

BY-LAW NUMBER xxx-22

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To temporarily amend By-Law Number 61-16, the Zoning By-Law for the County of Brant, as amended (Charest, 428-452 West River Road)

WHEREAS application ZBA32-22-BK has been received from Urban Solutions Planning & Land Development Consultants Inc. on behalf of Steve Charest, owner of Concession 5, Parts of Sub Lot 2 and Sub Lot 3, West of the Grand River, in the geographic township of South Dumfries, located at 428 and 452 West River Road, to temporarily amend the zoning of a portion of the lands from Agriculture (A) to Special Exception Temporary Zone (T-100) to permit two (2) dwelling units.

AND WHEREAS Part V, Section 39 of the *Planning Act* permits a By-Law passed under Section 34 to authorize the temporary use of land, buildings or structures for any purpose otherwise prohibited by the By-Law;

AND WHEREAS the Corporation of the County of Brant, in conformity with the Official Plan for the County of Brant (2012), prohibits the use of land and the erection, location and use of buildings or structures as prescribed in By-Law 61-16, as amended;

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, be hereby amended by changing the zoning on a portion of the lands known as 428 and 452 West River Road from Agriculture (A) to Special Exception Temporary Zone (T-100)
2. **AND THAT** Section 15.2 Temporary "T" Zones be hereby amended to include reference to Special Exception Temporary Zone (T-100), subject to the following requirements:

As shown on Schedule 'A' of this By-Law, the portion of the property at 428-452 West River Road zoned T-100 shall be permitted a Dwelling, Single Detached, being the historic farmhouse constructed in the late 1800s. This Dwelling shall be permitted in addition to the newly constructed Dwelling, Single Detached located in the Agricultural (A) zone on the same property, for a total of two (2) permitted dwelling units. The permissions and performance standards of the Agricultural (A) zone, as well as all other relevant permissions of the By-Law, shall also continue to apply within the T-100 zone.

3. **THAT** this By-Law amendment will expire on September 27th, 2025, unless repealed or otherwise extended by the Council of the Corporation of the County of Brant, and

4. **THAT** this By-Law shall come into force on the day that it is passed by the Council of the County of Brant

READ a first and second time, this 27th day of September 2022.

READ a third time and finally passed in Council, this 27th day of September 2022.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Alysha Dyjach, Clerk

Schedule 'A'

