

BY-LAW NUMBER xxx-21

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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, (2707130 ONTARIO INC, 539 Paris Road).

WHEREAS an application was received from David Roe on behalf of 2707130 ONTARIO INC, Owner of lands described as CON 1 PT LOT 18 RP 2R-3461 PART 1 REG 42.99AC 1076.09FR D, in the geographic Township of Brantford, known as 539 Paris Road, County of Brant, proposing to rezone a portion of the subject lands from Agriculture (A) to Heavy Industrial (M3) with site specific provision 27 (M3-27) to permit a service supply shop as a permitted use and to prohibit Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment and Propane Transfer Facility as permitted uses; to rezone a portion of the subject lands from Agriculture (A) and Heavy Industrial (M3) to Heavy Industrial with site specific provision 28 (M3-28) to permit a studio workshop as a permitted use and to prohibit Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment and Propane Transfer Facility as permitted uses; and to rezone a portion of the subject lands from Agriculture (A) & Heavy Industrial (M3) to Heavy Industrial with site specific provision 29 (M3-29) to prohibit Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment and Propane Transfer Facility as permitted uses..

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 56, is hereby amended by changing the zoning on the subject lands from Heavy Industrial (M3) to Heavy Industrial with Site Specific Provision 27 (M3-27), as shown on the Schedule attached to this By-Law.
2. **THAT** Section 11.7 Special Exceptions M3 Zone, is hereby amended by adding the following: M3-27
 - To permit a multi-unit industrial plaza with a *service supply shop* as a permitted use.
 - A service supply shop shall be defined as "*a lot, building or structure, other than an automotive use, that provides a non-personal service or craft to the public, including, but not necessarily restricted to, a printer's shop, a plumber's shop, a tinsmith's shop, a painter's shop, a carpenter's shop, an electrician's shop, a welding shop, a blacksmith's shop, a battery storage and recharging shop, a well driller's establishment, a tailor, an upholsterer's shop, an egg grading station, a machine shop or a*

- monument engraving shop but does not include a butcher shop or a bakery.*
- To prohibit Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment and Propane Transfer Facility as permitted uses.
 - All other provisions of the Zoning By-Law apply.
3. **THAT** Schedule 'A' of By-Law Number 61-16, Key Map 56, is hereby amended by changing the zoning on the subject lands from Heavy Industrial (M3) to Heavy Industrial with Site Specific Provision 28 (M3-28), as shown on the Schedule attached to this By-Law.
4. **THAT** Section 11.7 Special Exceptions M3 Zone, is hereby amended by adding the following: M3-28
- To permit a studio workshop as an additional permitted use.
 - A studio workshop shall be defined as "*shall mean a building or part of a building used to provide training workshops for arts and crafts, and may include accessory retail space for the sale of art and craft supplies and may include overnight accommodation for a maximum of 5 bedrooms or suites for persons engaged in the training workshops.*"
 - To prohibit Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment and Propane Transfer Facility as permitted uses.
 - All other provisions of the Zoning By-Law apply.
5. **THAT** Schedule 'A' of By-Law Number 61-16, Key Map 56, is hereby amended by changing the zoning on the subject lands from Heavy Industrial (M3) to Heavy Industrial with Site Specific Provision 29 (M3-29), as shown on the Schedule attached to this By-Law.
6. **THAT** Section 11.7 Special Exceptions M3 Zone, is hereby amended by adding the following: M3-29
- To prohibit Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment and Propane Transfer Facility as permitted uses.
 - All other provisions of the Zoning By-Law apply.
7. **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 26th day of October 2021.

READ a third time and finally passed in Council, 26th day of October 2021.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Heather Boyd, Clerk

