



## County of Brant – Planning and Development Report

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**To:** To the Chair and Members of the Planning and Development Committee  
**From:** Shannon Labelle, Planner  
**Date:** September 6, 2022  
**Subject:** RPT-0278-22  
Zoning By-Law Amendment Application ZBA27/22/SL  
532 Blue Lake Road, Geographic Township of South Dumfries  
**Purpose:** **Recommendation Report for Approval**

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That Application ZBA27/22/SL from Adam and Beckie Munce, Owners of lands legally known as Concession 2 Part Lot 20 And Registered Plan 2R1835 Part 1, municipally known as 532 Blue Lake Road, Geographic Township of South Dumfries, County of Brant, proposing to rezone the subject lands from Agriculture (A) to Temporary Use with site specific provision 101 (T-101) in order to permit a Forest School Program as a Home-Based Business for a period of up to two (2) years, be approved; and

That the following site specific provisions are being recommended for approval:

1. In addition to the uses permitted within the Agriculture (A) zone, a Home-Based Business operating as a Forest School Program, shall also be permitted for up to two (2) years, provided that it is removed on or before September 27, 2024, and is subject to the following:
  - a. A maximum of 20 participants be permitted.
  - b. Hours of operation will be from 8:00am to 5:00pm, Monday through Friday.
  - c. No new buildings shall be permitted within the portion of the lands identified as Part 2.
  - d. No new structures are permitted within the portion of the lands identified as Part 2, except for small-scale structures for recreational or educational purposes such as picnic tables, benches and temporary tents provided that no site alteration or tree removal is required for such structures.
  - e. All provisions of Section 15.2.2 being the Temporary Home-Based Business Program shall apply until such time that the temporary permissions are repealed, expire or made permanent.
  - f. All other provisions of the By-Law shall apply; and

That the reason(s) for approval are as follows:

- 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.

## **Key Strategic Priority**

Sustainable and managed growth.

## **Financial Considerations**

None.

## **Executive Summary / Proposal**

The purpose of this report is to provide Council and the Public with information from the applicants and staff regarding the details of an application to amend the County of Brant Zoning By-Law 61-16.

The applicant is undertaking a temporary rezoning application in order to facilitate a Forest School Program as a Home-Based Business. A Home-Based Business is a permitted use on the subject lands as per the temporary requirements of Zoning By-Law 61-16, which are being further evaluated for permanent implementation before 2024. However, the proposal was constrained by the number of participants permitted for a home-based business. The proposed temporary rezoning is requesting to permit a maximum of 20 participants, with specifics related to hours of operation, and development limitations in order to protect the existing environmental features on the subject lands. The proposed rezoning application is proceeding straight to recommendation report rather than having an information meeting.

The planning analysis focuses on literature review of applicable policy (i.e. *Planning Act*, *Provincial Policy Statement* (2020), *Growth Plan for the Greater Golden Horseshoe* (2020), *Brant County Official Plan* (2012) and *Zoning By-Law 61-16*, consultation with departments and discussions with both the agent/public. As outlined in this report, I am of the opinion the proposal represents good planning and am recommending approval of the application.

## **Location**

The subject lands are located south side of Blue Lake Road, west of the Blue Lake Road and McPherson School Road intersection within the County of Brant. The lands municipally known as 532 Blue Lake Road are irregular in shape, having frontage along the south side of Blue Lake Road of approximately 60.9 metres (199.8 feet), and an approximate area of 31,970 square metres (7.9 acres).

The subject lands are currently occupied by a single detached dwelling, a detached garage, and two sheds.

To the north of the subject lands are agricultural fields with related accessory structures, and low density residential development. To the east, south and west are agricultural fields and related structures.

## **Report**

### **Planning Act R.S.O (1990)**

Section 39 of the *Planning Act* allows Council to temporarily rezone land to permit the use of land, buildings or structures that is otherwise prohibited by the existing zoning.

## **Provincial Policy Statement (2020)**

*The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land. All decisions affecting planning matters shall be 'consistent with' policy statements issued under the Planning Act.*

Section 1.1.4.1(f) of the PPS speaks to rural areas being supported by promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.

***The proposed Forest School Program will allow diversification of the economic base within a rural area. It will offer additional employment opportunities, while providing a service to the surrounding area. No development is being proposed. The main premise behind the Forest School Program is to encourage the wise use and management of natural resources.***

Section 1.1.4.1(h) of the PPS speaks to rural areas being supported by conserving biodiversity and considering the ecological benefits provided by nature.

***The intention behind the Forest School Program is to encourage the wise use and management of natural resources. It will provide a hands-on learning experience about the natural environment, and the natural heritage networks that make up majority of the County of Brant.***

Section 1.1.4.1(i) of the PPS speaks to rural areas being supported by providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

***The subject lands are designated Rural Residential and Agriculture within the County of Brant Official Plan. Within the Rural Residential designation, a residential use is permitted, and within the Agriculture designation a Home Occupation is a permitted use. While the Forest School Program is being referred to as a Home-Based Business, the intention is the same. The use is permitted on the subject lands and is providing an opportunity for a new economic activity.***

Section 1.1.5.2(e) of the PPS speaks to rural lands in municipalities, and permitted uses. One of the permitted uses being home occupations and home industries.

***The proposal is an example of a home occupation and/or home industry. The subject lands are designated Rural Residential and Agriculture, which permit the existing residential use and proposed home-based business.***

Section 2.3.1 of the PPS speaks to prime agricultural areas shall be protected for long-term use for agriculture.

***The subject lands are not being farmed and are primarily used for residential purposes. The residential use is permitted and will continue. The subject lands are mainly comprised of a significant woodland. No development is being proposed.***

Section 2.3.3.1 of the PPS speaks to prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents.

***The subject lands are designated Rural Residential and Agriculture within the County of Brant Official Plan. The Official Plan offers additional criteria for permitted uses within these designations. A Home Occupation is a permitted use within the Agriculture land***

***use designations, which is the predominant land use designation. While the Forest School is being referred to as a Home-Based Business, the intention behind the use remains the same as a Home Occupation.***

Section 2.1.1 of the PPS speaks to natural features and areas shall be protected for the long term.

***The subject lands contain a significant woodland. No development or site alteration is or will be permitted within the portion of the lands that contain the significant woodland. This is reflected in the wording of the site specific provision for the temporary rezoning. This will ensure the natural feature and area will be protected.***

***It is my opinion that the proposal is consistent with the policies in the Provincial Policy Statement (2020) for the following reasons:***

- ***The subject lands are designated Rural Residential and Agriculture, which support the proposed use.***
- ***The proposed rezoning will encourage diversification of the economic base.***
- ***The proposed rezoning will ensure existing infrastructure, buildings and structures are used to support the use.***
- ***No development or site alteration will be permitted within the portion of lands identified as the significant woodland.***
- ***No development is being proposed.***

### **Growth Plan for the Greater Golden Horseshoe (2020)**

*The Growth Plan is a framework that provides policy direction to implement strong and prosperous communities and how to manage growth in Ontario to 2051. The Planning Act requires that all decisions that affect a planning matter shall 'conform with' Provincial plans, including but not limited to the Growth Plan.*

Section 2.2.9.1 of the Growth Plan speaks to municipalities planning for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.

***The proposed temporary rezoning will provide a new economic opportunity within a rural settlement area. No development is being proposed.***

Section 4.2.3.1(e) of the Growth Plan speaks to development or site alteration outside of settlement areas is not permitted in key natural heritage features, except for expansions to existing buildings and structures, accessory structures and uses, subject to demonstrating that the use does not expand into the key natural heritage feature, unless there is no other alternative, in which case any expansion will be limited in scope and kept in close proximity to the existing structure.

***The existing buildings will not be utilized for the Forest School Program. Expansion will be limited in scope if required, and subject to the Site Specific Provisions of the Temporary Rezoning and requirements of the Zoning By-Law 61-16.***

Section 4.2.6.3 of the Growth Plan speaks to Prime Agricultural Areas being protected for long-term use for agriculture.

***The subject lands are designated Rural Residential and Agriculture. The lands are not being farmed, they are mainly comprised of a significant woodland, and have been used for residential purposes. The lands will continue to be used for residential purposes.***

***It is my opinion that the proposal is in conformity with the policies in the Growth Plan for the Greater Golden Horseshoe (2020) for the following reasons:***

- ***No new development is being proposed.***
- ***The subject lands are designated Rural Residential and Agriculture, and permit the proposed use.***
- ***No existing buildings will be used for the Forest School Program, and if required will be limited in scope.***
- ***The temporary rezoning will provide a new economic opportunity within a rural settlement area.***
- ***The lands are privately serviced.***

### **Source Water Protection**

Source protection plans contain a series of locally developed policies that, as they are implemented, protect existing and future sources of municipal drinking water. Municipalities, source protection authorities, local health boards, the Province and other, are responsible for implementing source protection plan policies.

***The subject lands are not located within a Source Water Protection Area.***

### **County of Brant Official Plan (2012)**

*The County of Brant Official Plan sets out the goals, objectives and policies to guide development within the municipality. The Planning Act requires that all decisions that affect a planning matter shall 'conform to' the local Municipal Policies, including but not limited to the County of Brant Official Plan.*

***The Subject lands are designated as Rural Residential and Agriculture within Schedule 'A' of the County of Brant Official Plan. The subject lands are also designated Woodland and Vegetation within Schedule 'C' of the County of Brant Official Plan.***

Section 2.3.2.2(i) of the Official Plan speaks to promoting environmental education and interpretation.

***The proposed temporary rezoning to permit a Forest School Program is an opportunity to support environmental education and interpretation within the County of Brant.***

Section 2.3.2.3.2(f) of the Official Plan speaks to the predominant use of land in areas that have been identified as the woodlands and vegetation shall be limited to uses permitted within the overriding land use designation, conservation uses, wildlife management areas and passive open space uses.

***The subject lands are designated as Rural Residential and Agriculture within the County of Brant Official Plan. The Rural Residential designation and the Agriculture designation permit the existing residential use of the subject lands.***

Section 3.7.1 of the Official Plan speaks to the intent of the Rural Residential designation is to recognize existing concentrations of large lot residential development.

***The subject lands are used for residential purposes and will continue to be used for residential purposes.***

Section 3.7.2(a) of the Official Plan speaks to permitted uses within the Rural Residential designation, single detached residential dwellings are permitted.

***There is an existing single detached dwelling on the subject lands, no development is being proposed, and the lands will continue to be used for residential purposes.***

Section 3.2(b) of the Official Plan speaks to wherever a use is permitted in a designated area, it is intended that uses, buildings or structures, normally incidental, accessory and/or essential to that use shall also be permitted.

***The Forest School Program is secondary to the permitted residential use on the subject lands. The existing accessory structures are also permitted.***

Section 3.3 of the Official Plan speaks to the intent of the Agriculture land use designation. The intent is to ensure that prime agricultural land and the agricultural activities and lifestyle of the County of Brant are protected and have the opportunity to flourish.

***The subject lands are not being farmed. They have been used for residential purposes, and the residential use will continue.***

Section 3.3.1(n) of the Official Plan speaks to permitted uses within the Agriculture designation. A Home Occupation is a permitted use.

***The proposed Forest School Program is being referred to as a Home-Based Business. While the terminology being used is different, the intent behind the use is the same as a Home Occupation.***

Section 3.3.2.1(k) of the Official Plan speaks to land use policies related to Home Occupations. Home occupations not related to farming shall be permitted within a dwelling provided the use remains clearly secondary to the farm operation or principle use of the lot, and provided the use is operated by a farm family member, or resident of the property.

***The principal use of the lot is for residential purposes. The proposed Forest School Program is secondary to the primary use of the lands. The program is to be operated by the residents of the property. No new development is being proposed. The Forest School Program is going to be conducted outdoors, and according to the applicant, a temporary tent is to be established for use if there is inclement weather in accordance with the Zoning By-Law 61-16 requirements.***

***It is my opinion that the proposal conforms to the policies in the County of Brant Official Plan (2012) for the following reasons:***

- ***The residential use is permitted on the subject lands.***
- ***No development is being proposed.***
- ***A home occupation is a permitted use on lands designated Agriculture.***
- ***The proposed Forest School Program is secondary to the permitted residential use.***

### **County of Brant Zoning By-Law 61-16**

The subject lands are zoned as Agriculture (A) within the County of Brant Zoning By-Law 61-16. The following site specific provision is being proposed:

Temporary Use with Site Specific Provision 101 (T-101)

1. In addition to the uses permitted within the Agriculture (A) zone, a Home-Based Business operating as a Forest School Program, shall also be permitted for up to two (2) years, provided that it is removed on or before September 27, 2024, and is subject to the following:
  - a. A maximum of 20 participants be permitted.

- b. Hours of operation will be from 8:00am to 5:00pm, Monday through Friday.
- c. No new buildings shall be permitted within the portion of the lands identified as Part 2.
- d. No new structures are permitted within the portion of the lands identified as Part 2, except for small-scale structures for recreational or educational purposes such as picnic tables, benches and temporary tents provided that no site alteration or tree removal is required for such structures.
- e. All provisions of Section 15.2.2 being the Temporary Home-Based Business Program shall apply until such time that the temporary permissions are repealed, expire or made permanent.
- f. All other provisions of the By-Law shall apply.

Section 15.2.2 of the County of Brant Zoning By-Law speaks to the required development standards for the Temporary Home-Based Business Program:

1. Size, Scale & Location

- a. A dwelling unit must be a permitted and principal use of the property

***The subject lands are zoned as Agriculture (A). Within the “A” zone, a dwelling is a permitted and principal use of the property.***

- b. The structure in which the home-based business is located shall meet the requirements and provisions of the Zoning By-Law for the applicable use and zone category.

***The home-based business is operating outdoors. If required, a temporary tent will be established in accordance with the Zoning By-Law 61-16 requirements.***

- c. The home-based business, including related activities and storage, shall not exceed 50.0 sq metres of the gross floor area of the dwelling unit and any and all residential accessory structures on the property.

***The home-based business is operating outdoors. The dwelling and any existing accessory structures will not be used (confirmed in attachment 6).***

2. Parking

- a. Pick-up and drop-off services provided by a home-based business shall also be permitted.

***Pick-up and drop-off services will be required and are permitted.***

- b. One additional parking space, in accordance with the requirements of Section 5 of this By-Law, shall be provided for each home-based business involving direct sales and services, and shall be provided in addition to those required by this By-Law for other permitted uses on the lot.

***An additional parking space is able to be provided, for a total of 3 parking spaces. 2 for the existing residence, and an additional space for the Home-Based Business.***

3. Nuisance

- a. The temporary permissions for a home-based business shall be revocable at the discretion of the County, at any time, where a complaint has been made to the County of Brant By-Law Enforcement Division.
- b. No home-based business, including related activities and storage, shall create or become a public nuisance, particularly with regard to noise, odour, fumes,

vibration, traffic, emissions or parking nor shall it cause electrical interference or interference with telephone, television, and radio or satellite equipment reception.

- c. The home-based business shall not create or become a fire, health or building hazard.

4. Location and Character

- a. The residential appearance and character of the dwelling and the lot shall be maintained, and no exterior alteration shall be made to the dwelling which would indicate that any part of the premises is being used for any purpose other than that of a residential dwelling.

***No changes are proposed to the existing dwelling, or the lot.***

- b. A home-based business shall be clearly secondary and incidental to a dwelling unit and the proprietor shall be an owner or tenant of said dwelling unit.

***The proposed Forest School Program is secondary to the existing residential use of the property. The proprietors of the Forest School Program are the current owners of the subject lands and dwelling.***

- c. A maximum of two home-based business operations shall be permitted under this section and may be permitted within one dwelling unit (and/or accessory residential building) provided the two home-based businesses do not cumulatively exceed the gross floor area requirements for home-based businesses as set out in Section 15.2.1.a.3 above.

***Only one (1) Home-Based Business is being proposed.***

- d. Open storage or display of merchandise, material, or equipment shall be prohibited.

***No open storage or display of merchandise is required for the Home-Based Business. Any materials or merchandise required will be stored in accordance with the Zoning By-Law 61-16 requirements for a Home-Based Business.***

- e. Merchandise may be displayed or stored within the dwelling or accessory structure provided it shall not be visible from outside the dwelling or accessory structure in which it is located.
- f. Material, and equipment related to the home-based business shall only be permitted when stored within a structure and where it is not visible from outside of said structure.
- g. External advertising shall be prohibited except in accordance with the County of Brant Sign By-Law, as amended.

5. Patronage and Employees

- a. Any home-based business in any Urban Residential Zone or Non-Urban Residential Zone shall be permitted only one employee, in addition to the proprietor of the business, provided one additional parking space is available for said employee. This parking space shall be provided in addition to the parking spaces required by Section 15.2.1.b or required for any other uses on the lot.

***If the Home-Based Business requires the services of an additional employee, an additional parking space will be provided in accordance with Section 15.2.1.b and Section 5 of the Zoning By-Law 61-16.***

- b. Where any permitted home-based business is located outside of an Urban Residential or Non-Urban Residential zone, it shall require one additional parking



space per employee. These parking spaces shall be provided in addition to the parking spaces required by Section 15.2.1.b or required for any other uses on the lot.

***If required, an additional parking space will be provided in accordance with Section 5 and Section 15.2.1.b of the Zoning By-Law 61-16.***

- c. No more than two (2) clients, customers, or students shall be provided services on-site at any one time.

***The proposed temporary rezoning of the subject lands is requesting to permit a maximum of 20 participants.***

A *Home-Based Business* is defined as the following: means a small-scale commercial or institutional service or activity that results in a product or service being provided to patrons and is operated within a dwelling, accessory residential building, or located outdoors on a residential property, and whereby said business activity results in a product or service being provided to patrons, is operated within a dwelling or outdoors on a residential property and is provided as a use of the property that is clearly secondary to a permitted residential use.

***It is my opinion that the proposed Forest School Program meets the definition of a Home-Based Business.***

***It is my opinion that the proposal maintains the intent of the County of Brant Zoning By-Law 16-61 for the following reasons:***

- ***A Home-Based Business is a permitted use on lands zoned Agriculture (A).***
- ***Aside from the number of participants, all other requirements of the Temporary Home-Based Business Program are able to be satisfied.***
- ***No development is being proposed.***

## **Interdepartmental Considerations**

### Development Engineering:

- No objections to the temporary rezoning.
- Verification of property boundaries are required through a Legal Survey to keep the Forest School activities within the Subject Lands.
  - ⊖ ***Staff note should the applicant wish to pursue the use as a permanent use in the future, the survey will be a requirement of a complete application.***
- As per a site inspection, sight lines have been checked at the existing entrance and were found to be deficient according to TAC guidelines.
  - ***Staff note the following clarification received from DED regarding the above - The existing entrance has been in place for years. Just wanted to make the Applicant aware that the existing entrance does not meet today's TAC guidelines. Extra care should be taken when entering/exiting the Subject Lands.***
- The County of Brant Official Plan Schedule B section 5.3.2.1.6 identifies Blue Lake Road as a Rural Collector Road. No road widening is required.

### Environmental Planning:

- Environmental Planning have reviewed the proposed Temporary Zoning By-Law Amendment and Planning Justification Report to permit a Forest School Program with up to 20 children as an accessory use. As part of the temporary use, the woodland is proposed to be rezoned from Agriculture to Natural Heritage in which no new buildings would be permitted in the woodland.
  - **Staff note that this has been addressed through the following site specific provisions included in the temporary rezoning:**
    - **No new buildings shall be permitted within the portion of the lands identified as Part 2.**
    - **No new structures are permitted within the portion of the lands identified as Part 2, except for small-scale structures for recreational or educational purposes such as picnic tables, benches and temporary tents provided that no site alteration or tree removal is required for such structures.**
  - **Should the applicant wish to pursue a permanent rezoning in the future, this requirement, to rezone the Woodland to Natural Heritage (NH), would be sought at that time.**
- The subject lands contain and/or are adjacent to the following key natural heritage features:
  - A woodland that is part of a larger 78 ha woodland, which is designated as 'Woodlands and Vegetation' on Schedule C of the Official Plan.
  - A winter deer congregation area which has been identified by the Ministry of Natural Resources and Forestry, which is part of the larger woodland.
- The Official Plan, Provincial Policy Statement and Growth Plan contain policies on protecting natural heritage features, areas and systems.
- For the most part the Growth Plan does not permit development or site alteration within key natural heritage features, however Section 4.2.3 (1) e) permits accessory structures and uses provided that the use does not expand into key natural heritage features or the vegetation protection zone unless there is no alternative to do so, and that any expansion is kept within close proximity of existing buildings. In addition subsection g) permits small-scale structures for recreational use provided that the number of structures is minimized and the negative impacts of such structures.
- It is the understanding of staff that existing buildings will be utilized for the Forest School Program. Accordingly, expansion with respect to buildings has been limited in scope. Education for students will be provided within the woodland as part of the Forest School Program as this is a necessary part of the educational component of the use and therefore there is no alternative. Staff consider this to be an accessory use.
- The Official Plan contains policies on promoting environmental education and interpretation, in Sections 2.3.2.2 i) and Section 5.4 contains policies on providing alternative forms of education. Staff consider forest schools to be an alternative form of education and are supportive of opportunities that will promote environmental education.

## Recommendations

- It is the opinion of staff that development and site alteration have been minimized and mitigated to the greatest extent possible in key natural heritage features and that the proposed use will aid in implementing policies in the Official Plan regarding environmental education. The temporary use nature of the by-law will allow

environmental impacts to be monitored and for studies to be completed should changes be proposed in the future.

- Staff have no objection subject to the following:
  - The woodland is zoned Natural Heritage as identified in the Schedule circulated as part of the application;
  - The wording of the By-Law is such that no new buildings are permitted within the woodland; and
  - The wording of the By-law is such that no new structures are permitted in the woodland except for small-scale structures for recreational or educational purposes such as picnic tables, benches and temporary tents provided that no site alteration or tree removal is required for such structures.
  
- ***Planning Staff Note, Environmental Planning's recommendation have been incorporated into the wording for the site specific provision and associated By-Law.***

#### Fire:

- No comments.

#### Building

- After reviewing this proposal it should be noted that the existing shed can not be used as a classroom. The proposal indicates it will be used in this capacity during certain weather conditions however, the building was not constructed for an assembly (institutional) occupancy.
- If the temporary zoning is to include an institutional building as being permitted, they would need a building permit to change the use to an assembly occupancy which would require an architect for design and review of the building.
  - ***Planning Staff note this comment has been addressed, and confirmation has been provided from the property owners that no existing structures are to be used (please see attachment 6)). If required, a temporary tent will be established in accordance with the Zoning By-Law 61-16 requirements.***

#### Tax Department:

- No comment

#### Mississaugas of the Credit First Nation

- Given that this application states no development activities are going to occur as part of the process, MCFN has no concerns relating to any archaeological resources on the land and no further comments.

#### Economic Development

- The Economic Development and Tourism Division supports the temporary zoning by-law amendment. The application supports the County of Brant Economic Development Strategy and Action Plan Pillar 1, Growing a More Diversified Local Economy, Objective 4: to establish the best and most effective service delivery model for entrepreneurs and small business support services in County of Brant.
- Additionally as the proposed school provides children a means to engage in hands-on learning about the natural environment they gain a knowledge and understanding of natural heritage networks that make up much of the County of Brant.

The following departments/agencies did not provide any comments with regard to this application:

- Building Division
- Hydro 1
- Grandbridge
- Union Gas
- Infrastructure Ontario
- Grand River Conservation Authority (GRCA)
- Parks and Facilities
- Source Water
- Long Point Region Conservation Authority (LPRCA)
- Heritage
- Six Nations
- Canada Post
- Operations

## **Public Considerations**

Staff are to visit the site for inspection on August 17<sup>th</sup>, 2022, and post the public notice sign in accordance with the *Planning Act*.

9 notices are to be mailed on August 17<sup>th</sup>, 2022.

At the time of writing this report, the following public comments had been received:

- 13 Larkspur Lane, a letter was received in support of the proposed Forest School Program. Please see attachment 7.
- Waterloo resident, a letter was received in support of the proposed Forest School program. Please see attachment 8.
- Cambridge resident, a letter was received in support of the proposed Forest School Program. Please see attachment 9.

## **Conclusions and Recommendations**

The applicant is proposing to rezone the subject lands from Agriculture (A) to Temporary Use with site specific provision 101 (T-101) in order to permit a Forest School Program as a Home-Based Business for a period of up to two (2) years. The following site specific provision is being proposed:

Temporary Use with Site Specific Provision 101 (T-101)

1. In addition to the uses permitted within the Agriculture (A) zone, a Home-Based Business operating as a Forest School Program, shall also be permitted for up to two (2) years, provided that it is removed on or before September 27, 2024, and is subject to the following:
  - a) A maximum of 20 participants be permitted.

- b) Hours of operation will be from 8:00am to 5:00pm, Monday through Friday.
- c) No new buildings shall be permitted within the portion of the lands identified as Part 2.
- d) No new structures are permitted within the portion of the lands identified as Part 2, except for small-scale structures for recreational or educational purposes such as picnic tables, benches and temporary tents provided that no site alteration or tree removal is required for such structures.
- e) All provisions of Section 15.2.2 being the Temporary Home-Based Business Program shall apply until such time that the temporary permissions are repealed, expire or made permanent.
- f) All other provisions of the By-Law shall apply.

I am supportive of the rezoning application as it is consistent with the *Provincial Policy Statement*, in conformity with the Growth Plan for the Greater Golden Horseshoe, conforms to the County of Brant Official Plan, meets the intent of the County of Brant Zoning By-Law 61-16, it represents good planning and the proposal is desirable and an appropriate use of land, and therefore I am recommending approval of the application.

Prepared by:



**Shannon Labelle, BA, M.Sc.**

Planner

**Reviewed by:** Mat Vaughan, BES, MPLAN, MCIP, RPP, CMM3 Director of Planning

**Submitted By:** Pamela Duesling, MAES, MCIP, RPP, Ec.D., CMM3, General Manager of Development Services

**Attachments**

- 1. Aerial Figure
- 2. Official Plan Figure
- 3. Zoning Figure
- 4. Site Plan
- 5. Draft By-Law
- 6. Email from 532 Blue Lake Road
- 7. Email from 13 Larkspur Lane
- 8. Email from resident of Waterloo
- 9. Email from resident of Cambridge
- 10. Ebb and Flow Parent Handbook

**File #** ZBA27/22/SL

**In adopting this report, is a bylaw or agreement required?**

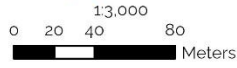
- By-Law required (Yes)
- Agreement(s) or other documents to be signed by Mayor and /or Clerk (No)
- Is the necessary By-Law or agreement being sent concurrently to Council? (Yes)



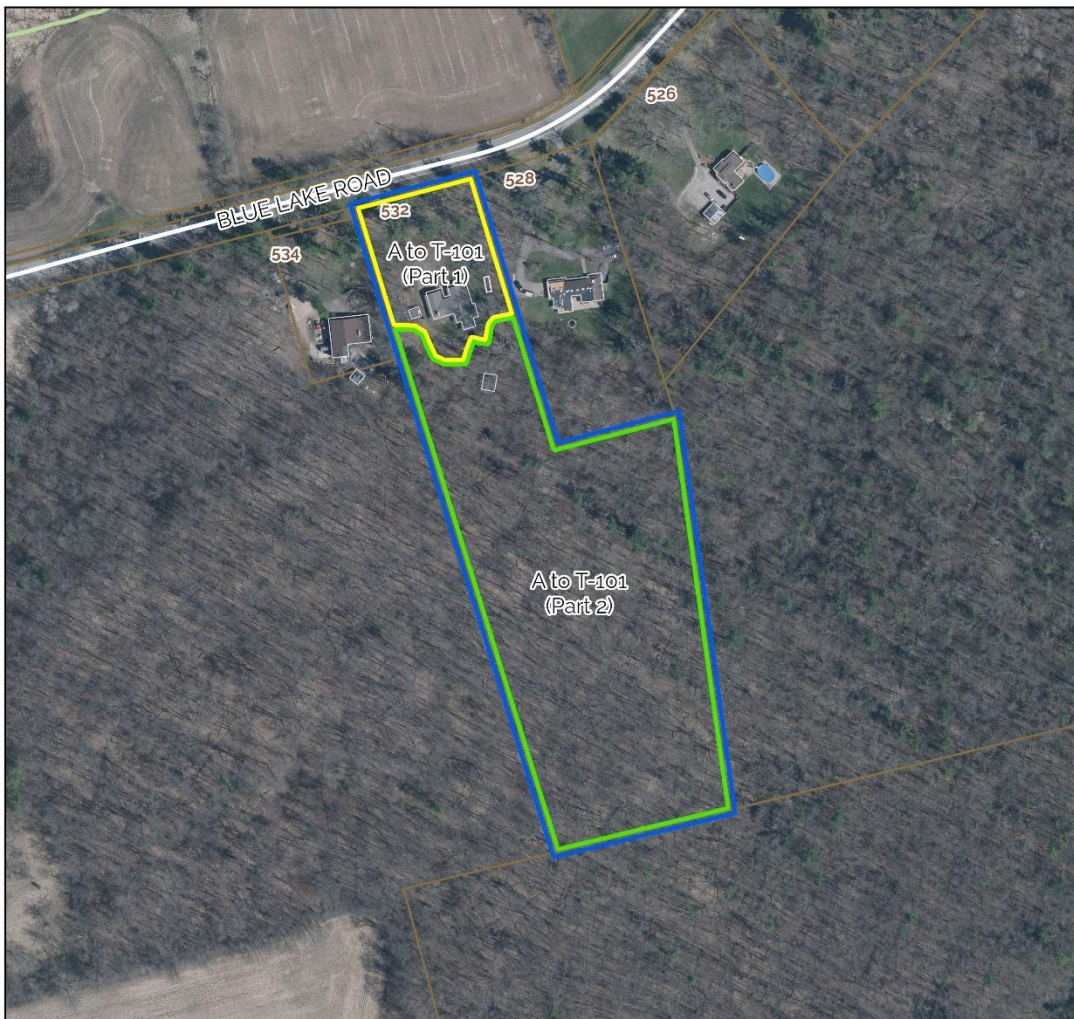


**MAP 3: AERIAL IMAGERY 2020**  
**FILE NUMBER**  
**ZBA27-22-SL**

532 BLUE LAKE ROAD  
County of Brant  
Ontario

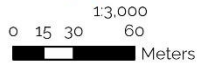


Date Printed: 2022-08-16



**MAP 2: Official Plan  
FILE NUMBER  
ZBA27-22-SL**

532 BLUE LAKE ROAD  
County of Brant  
Ontario



Date Printed: 2022-08-16



**Key Map**





**MAP 1: ZONING  
FILE NUMBER  
ZBA27-22-SL**

532 BLUE LAKE ROAD  
County of Brant  
Ontario



1:3,000  
0 20 40 80  
Meters

Date Printed: 2022-08-16

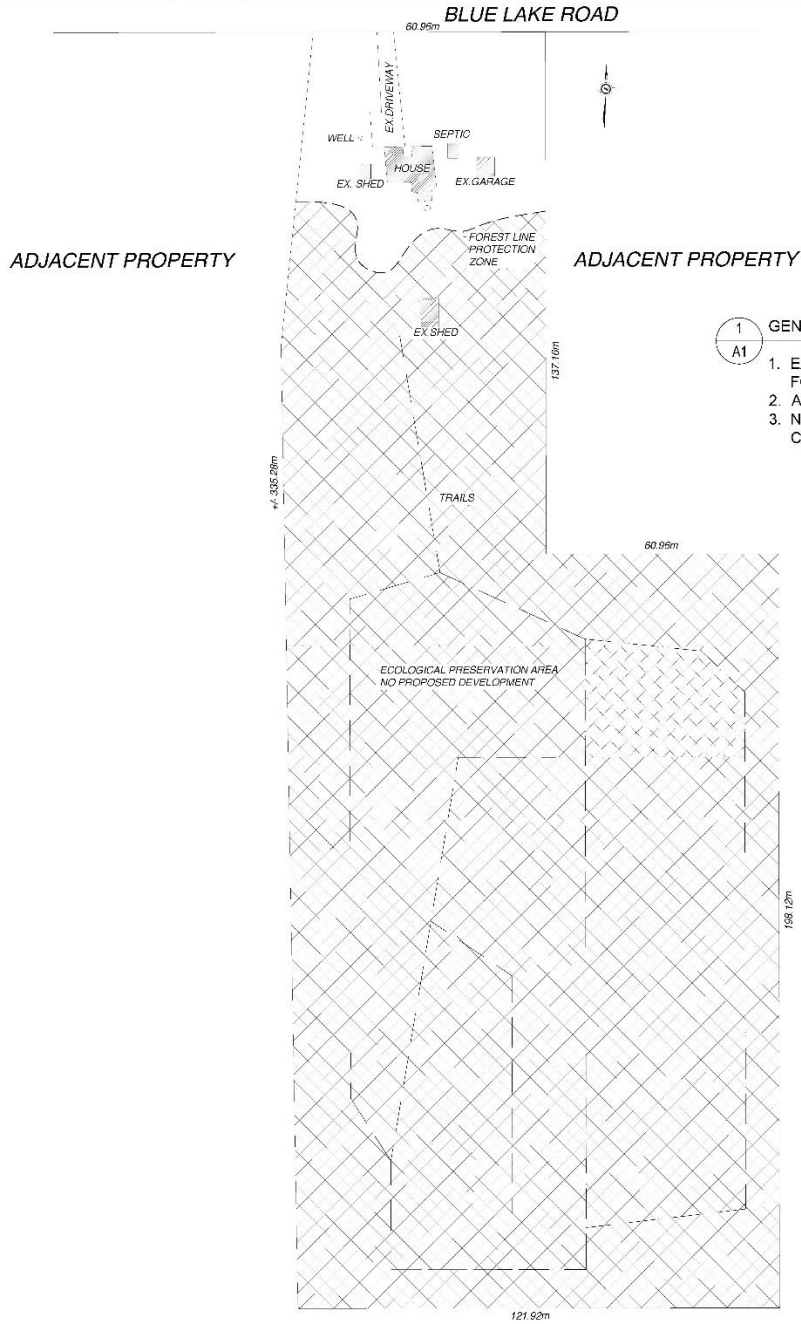


**Key Map**



# Site Plan

SCALE FOR 18"x24" (ARCH C)



**DRAWING FOR FOREST SCHOOL  
LOCATED AT  
532 BLUE LAKE RD.  
ST. GEORGE, ONTARIO**

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A1

### GENERAL NOTES

1. EXISTING SITE, NO ALTERATIONS TO BE MADE. APPLICATION FOR FOREST SCHOOL USE WITHIN EXISTING LOT
2. ALL EXISTING STRUCTURES NOTED.
3. NO TREE REMOVAL UNLESS AUTHORIZED BY COUNTY AND IN COMPLIANCE WITH ALL MUNICIPAL BY-LAWS