

BY-LAW NUMBER 86-25

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To further amend By-Law Number 61-16, being the Comprehensive Zoning By-Law for the County of Brant, as amended
(Charest, 428-452 West River Road)

WHEREAS application number ZBA8-25-LK for a temporary zoning By-Law amendment was received from Ava Barnett, Agent, and Steve Charest, owner of the subject lands, being lands described as Concession 5, West of the Grand River, Parts of Sub Lot 2 and Sub Lot 3, Former Township of South Dumfries, located at 428-452 West River Road in the County of Brant.

AND WHEREAS the *Planning Act* empowers a municipality to pass Zoning 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 application is in conformity with the Official Plan for the County of Brant (2023);

AND WHEREAS County of Brant Council recommended approval of an amendment to the Zoning By-Law at its meeting on July 8th, 2025.

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** Section 15.2.1 Temporary Zone Provisions Table is hereby amended by adding the following provisions for Special Exemption Temporary Zone (T-100):

By-Law Number	Zone Code	Property Address	Description	Date Temporary Use Expires
XX-25 (<i>This By-Law</i>)	T-100	428-452 West River Road, County of Bant	To permit the existing single detached farmhouse structure for a total of two (2) dwelling units on the property.	Two (2) years after the date of passing. July 8, 2027.

2. **THAT** except as may have been amended by preceding regulations, the lands illustrated on Schedule 'A' attached to and forming part of this By-Law shall be subject to all other applicable regulations as set down in By-law 61-16, as may be further amended.
3. **THAT** this By-Law shall come into force on the final passing thereof by the Council of the Corporation of Brant subject to compliance with the provisions of *The Planning Act, R.S.O., 1990, c. P. 13* as amended from time-to-time.
4. **THAT** unless otherwise extended or repealed, the provisions of this By-Law shall expire three (3) years after the date of the passing of the By-law, in accordance with subsection 39(2) of *The Planning Act, R.S.O., 1990, c. P. 13*, as amended from time-to-time.

READ a first and second time, this 8th day of July 2025.

READ a third time and finally passed in Council, this 8th day of July 2025.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

Schedule A