

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, (Ross Knill, Colin Knill and Mary Lou Knill 55 Highway #2).

WHEREAS an application was received from Elder Plans Inc on behalf of Ross Knill, Colin Knill and Mary Lou Knill, Owners of lands described as Burford Concession 1 Part lot 3, Irregular 98.64 acres, in the geographic Township of Burford, known as 55 Highway #2, County of Brant, proposing to rezone a portion of the subject lands from Agriculture (A) to Agriculture with Site Specific Provision 181 (A-181) to prohibit a dwelling as a permitted use and to recognize an undersized farm parcel with an area of approximately 39.14 hectares (96.7 acres), whereas a minimum of 40 hectares (98.8 acres) is required, and to permit a reduced frontage of approximately 124 metres (406.8 feet), whereas a minimum of 150 metres is required.

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 53, is hereby amended by changing the zoning on the subject lands from Agriculture (A) and Natural Heritage (NH) to Agriculture with Site Specific Provision 181 (A-181) 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-181
Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-181 on Schedule "A" hereto, the following site specific provisions shall apply:
 - Notwithstanding the provisions of By-Law 61-16 to the contrary, within any area zoned A-181, no dwelling unit shall be permitted.
 - To permit an undersized agricultural area of 39.14 hectares (96.7 acres), whereas a minimum of 40 hectares (98.8 acres) is required.
 - To permit a frontage of approximately 124 metres (406.8 feet), whereas a minimum of 150 metres is required.
 - All other provisions of the By-Law to apply. (Map 53)
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 21st day of December 2021.

READ a third time and finally passed in Council, 21st day of December 2021.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Heather Boyd, Clerk

