

INTERNAL/EXTERNAL MEMO

Ruchika,

These comments relate to the Zoning By-Law Amendment Application ZBA15/19/RA submitted by Jane Varey, Applicant/Owner of CON 1 PT LOT 21 RP 2R-1763 PART 1 & 2 REG, in the former Township of Burford and known as 421 Highway #2. The Applicant is proposing to rezone the subject lands permanently from Temporary Agricultural (T-37) to Special Exception Agricultural (A-__) in order to permit the established use of a dog boarding facility for a maximum of up to 25 dogs and 15 cats on a permanent basis. The use was established on a temporary basis through past Zoning By-Law Amendment accessory and subordinate to the principal use of the single detached dwelling on site. Staff's understanding is that there is no proposed change to the overall function of the use as established.

Currently the above noted property is Zoned Temporary Agricultural (T-37) within the County of Brant Zoning By-Law 61-16. The temporary Zoning on the property is as follows:

| | | | | |
|-------|------|----------------|--|---------------|
| 77-16 | T-37 | 421 Highway #2 | Notwithstanding any provision of this by-law to the contrary, within any area zoned T-37 on Schedule "A" hereto, a <i>kennel boarding facility</i> for a maximum of up to 25 dogs and 15 cats shall be permitted for a period of up to 3 years, being removed on or before June 28, 2019. All other requirements of the By-law | June 28, 2019 |
|-------|------|----------------|--|---------------|

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|--|--|--|--------------|--|
| | | | shall apply. | |
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The permitted uses within the A Zone are as follows:

6.1 Uses Permitted

No *person* shall within any Agricultural (A) *Zone*, use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except for one or more of the following *uses* as identified by a “dot”:

Table 6.1: Uses Permitted

| List of Uses | Permitted |
|---|-----------|
| <i>Agricultural Use</i> | • |
| <i>Aviary</i> | • |
| <i>Dwelling, Single Detached</i> | • |
| <i>Farm Labour Housing</i> | • |
| <i>Farm Production Outlet</i> | • |
| <i>Forestry Uses</i> excluding any establishments that either process forestry products or sell processed forestry products such as <i>lumber mills</i> ; | • |
| <i>Farm Greenhouse</i> | • |
| <i>Livestock Facility</i> | • |
| <i>Medical Marijuana Production Facility</i> | • |
| <i>Shipping Container</i> in accordance with Section 4.35 | • |

Currently, boarding, breeding, training, and/or kennel facilities are prohibited uses within the County of Brant until such time that an Application is put forward to Committee and Council to request site specific consideration and legalization of the use.

The application proposes to simply allow for the use established on a temporary basis to become permanent and apply a site specific Zone Category to a portion of the property to reflect such.

Staff has no concerns with the permanent permissions proposed at this time.

Please send the Draft Amending By-Law to my attention for review and formatting prior to the By-Law proceeding to Committee and Council. Please ensure that the document is sent in Word format.

If you have any questions please do not hesitate to contact me.

Thank you,

Jessica Kitchen.

Planner-Zoning Administrator