

**THE CORPORATION OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE**

BY-LAW NO. 31–2023

BEING A BY-LAW TO AMEND SCHEDULE A OF BY-LAW NO. 36-09, AS
AMENDED
(BEING THE COMPREHENSIVE ZONING BY-LAW OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE)
RE: ARRAN CON 7 PT LOTS 29 AND;30 PLAN 15 LOT 41 PT LOT 42;RP 3R7363
PARTS 1 AND 2, 46 Bruce Road17

Whereas Section 34(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provides that: “Zoning by-laws may be passed by the councils of local municipalities:

1. For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.
2. For prohibiting the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.”

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule “A” of By-law No. 36-09, as amended being the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie, is hereby further amended by changing thereon from Agriculture ‘A1’ zone to Agriculture Special ‘A1-31-2023-H’ zone of the subject lands, as outlined in Schedule ‘A’, attached hereto and forming a part of this by-law.
2. THAT By-law No. 36-09, as amended, is hereby further amended by adding the follow subsection to Section 6.4 thereof:

‘A1-31-2023-H1’

.31 Notwithstanding their Agriculture ‘A1’ zoning designation, those lands delineated as A1-31-2023-H on Schedule ‘A’ to this By-law shall be used in compliance with the ‘A1’ zone provisions contained in this by-law, excepting however:

- i. A Micro-Cultivation and Micro-Processing Cannabis Facility shall be an additional permitted use;
 - ii. The maximum building footprint of the Micro-Cultivation and Micro-Processing Cannabis Facility shall be 470 square metres;
 - iii. The sale of cannabis is not permitted on this site; and
 - iv. A Micro-Cultivation and Micro-Processing Cannabis Facility is defined as:
 - a. The growing of cannabis plants for the production of seeds and fresh and dried cannabis; and
 - b. Processing activities including finished product packaging of dried flower
3. THAT the property is designated as a site plan control area as per Section 41 of the *Planning Act, R.S.O. 1990, as amended*.

4. THAT this By-law takes effect from the date of passage by Council, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.

READ a FIRST and SECOND time this 23rd day of May, 2023.

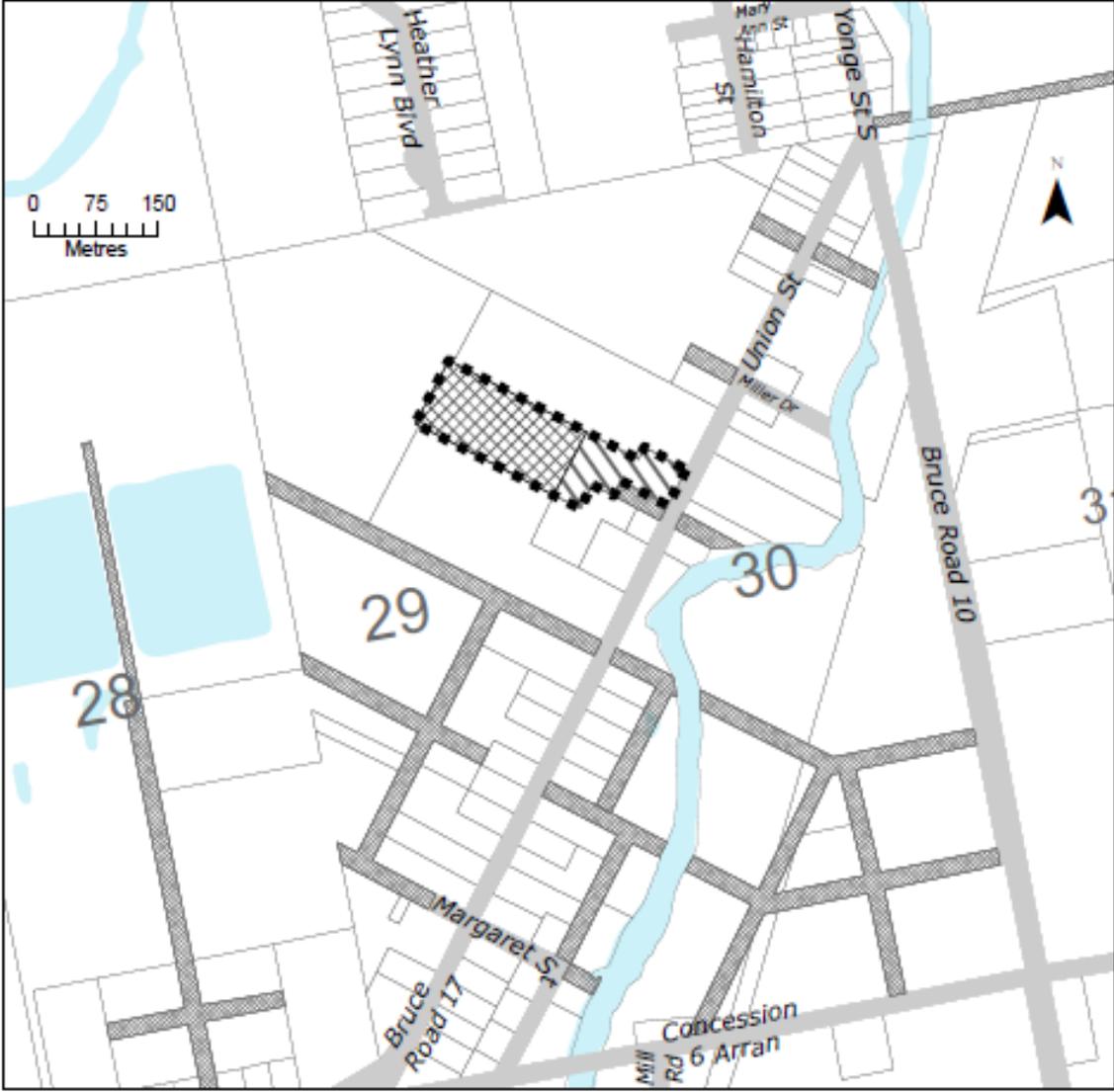
READ a THIRD time and finally passed this _____ day of _____, 2023.

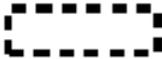
Steve Hammell, *Mayor*

Christine Fraser-McDonald,
Acting Clerk

Schedule 'A'

46 BRUCE ROAD 17 - CON 7 PT LOTS 29 AND;30 PLAN 15 LOT 41 PT LOT 42;
RP 3R7363 PARTS 1 AND 2 - Roll 410349000315402
Municipality of Arran-Elderslie (Village of Tara and Arran Township)



-  Subject Property
-  Lands zoned R1 - Residential: Low Density Single
-  Lands to be zoned A1-31-H1 - General Agriculture Special Holding

This is Schedule 'A' to the zoning by-law amendment number _____ passed this _____ day of _____

Mayor _____

Clerk _____

File: Z-2022-127

Applicant: Greg Thorn and Noah Thorn
c/o Miriam E. Vasni Land Use Planning & Project Management

Date: April 2023