

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, Corporation of the County of Brant, 524 Old Onondaga Road East, Onondaga, County of Brant.

WHEREAS application ZBA4-23-DN from The Angrish Group, Agent on behalf of Nick Vahrmeyer, Applicant/ Owner of lands legally described as Part Lot 23, East of Fairchilds Creek, Part Lot 41, River Range, East of Fairchilds Creek; Part Lot 9 South of John Street, Part Lot 9 North of Cedar Street, Plan 103, Geographic Township of Onondaga and municipally known as 524 Old Onondaga Road East, County of Brant, proposing to amend Zoning By-Law 61-16 to apply a Special Exemption to the Residential Hamlet and Villages (RH-27) zone to permit a minimum lot frontage of 12.5 metres (41 feet), whereas a minimum of 30 metres (98 feet) is required, apply a Special Exemption to the Agricultural (A-193) zone to recognize the remaining undersized area of the agricultural portion having an area of 5.3 hectares (13 acres) and expansion of the Natural Heritage (NH) Zone to incorporate a 30 metre buffer from the identified watercourse.

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 by changing portion of the subject lands from Residential Hamlet and Villages (RH) to Special Exemption-Residential Hamlet and Villages (RH-27) to permit a minimum lot frontage of 12.5 metres (41 feet).
2. **THAT** Schedule 'A' of By-Law Number 61-16, is hereby amended by changing portion of the subject lands from Agricultural (A) to Special Exemption-Agricultural (A-193) to permit an undersized farm parcel having an area of 5.3 hectares (13 acres).
3. **THAT** Schedule 'A' of By-Law Number 61-16, is hereby amended by changing portion of the subject lands from Residential Hamlet and Villages (RH) to Natural Heritage (NH).
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 25th day of April, 2023.

READ a third time and finally passed in Council, this 25th day of April, 2023.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Alysha Dyjach, Clerk

