

Planning & Development Committee

October 5, 2021

ZBA4-21-AW

2707130 ONTARIO INC

539 Paris Road, geographic Township of Brantford



Planning and Development Committee

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Application No:	ZBA4-21-AW
Application Type:	Zoning By-law Amendment
Location:	539 Paris Road, geographic Township of Brantford
Applicant:	2707130 ONTARIO INC
Staff Recommendation:	Approval.

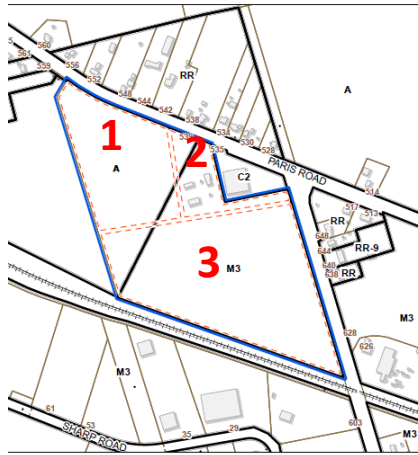


- Lot #1
 - units increased from 8 to 12
 - Lot coverage and setbacks have been revised
- Lot #2
 - Additional vehicular entrance onto Oak Park Road
- Lot #3
 - Freezer units has been modified to accommodate 50m setback
 - Driveway entrance has been shifted to the south away from residential uses on Oak Park
 - CN rail setback has been revised to 29.61m
 - Lot coverage and setbacks have been revised

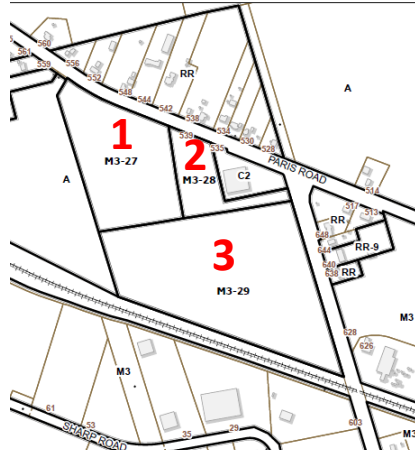
Planning Policy

County of Brant Zoning By-Law 61-16:

- Prohibit Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment and Propane Transfer Facility as permitted uses on the subject lands
- Lot #1 “Industrial Plaza” (M3-27)
 - To permit a multi-unit industrial plaza with a *service supply shop* as a permitted use
 - Proposing definition for service supply shop
- Lot #2 “Studio Workshop” (M3-28)
 - To permit a studio workshop as an additional permitted use
 - Proposing definition for studio workshop
- Lot #3 “Warehouse” (M3-29)
 - Reduced street setback of 30 metres to a cold storage warehouse
- Future development will be subject to site plan control



Current Zoning: A & M3



Proposed Zoning: M3-27, M3-28 & M3-29



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