

**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, MC Masonry & General Construction LTD, 145 Industrial Boulevard, County of Brant.

**WHEREAS** an application was received from Christine Calcao on behalf of MC Masonry & General Construction LTD, Owners of lands described as CON 2 PT LOT 9 RP 2R2838 PART 3 SUB TO UNION GAS EASEMENT, in the Former Township of South Dumfries, located at 145 Industrial Boulevard, County of Brant, proposing the following:

1. To change the zoning on the subject lands from Heavy Industrial-Special Exemption-7 (M3-7) to Heavy Industrial (M3) for the purposes of removing an *accessory single detached dwelling* as a permitted use; and
2. A modification to the Natural Heritage (NH) zone boundary in accordance with the findings and recommendations of the Environmental Impact Study prepared by LGL Limited (May 2021), prepared to facilitate related Consent Application B43-21-AW:
  - a. 15.0 metre setback for development from wetland;
  - b. 15.0 metre setback for development from the dripline of the woodland; and
  - c. 15.0 metre setback for development from the tributary.

**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 27, is hereby amended by changing the zoning on the subject lands from Heavy Industrial-Special Exemption-7 (M3-7) to Heavy Industrial (M3), as shown on the Schedule attached to this By-Law.
3. **THAT** Schedule 'A' of By-Law Number 61-16, Key Map 27, is hereby amended by changing the Natural Heritage (NH) zone boundary in accordance with the findings and recommendations of the Environmental Impact Study prepared by LGL Limited (May 2021), prepared to facilitate related Consent Application B43-21-AW:
  - a. 15.0 metre setback for development from wetland;
  - b. 15.0 metre setback for development from the dripline of the woodland; and

- c. 15.0 metre setback for development from the tributary, as shown on the Schedule attached to this By-Law.

- 2. **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 \_\_\_\_\_ day of June 2022.

**READ** a third time and finally passed in Council, this \_\_\_\_\_ day of June 2022.

**THE CORPORATION OF THE COUNTY OF BRANT**

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David Bailey, Mayor

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Alysha Dyjach, Clerk

