

INTERNAL/EXTERNAL MEMO

Ruchika,

These comments relate to the Zoning By-Law Amendment Application ZBA19/19/RA submitted by Nathan and Danielle Clarkson, Applicant/Owner of CON 3 PT LOT 1 RP 2R7766 PART 1 REG, in the former Township of Brantford and known as 452 Bishopsgate Road. The Applicant is proposing to rezone the subject lands permanently from Agricultural (A) to Special Exception Agricultural (A-___) in order to permit the established use of a dog boarding and training facility for a maximum of up to 30 dogs 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 Agricultural (A) within the County of Brant Zoning By-Law 61-16.

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.