

BY-LAW NUMBER xxx-23 –

- 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, Geosource Real Estate Inc. c/o Stanley Reitsma, 555 Paris Road, County of Brant.

WHEREAS an application was received from MHBC Planning c/o Dave Aston and Aleah Clarke, Agents on behalf of Geosource Real Estate Inc. c/o Stanley Reitsma, Owner of lands legally known as CONCESSION 1 PART LOT 16, 17 AND 18 REGISTERED PLAN 2R-8124 PART 1, 3 AND 4 municipally known as 555 Paris Road, Geographic Township of Brantford, County of Brant (“subject lands”), proposing to rezone a portion of the subject lands from Agriculture (A) to Heavy Industrial (M3) with site specific provision 31 (M3-31) in order to facilitate a future industrial development, and proposing to rezone a portion of the subject lands from Agriculture (A) 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, Key Map 56, is hereby amended by changing the zoning on a portion of the subject lands from Agriculture (A) to Heavy Industrial (M3) with site specific provision 31 (M3-31) in order to facilitate a future industrial development, and is subject to the following. In lieu of the provisions of the Heavy Industrial (M3) Zone:
 - The minimum off-street parking rate for a *warehouse* shall be 1 parking space per 250 square metres of gross floor area of building space, plus any required accessible parking spaces;
 - The maximum building height shall be 14 metres;
 - The minimum lot frontage shall be 20 metres;
 - Any building or structure shall be permitted to be erected on a lot that has frontage on a private street with a minimum width of 10m;
 - The maximum driveway width shall be 12 metres; and
 - All other provisions of the By-Law shall apply.
2. **THAT** Schedule ‘A’ of By-Law Number 61-16, Key Map 56, is hereby amended by changing the zoning on a portion of the subject lands from Agriculture (A) to Natural Heritage (NH), as shown on Schedule A of this By-Law.

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 31st day of January 2023.

READ a third time and finally passed in Council, this 31st day of January 2023.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Alysha Dyjach, Clerk

