

**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, Brian and Wendy Pigott, 138 Langford Church Road, County of Brant.

**WHEREAS** an application was received from Bob Philips, Agent on behalf of Brian and Wendy Pigott, Owners of lands legally known as RANGE 2 SOUTH HAMMOND ROAD PART LOTS 6 TO 8, municipally known as 138 Langford Church Road, Geographic Township of Brantford, County of Brant, proposing to rezone a portion of the subject lands from Agriculture (A) to Rural Residential (RR) in order to facilitate the creation of one new residential building lot, and to rezone a portion of the subject lands from Agriculture (A) to Natural Heritage with site specific provision 14 (NH-14) in order to limit development within the vegetation protection zone.

**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 76, is hereby amended by changing the zoning on a portion of the subject lands from Agriculture (A) to Rural Residential (RR) in order to facilitate the creation of one (1) new residential building lot.
2. **THAT** Schedule 'A' of By-Law Number 61-16, Key Map 76, is hereby amended by changing the zoning on a portion of the subject lands from Agriculture (A) to Natural Heritage with site specific provision 14 (NH-14), in order to permit the addition and expansion of the existing accessory structure up to a maximum of 150 square metres, provided that no additions or expansions are constructed within 6 metres of the top of slope or within a woodland as defined by the County's Good Forestry Practices By-Law as may be amended. Any additions or expansions shall comply with the setback regulations of the Agriculture (A) zone and General Provisions Section 4 of the County of Brant Zoning By-Law. All other provisions of the By-Law shall apply.
3. **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 20<sup>th</sup> day of December 2022.

**READ** a third time and finally passed in Council, this 20<sup>th</sup> day of December 2022.

**THE CORPORATION OF THE COUNTY OF BRANT**

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David Bailey, Mayor

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Alysha Dyjach, Clerk

