

Planning and Development Committee Report

The Planning and Development Committee makes the following recommendations from its meeting on May 4, 2021:

1. That application ZBA07/21/DN, received from Steel Wheel 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, be approved;

And that the reasons for the approval of application ZBA07/21/DN are as follows:

- The modifications requested are in keeping with the *Microbrewery* use and *On Farm Diversified* uses as outlined and defined in the Zoning By-Law.
- The application is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of *Provincial Policy Statement*.
- The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-Law.

2. That application ZBA06/21/AW, received from Patterson Planning Consultants Inc. on behalf of Elev8 Properties Inc, owner of lands described as Part Lot 5, Range 1, EMP, RP 2R-5355 Parts 1 and 4, in the geographic Township of Brantford, County of Brant, and located at 482 Burtch Road, to rezone the subject lands from Suburban Residential (SR) to holding-Suburban Residential (h-SR) to prevent development until capacity is available, be approved;

And that the reasons for the approval of application ZBA06/21/AW are as follows:

- The rezoning is compatible and consistent within the context of existing
- The application is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of *Provincial Policy Statement*.
- The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-Law.

3. That application ZBA10/21/AW 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), be approved subject to the following site specific conditions:

Site Specific Provisions – Commercial Greenhouse (A-170):

- 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.

Site Specific Provisions – Farmed Lands (A-172):

- 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.

And that the reasons for the approval of application ZBA10/21/AW are as follows:

- The proposed site specific provision facilitate the additional of an agricultural
- The application is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of *Provincial Policy Statement*.
- The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-Law.

Respectfully submitted,

Councillor Miller
Chair