

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
(Steelwheel Brewery c/o Cindy Blair & Harold Kuret, 105 Powerline Road)

WHEREAS an application was received from Steelwheel Brewery c/o Cindy Blair & Harold Kuret, owners of lands described as Part Lot 45, Concession 1, in the geographic Township of Brantford, County of Brant, and located at 105 Powerline Road, to modify the current Agricultural Special Exception - 124 (A-124) zoning to permit a *Microbrewery* having a total gross floor area of 400 square metres, a restaurant as an accessory use, outdoor entertainment performances (live or recorded), the use of one (1) modified shipping container accessory to the *Microbrewery* use and a reduced street setback for the tasting room structure of 12 metres;

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** Section 6.3 Special Exceptions A Zone of By-law Number 61-16, is hereby amended by replacing the existing provisions of the A-124 zone with the following:

A-124

Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-124 on Schedule "A" hereto, the uses permitted shall be limited to a *Microbrewery* having a maximum floor area of 400 square metres subject to the following requirements:

- A planting strip to be located along the entire westerly lot line abutting 107 Powerline Road containing trees and fence, arranged in such a way to form a dense opaque screen shall be established and maintained;
- Entertainment performances (whether performed live or recorded) shall be permitted on the outdoor patio;
- To permit the use of one (1) modified shipping container accessory to the *Microbrewery* use;
- To permit a reduced street setback for the tasting room structure of 12 metres.
All other provisions of the By-Law shall apply. (Map 47)

2. **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.

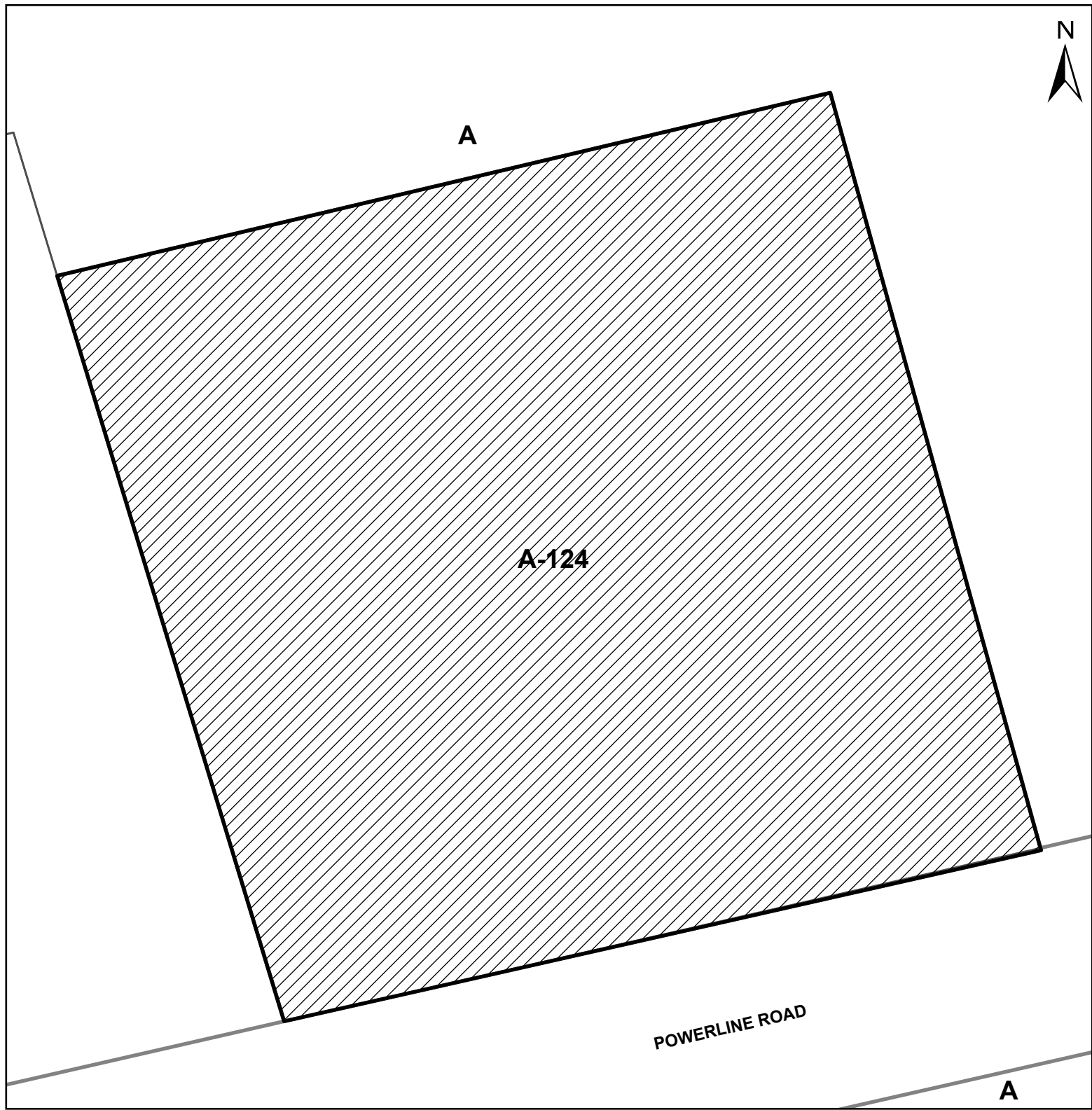
READ a first and second time, this 25th day of May, 2021.

READ a third time and finally passed in Council, this 25th day of May, 2021.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Heather Boyd, Clerk



 from A-124 to A-124 (modified)

SCHEDULE 'A'
COUNTY OF BRANT

BY-LAW No. _____