel.

**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 (2012);

**AND WHEREAS** the Planning and Development 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' of By-Law Number 61-16, Key Map 133, is hereby amended by changing the zoning on the subject lands from Agriculture (A) and Natural Heritage (NH) to Agriculture with Site Specific Provision 178 (A-178), Agriculture with Site Specific Provision 9 (A-9) and Natural Heritage (NH), as shown on the Schedule attached to this By-Law.
2. **THAT** Section 6.5 Special Exceptions A Zone, is hereby amended by adding the following:  
A-178  
Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-178 on Schedule "A" hereto, the following site specific provisions shall apply:
  - To permit a maximum accessory structure area of approximately 810 square metres (8,718.8 square feet) to only recognize the existing accessory structures.
  - All other provisions of the By-Law to apply. (Map 133)

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 26<sup>th</sup> day of October 2021.

**READ** a third time and finally passed in Council, 26<sup>th</sup> day of October 2021.

**THE CORPORATION OF THE COUNTY OF BRANT**

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David Bailey, Mayor

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Heather Boyd, Clerk