

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, 1386250 Ontario Inc (D.W. Cooper Contracting Ltd.), 84 Old Onondaga Road East, County of Brant.

WHEREAS an application for a Zoning By-Law Amendment was received from J.H. Cohoon Engineering, Agent on behalf of 1386250 Ontario Inc (D.W. Cooper Contracting Ltd.), Applicant/ Owner of the subject lands known as Part John Westbrook Grant Brantford Parts 1, 2, 3, 2R-1581; Save & Except Part 1, 2, 3, 2R-5392, Part 1 2R7498, County of Brant, in the geographic Township of Brantford, municipally known as 84 Old Onondaga Road East proposing to change the zoning on the subject lands as follows and as identified on the attached Zoning By-Law Mapping, in order to facilitate the expansion of employment uses towards the rear of the property to include a *Transport/ Truck Terminal, Contractor's Yard, Open Storage* with Site Specific Provisions to include the operation of *Aggregate Recycling Facility* related uses accessory to the primary use:

1. Change a portion of the Agricultural (A) Zone on the subject lands to Employment – Heavy Industrial (M3-30) Zone;
2. Change a portion of the Natural Heritage (NH) Zone to Employment - Heavy Industrial (M3-30) Zone; and,
3. Change a portion of the Agricultural (A) Zone on the subject lands to Natural Heritage (NH),

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, be hereby amended from Agricultural (A) Zone on the subject lands to Employment – Heavy Industrial (M3-30) Zone to permit the operation of *Aggregate Recycling Facility* related uses accessory to the primary use, in addition to the uses permitted within the Heavy Industrial (M3) zone. All other requirements of the By-Law shall apply.

An aggregate recycling facility shall be defined as "the use of the premises for the recycling, by way of crushing, grinding, blending, and screening, of nonhazardous aggregate by-products such as concrete, asphalt, bricks, glass, and ceramics. This use

includes the storage/stockpiling of incoming material awaiting processing and the storage/stockpiling of processed material awaiting shipment. This use does not include a central mixing, batching or any other facility/plant for the production of asphalt and concrete

2. **THAT** Schedule 'A' of By-Law Number 61-16, be hereby amended from Natural Heritage (NH) Zone to Employment - Heavy Industrial (M3-30) Zone to permit the operation of *Aggregate Recycling Facility* related uses accessory to the primary use, in addition to the uses permitted within the Heavy Industrial (M3) zone. All other requirements of the By-Law shall apply.
3. **THAT** Schedule 'A' of By-Law Number 61-16, be hereby amended from Agricultural (A) Zone on the subject lands to Natural Heritage (NH). All other requirements of the By-Law shall apply.
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 20th day of December 2022.

READ a third time and finally passed in Council, this 20th day of December 2022.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Alysha Dyjach, Clerk

