

BY-LAW NUMBER 54-21

- of -

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
(Prolific Estates Ltd. c/o Brian Slaman, 48 Fairfield Road)

WHEREAS an application was received from Stephanie Slaman on behalf of Prolific Estates Ltd c/o Brian Slaman, owner of lands described as Part Lot 3, Concession 10, in the geographic Township of Burford, County of Brant, and known as 48 Fairfield Road, to rezone a portion of the subject lands from Agricultural (A) to Agricultural with site specific provision 170 (A-170) to permit a commercial greenhouse with increased height, reduced parking and reduced setback requirements, and to rezone a portion of the subject lands from Agricultural (A) to Agricultural with site specific provision 172 (A-172) to recognize an undersized farm parcel with an area of approximately 35.02 hectares (86.53 acres);

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** Schedule 'A' of By-Law Number 61-16, Key Map 146 is hereby amended by changing the zoning on the subject lands from Agricultural (A) to Agricultural with Site Specific Provision 170 and 172 (A-170) and (A-172), as shown on the Schedule attached to this By-Law
2. **THAT** Section 6.3 Special Exceptions A Zone of By-law Number 61-16, is hereby amended by adding the following:

A-170

Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-170 on Schedule "A" hereto, the following site specific provisions shall apply:

- To permit the use of the lot, building or structures for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation and includes the retail sale or wholesale or wholesale distribution of such items directly from the lot include the sale of associated items such as soil, mulch, planting mediums, fertilizers and similar materials.
- To prohibit Cannabis as a permitted use.
- To permit an undersized farm parcel with an area of approximately 16.18 hectares (40 acres), whereas a minimum of 40 hectares is permitted.
- To permit a dwelling on the severed parcel.
- To permit a building height of 8 metres at the mid-point for a greenhouse, whereas a maximum height of 5 metres for a greenhouse is permitted.
- To permit a reduced interior and rear yard setback of 25 metres with the use of artificial light subject to the use of blackout shading, whereas a minimum of 150 metres for artificial light without blackout shading is required.
- To permit a minimum of 15 parking spaces plus two accessible parking spaces, whereas 142 parking spaces are required.

All other provisions of the By-Law to apply. (Map 146)

3. **THAT** Section 6.3 Special Exceptions A Zone of By-law Number 61-16, is hereby amended by adding the following:

A-172

Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-172 on Schedule "A" hereto, the following site specific provisions shall apply:

- To permit an undersized farm parcel with an area of approximately 35.02 hectares (86.53 acres), whereas a minimum of 40 hectares is permitted.

All other provisions of the By-Law to apply. (Map 146)

4. **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.

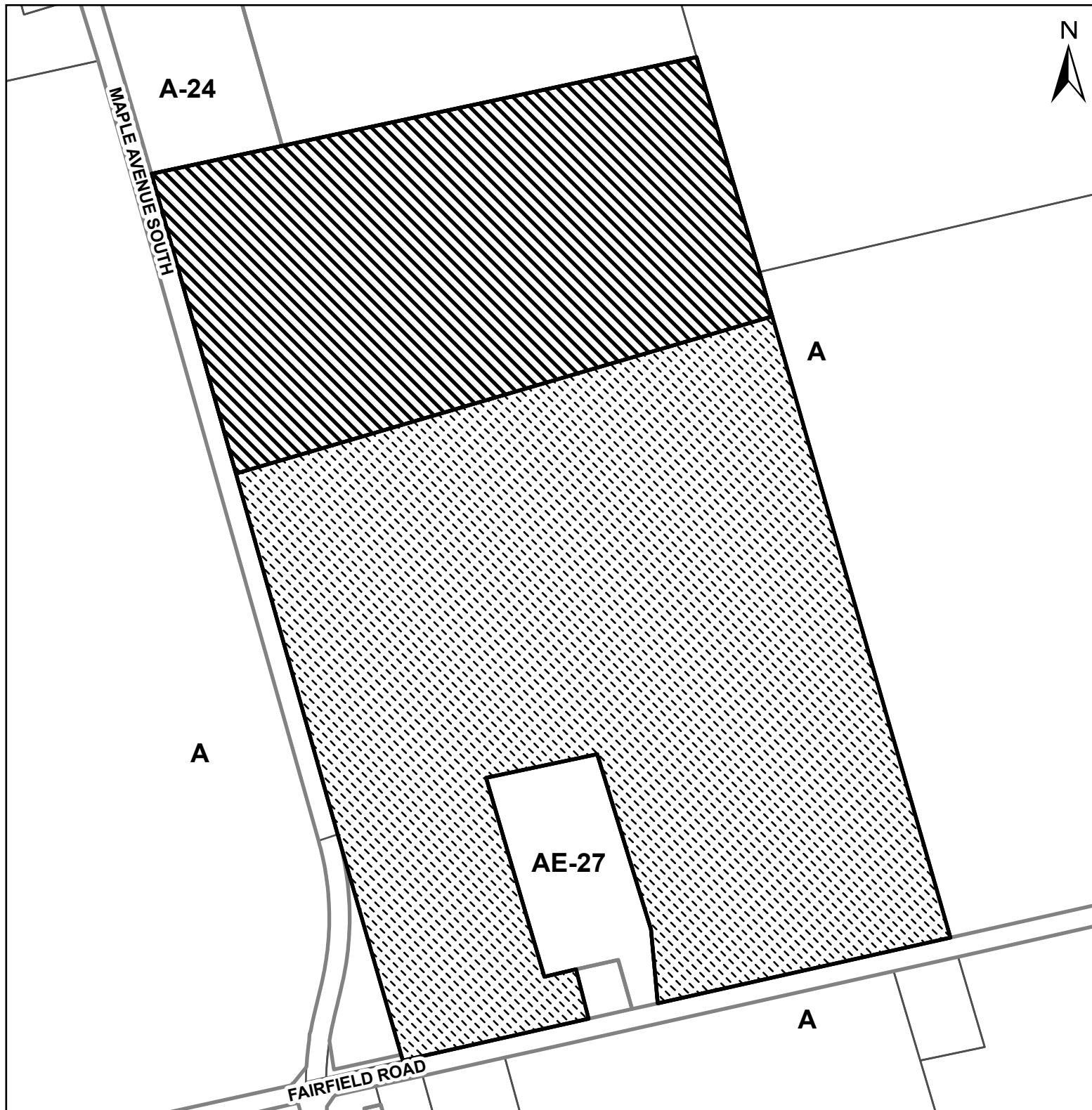
READ a first and second time, this 25th day of May, 2021.

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 to A-172  from A to A-170

SCHEDULE 'A'
COUNTY OF BRANT

BY-LAW No. 54-21