

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, Corporation of the County of Brant, 61 Bethel Road, Paris, County of Brant.

WHEREAS application ZBA33/20/RC from WEBB Planning Consultants Inc., agent for Greycan 13 Properties Inc. and 13144801 Canada Inc., owners of Brantford Concession 2, Part of Lots 11 and 12, Part of Part 1, Plan 2R1063, geographic Township of Brantford, County of Brant, located at 61 Bethel Road, proposes to amend the Zoning By-Law 61-16 on the subject lands from Holding, Prestige Industrial (h-M1) and Natural Heritage (NH) to Holding, Special Exception Prestige Industrial (h-M1-16), Holding, Special Exception Light Industrial (h-M2-34), and Open Space (OS1);

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 Maps 70 and 71 of By-Law 61-16 is hereby amended by changing the zoning on the subject lands from Holding, Prestige Industrial (h-M1) and Natural Heritage (NH) to Holding, Special Exception Prestige Industrial (h-M1-16), Holding, Special Exception Light Industrial (h-M2-34), and Open Space (OS1), and as shown on the Schedule attached to this By-Law.

2. **That** Section 11.5 of Special Exceptions M1 Zone, is hereby amended by adding the following:

M1-16

Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-16 on Schedule "A" hereto, in addition to the uses permitted in the Prestige Industrial (M1) Zone, the following shall also apply:

- Warehouse and Ancillary Offices shall be permitted.
- A parking ratio of 1 space per 160 square metres of gross floor area shall be required for Warehouse and Ancillary Office uses.
- Where a development block or lot abuts Bethel Road, a planting strip of 6.0 metres wide shall be required abutting the street line consisting of a continuous row of trees.

3. **That** Section 11.6 of Special Exceptions M2 Zone, is hereby amended by adding the

following:

M2-34

Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-34 on Schedule "A" hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, the following shall also apply:

- A parking ratio of 1 space per 160 square metres of gross floor area shall be required for a Warehouse and Ancillary Office uses.

4. **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 26th day of July, 2022.

READ a third time and finally passed in Council, this 26th day of July, 2022.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Alysha Dyjach, Clerk

