

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, Veranda Property Investments, 31 Willow Street, County of Brant.

WHEREAS an application for a Zoning By-Law Amendment was received from Sierra Construction Group, Agent on behalf of Veranda Property Investments, Applicant/ Owner of Part Lots 33 and 34 East Willow, County of Brant, in the geographic former Township of Paris, municipally known as 31 Willow Street, proposing to change the zoning on the subject lands from Residential Singles and Semis (s-R2) to Residential Multiple Low Density (s-RM1-XX) with site specific provisions:

1. To permit a '*Dwelling, Apartment*' as an additional a permitted use in the Residential Multiple Low Density (RM1) zone;
2. To limit the maximum building height for a '*Dwelling, Apartment*' to 12 metres where 20 metres would be permitted.
3. To permit a maximum driveway width of 12 metres, where a maximum of 7.3 metres is permitted; and
4. To permit a minimum number of 'off-street' parking spaces required of 11 spaces, serving 6 *Dwelling units*, where a minimum of 13 'off-street' parking spaces are 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, be hereby amended from Residential Singles and Semis (s-R2) to Residential Multiple Low Density (s-RM1-XX) to permit the following:
 - The '*Dwelling, Apartment*' use shall be permitted in addition to the uses permitted in the Residential Multiple Low Density (RM1);
 - Building Height, Max for a '*Dwelling, Apartment*' - 12 metres;
 - Driveway Width, Max - 12 metres; and
 - A minimum number of 11 'off-street' parking required for 6 *Dwelling units*.

- All other requirements of the By-Law shall apply.

1. **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

