

BY-LAW NUMBER 124-22

- 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, K. Spierenburg, 1590361 Ontario Inc., 1318
Colborne Street West, County of Brant.

WHEREAS an application for a Zoning By-Law Amendment was received from IBI Group c/o Douglas Stewart, Agent on behalf of B & B Landco Inc., 2857518 Ontario Ltd, AWDE Trucking Inc. Applicant(s) and Karyn Spierenburg, Owner of the subject lands being Part Lots 1 & 2 Concession 5, in the Geographic Township of Brantford, County of Brant, municipally known as 1318 Colborne Street West, proposing the following:

- 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-34) to permit a maximum coverage for *Open Storage* of Bulk Product of 41% where a maximum 35% is permitted within the M2 Zone;
- 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-35) to permit an *Outdoor Retail Display Area* in addition to the uses permitted in the M2 Zone and to permit a maximum coverage for *Open Storage* of Bulk Product of 51% where a maximum 35% is permitted within the M2 Zone;
- 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-36) to permit a Truck Terminal in addition to the uses permitted in the M2 Zone; and

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 is hereby amended from 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-34) to permit a maximum coverage for *Open Storage* of Bulk Product of 41%. All other requirements of the By-Law shall apply.
2. **THAT** Schedule 'A' of By-Law Number 61-16, is hereby amended from 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-35) to permit an *Outdoor Retail Display Area* in addition to the uses permitted in the M2 Zone and to permit a maximum coverage for *Open Storage* of Bulk Product of 51% where a maximum 35%. All other requirements of the By-Law shall apply.
3. **THAT** Schedule 'A' of By-Law Number 61-16, is hereby amended from 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-36) to permit a Truck Terminal in addition to the uses permitted in the M2 Zone. 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

