

BY-LAW NUMBER xxx-22

- 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, (Sharon Starratt, 184 Highway #53).

WHEREAS an application was received from Cohoon Engineering and Darren & Megan Weatherbee on behalf of Sharon Starratt, Owners of lands described as CON 6 PT LOT 16 IRREG 0.94AC 355.00FR D, in the Former Township of Burford, known as 184 Highway #53, County of Brant, proposing to rezone an area of approximately 442 square metres (4,757.6 square feet) from Residential Hamlet (RH) to General Commercial (C2) to facilitate a lot line addition with the adjacent parcel, 182 Highway #53, and to rezone the retained parcel from Residential Hamlet (RH) to Residential Hamlet with site specific provision 26 (RH-26) to permit an undersized lot area of approximately 2,394 square metres (25,768.8 square feet), whereas a minimum of 3,000 square metres (32,291.2 square feet) 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 102, is hereby amended by changing the zoning on the subject lands on the severed from Residential Hamlet (RH) to General Commercial (C2) to facilitate a lot line addition with the adjacent parcel, 182 Highway #53, and to rezone the retained parcel from Residential Hamlet (RH) to Residential Hamlet with site specific provision 26 (RH-26) to permit an undersized lot area of approximately 2,394 square metres (25,768.8 square feet), whereas a minimum of 3,000 square metres (32,291.2 square feet) is required.
2. **THAT** Section 9.4 Special Exceptions RH Zone, is hereby amended by adding the following: RH-26
 - To permit an undersized lot area of approximately 2,394 square metres (25,768.8 square feet), whereas a minimum of 3,000 square metres (32,291.2 square feet) is required.
 - All other provisions of the Zoning By-Law apply.
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 22nd day of February 2022.

READ a third time and finally passed in Council, 22nd day of February 2022.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Alysha Dyjach, Clerk

