

BY-LAW NUMBER 43-26

-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.

Derek Fowler Owner of the subject lands as identified PLAN 492 BLOCK 45 LOT M.

WHEREAS Section 34 of *The Planning Act* authorizes the council of the County of Brant to pass By-Laws restricting the use of land and the erecting, locating, or using of buildings or structures, for or except for such purposes as set out in the Comprehensive Zoning By-Law, including that the Comprehensive Zoning By-Law may be amended.

AND WHEREAS ZBA24-25-RF was received from Derek Fowler Applicant/ Owner of the subject lands as identified PLAN 492 BLOCK 45 LOT M, in the geographic former Town of Paris, County of Brant, proposing to amend the Comprehensive Zoning By-law for the County of Brant, being By-law 61-16 as amended.

AND WHEREAS the application to amend the Comprehensive Zoning By-Law for the County of Brant amends the present zoning of PLAN 492 BLOCK 45 LOT M, from Residential Singles and Semis (R2) to Residential Singles and Semis with site-specific zoning (R2-45) in order to establish a new residential lot having a minimum frontage of 8.0 m and a minimum area of 345 square metres.

AND WHEREAS this application to amend the Comprehensive Zoning By-Law for the County of Brant is in conformity with the policies of Official Plan for the County of Brant (2023).

AND WHEREAS the Council of the Corporation of the County of Brant recommended approval of this By-Law on 14th day of April, 2026.

AND WHEREAS the Council of the Corporation of the County of Brant deems such an amendment to the County of Brant Zoning By-Law to be desirable for the future development and use of the lands.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS AS FOLLOWS:

1. **THAT** Schedule 'A' of Zoning By-Law 61-16 is hereby amended from the current Residential Singles and Semis (R2) zone, to Residential Singles and Semis with site-specific zoning (R2-45), as shown on Schedule 'A' of this By-law.
2. **THAT** Section 8.3 Special Exceptions R2 Zone of By-Law 61-16, is hereby amended as follows:
R2-45
In addition to the provisions of the R2 Zone the following shall apply;
 - a) Permit a minimum lot area of 345 square metres
 - b) Permit a minimum lot frontage of 8.0 metres

- c) All other provisions of the By-Law apply.
- 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, as amended from time-to-time.

READ a first and second time, this 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

