

## **BY-LAW NUMBER 54-23**

- 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, Sravya Enagala and Venkata Solleti, 738 Mount Pleasant Road, County of Brant.

**WHEREAS** an application was received from Corbett Land Strategies Inc., Agent on behalf of Sravya Enagala and Venkata Solleti, Owner of lands described as PLAN 47, LOT 6, in the geographic Township of Brantford, municipally known as 738 Mount Pleasant Road, County of Brant, proposing to rezone the retained parcel from Suburban Residential (SR) to Suburban Residential with site specific provision (SR-61) to permit an area of approximately 737.51 square metres (0.18 acres), whereas a minimum of 1,000 square metres (0.25 acres) is required, to permit a frontage of 7.82 metres (25.66 feet), whereas a minimum 20 metres (65.62 feet) is required and to permit an exterior side yard setback of 5.0 metres (16.40 feet), whereas a minimum of 7.5 metres (24.61 feet) is required and to rezone the severed parcel from Suburban Residential (SR) to holding – Suburban Residential with site specific provision 61 (h-SR-61) to rezone the severed lands with a holding provision due to water servicing capacity restraints.

**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 163, is hereby amended by changing the zoning on the subject lands from Suburban Residential (SR) to Suburban Residential with site specific provision (SR-61), as shown on the Schedule attached to the By-Law.
2. **THAT** Section 9.3 Special Exceptions SR Zone, is hereby amended by adding the following: SR-61  
Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-61 on Schedule "A" hereto, the following site specific provisions shall apply:
  - To permit area of approximately 737.51 square meters (0.18 acres), whereas a minimum of 1,000 square metres (0.25 acres) is required.
  - To permit frontage of 7.82 metres (25.66 feet), whereas a minimum 20 metres (65.62 feet) is required.
  - To permit exterior side yard setback of 5.0 metres (16.40 feet), whereas a minimum of 7.5 metres (24.61 feet) is required.

- All other provisions of the By-Law apply;
3. **THAT** Schedule 'A' of By-Law Number 61-16, Key Map 163, is hereby amended by changing the zoning on the subject lands from Suburban Residential (SR) to holding - Suburban Residential with site specific provision (h-SR-61), as shown on the Schedule attached to the By-Law.
  4. **THAT** Section 9.3 Special Exceptions SR Zone, is hereby amended by adding the following: h-SR-61  
Notwithstanding any provision of this By-Law to the contrary, within any area zoned h-SR-61 on Schedule "A" hereto, the following site specific provisions shall apply:
    - To rezone the severed lands with a holding provision due to water servicing capacity restraints.
    - All other provision of the By-Law apply;
  5. **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 9<sup>th</sup> day of May 2023.

**READ** a third time and finally passed in Council, this 9<sup>th</sup> day of May 2023.

**THE CORPORATION OF THE COUNTY OF BRANT**

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David Bailey, Mayor

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Alysha Dyjach, Clerk

