



4361 Appleton Side Road

Planning Rationale
Zoning By-law Amendment
May 7, 2024

FOTENN



Prepared for Ottawa Valley Grain

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1.0 Introduction

Fotenn Planning and Design, on behalf of Ottawa Valley Grain (the “Owners”), is pleased to submit this Planning Rationale in support of a Zoning By-law Amendment for the subject lands at 4361 Appleton Side Road in the Municipality of Mississippi Mills. The purpose of the application is to permit a new commercial grain mill on the existing agricultural property.

1.1 Application Summary

Ottawa Valley Grain, currently located in the Village of Carp, is seeking to develop a new commercial grain mill facility on the lands known municipally as 4361 Appleton Side Road in the Municipality of Mississippi Mills. The existing property contains an old farm house that is to be repurposed as the main office for the grain mill, and a new grain mill facility is to be developed on a portion of the land which formerly contained a large barn structure that was destroyed in a fire. Therefore, the intent of the application is to develop only on the previously disturbed / developed portion of the site, convert the existing farmhouse dwelling to office, and continue to farm the remainder of the land.

The grain mill is commercial in nature as it is not only processing grain farmed on the subject lands - grain from other farms will be trucked to this location for processing. The Owners are also seeking to permit some accessory uses for the grain mill, including a small retail outlet and bakery/café. There are no immediate plans for these facilities in the forthcoming Site Plan Control submission, should the Zoning By-law Amendment be approved, but the Owner would like to include the potential for these enhancements in the future plans for the facility.

The submitted Zoning By-law Amendment seeks to rezone a portion of the subject lands from Agriculture Zone (A) to Agricultural Commercial Zone (C1) with a site-specific exception [C1-x], where “x” is a placeholder for the exception number. The primary purpose of the change to the C1 zone is to permit a “commercial grain mill”, which is not currently permitted in the A zone. Whereas a grain mill accessory to an existing farm, and for the exclusive use of the farm, would generally be permitted in the A zone under the permitted use of “agricultural use”, through discussions with the municipality it was determined that because the proposed grain mill is not exclusive to product farmed on the lands, as grain will be brought to the site for processing, then the C1 zone is more appropriate for the proposal.

A proposed Zoning By-law Amendment is found later in this report, but to summarize the purpose of the applications:

1. To rezone a portion of the lands zoned “Agriculture (A)” to “Agricultural Zone (C1)” to permit a “commercial grain mill”. No change is proposed to the portion of the subject lands zoned “Environmental Hazard (EH)” and “Environmental Protection (EP)”.
2. To permit a maximum building height of 18 metres for the grain mill structure, whereas the maximum building height in the A zone is 11 metres.
3. In addition to the use of “commercial grain mill”, the following uses are to be permitted through the proposed site-specific exception:
 - a. Agricultural use (for the existing farming activities)
 - b. Office, accessory to the commercial grain mill
 - c. Retail store, accessory to the commercial grain mill
 - d. Restaurant, limited to a bakery/café accessory to the grain mill

Site Context and Surrounding Area

2.1 Subject Lands

The subject lands are known municipally as 4361 Appleton Side Road within the Municipality of Mississippi Mills. The property is generally square-shaped and has a total lot area of approximately 40.5 hectares / 100 acres with 605 metres of frontage along Appleton Side Road, which is also known as County Road 17.



Figure 1: Aerial images showing the full property boundaries (left) and a zoom-in of the area of development.

The property contains an existing farmhouse, farmed lands, and a non-farmed area which is the location of a former cattle barn, which was destroyed in a fire in 2020.



Figure 2: Google Streetview from August 2019 showing the location of the barn destroyed in a fire (left), and the existing house (right). The remainder of the land is actively farmed (front).



Figure 3: The cattle barn destroyed in a fire, which is the proposed location of the commercial grain mill facility.

2.2 Surrounding Area

The subject lands are located in an area generally characterized by rural and agricultural uses, as follows:

North: North of the subject lands are vacant rural lands that appear unfarmed at the time of writing of this report, as well as some actively-farmed lands on the north-east side of Appleton Side Road. Further north are some rural residential uses and other agricultural and rural lands. Almonte is located approximately 6 kilometres northwest of the subject lands.

East: East of the subject site across the road is a farm property at 4356 Appleton Side Road, which appears to be an equestrian establishment offering horse boarding, trailering and breeding. Further east, along Hamilton Road, are other rural and agricultural lands.

South: South of the development area, on and off the subject site, is an environmental protection area (EPA) for a wetland on the banks of the Mississippi River, and the river itself. On the river, and accessible from Appleton Side Road, is the community of Appleton, composed primarily of residential uses. Highway 7 is located approximately 6 kilometres southeast of the subject lands.

West: West of the subject lands are a environmental protection area (EPA), including wetlands, and the Mississippi River. Across the river are rural and agricultural uses along County Road 29.



Figure 4: Aerial image showing the surrounding context of the subject lands.

3.0 Zoning By-law Amendment Application

3.1 Development Proposal

Ottawa Valley Grain is proposing the development of a commercial grain mill on the subject lands, in the location of the former barn. The existing house on the property is to be retained and converted into an office in support of the new grain mill facility. The remainder of the lands are to remain for their existing uses, including active farming on the agricultural sections, and preservation of the untouched wetland areas.

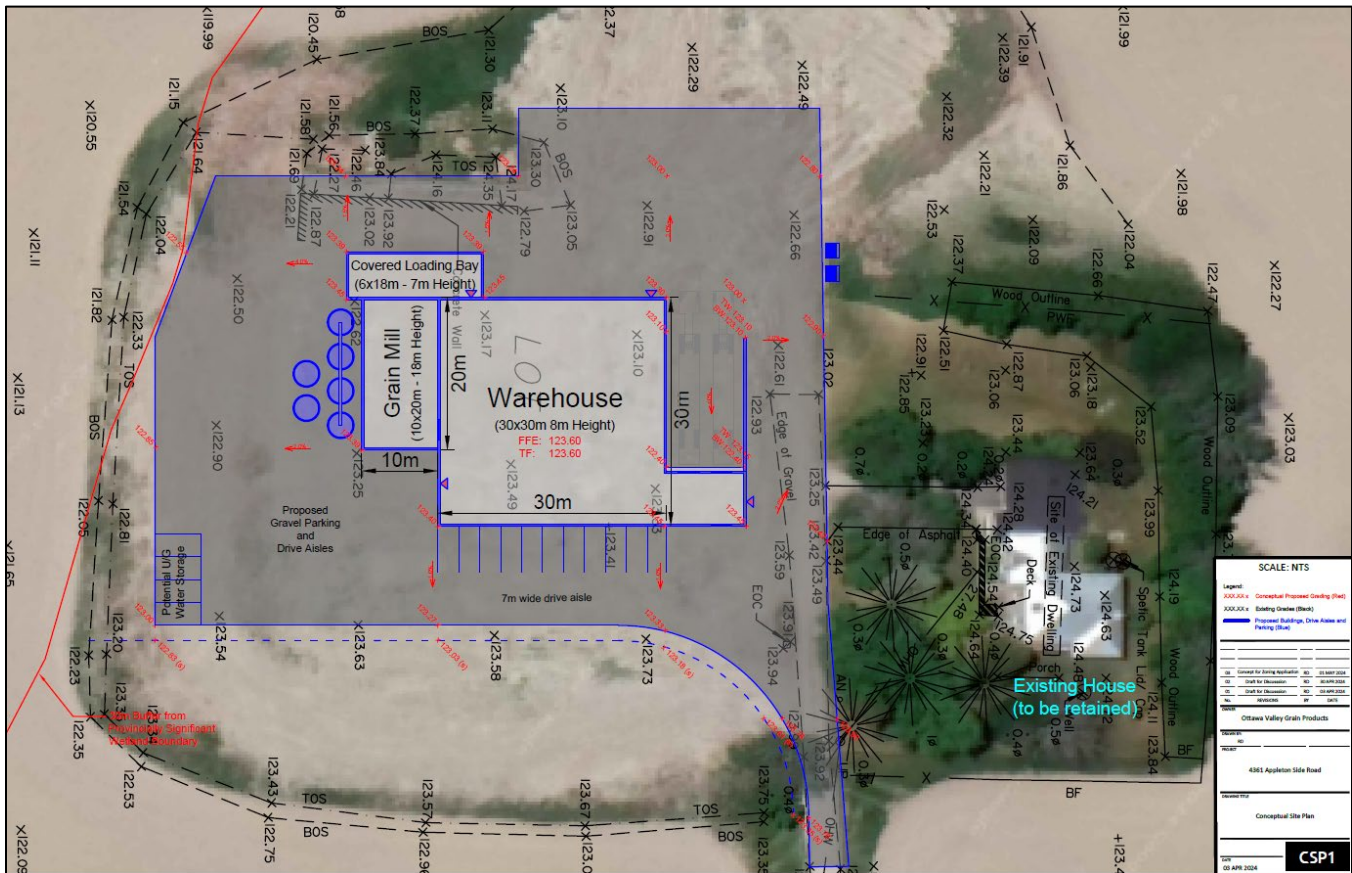


Figure 5: Site Plan

The proposed commercial grain mill is composed of three (3) main elements:

- 1. The warehouse, which comprises the bulk of the building
- 2. The grain mill, which is the highest point of the building at 18 metres in height
- 3. The covered loading bay, at the rear of the building

All of the proposed development, including the building and associated gravel parking, loading and drive-aisle areas, are located on pre-disturbed lands from the previous barn. The proposal does not propose the encroachment of the development area into existing, active farmed land on the subject property. It is the Owners' intent to continue to farm the land surrounding the facility. The facility may be used for the grain harvested on the property itself, but is primarily intended as a commercial grain mill with product being trucked to this facility from all over the local area for processing.

The facility is located over 120 metres from Appleton Side Road, being setback further than the existing dwelling and separated from the road by an actively farmed agricultural area. This places the grain mill within an agricultural context appropriate for the use, away from the road and surrounding farms and properties.

The Owners are also looking forward to potential accessory uses in support of the grain mill, including a small retail store and bakery/café. The existing Site Plan does not include these areas, but the application seeks to permit these uses, which can be established as a later date when the mill is operational.

3.2 Draft Zoning By-law Amendment

The proposed change to the Municipality of Mississippi Mills Comprehensive Zoning By-law #11-83 is as follows, subject to review and revisions by Staff:

1. Rezone the lands shown in the schedule below from “Agriculture (A)” to “Agricultural Commercial (C1)”
2. Add a new zoning exception (C1-x) as follows:
 - a. In addition to the list of permitted uses in the C1 zone, the following uses are also permitted:
 - i. Agricultural use
 - ii. Office, accessory to the commercial grain mill
 - iii. Retail store, accessory to the commercial grain mill
 - iv. Restaurant, limited to a bakery/café accessory to the commercial grain mill
 - b. The maximum building height of the “commercial grain mill” is 18 metres

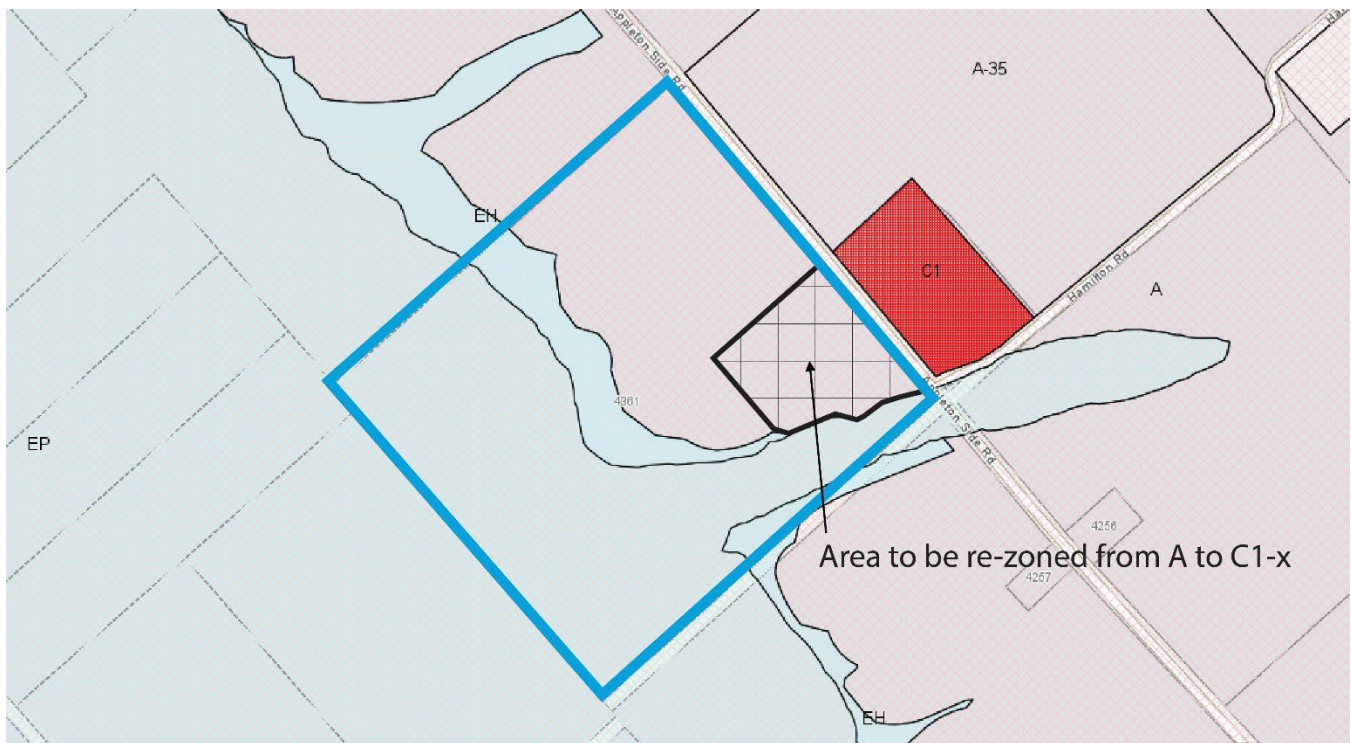


Figure 6: Proposed area to be re-zoned from A to C1-x.

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians. Below is a discussion of some of the key policies in the PPS, as they relate to the proposed development.

Section 1.1.5 pertains to Rural Land in Municipalities and specifies that permitted uses are as follows:

- a. The management or use of resources
- b. Resource-based recreational uses
- c. Residential development, including lot creation, that is locally appropriate
- d. Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards
- e. Home occupations and home industries
- f. Cemeteries
- g. Other rural land uses

With respect to d) above, the definition of "agriculture-related uses" in the PPS is "those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

The proposed commercial grain mill is strategically located in the heart of the agricultural community, but in close proximity to both settlement areas (i.e. Almonte) and the local highway system (i.e. Highway 7). The proposed use supports local agriculture and benefits from being in close proximity to other agricultural operations.

Section 2.3 of the PPS provides policy direction for agricultural lands. Permitted uses include agricultural uses, agriculture-related uses, and on-farm diversified uses, but specifies that these uses "shall be compatible with and shall not hinder surrounding agricultural operations." Section 2.3.6 specifies that non-agricultural uses in prime agricultural areas shall be limited.

The proposed development is generally consistent with the policy direction under Section 2.3, being a use that is both agriculture-related and supportive of the local agriculture industry.

With respect to the adjacent wetlands, Section 2.1 provides policy direction for natural heritage features. The policies note that development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in the PPS, such as wetlands and significant woodlands, unless it has been demonstrated that there will be no negative impacts on natural features or on their ecological functions. The policies also state that nothing in Section 2.1 is intended to limit the ability of agricultural uses to continue.

The proposed development is sensitively located outside of the 30-metre buffer from the adjacent wetlands and watercourses. As discussed with planning staff from both the municipality and the Mississippi Valley Conservation Authority, an Environmental Impact Statement will be required at the Site Plan Control stage to demonstrate no negative impacts on the locally present natural heritage features.

Overall, the proposed development is consistent with the policies of the Provincial Policy Statement, 2020, including the policies related to rural lands, agricultural resources, and natural heritage.

4.2 Lanark County Sustainable Communities Official Plan (2016, as amended)

The policies of the Lanark County Sustainable Communities Official Plan are intended to guide residential and non-residential development in areas of the County which are not required for resource development or for their natural heritage values. The policies are designed to help manage change and promote efficient use of scarce land resources, and it is the objective of these policies to strengthen the communities of Lanark County through effective use of infrastructure and by striving to achieve efficient development patterns.

The subject lands are designated “Agricultural Land” on Schedule A – Land Use Designations in the Official Plan. The image below includes both an excerpt from the Schedule itself, but due to quality issues with the version available online, an excerpt from the Mississippi Mills Community GIS map is included. The subject lands are not located within a settlement area.



Figure 7: Schedule A - Land Use Designations, Lanark County Official Plan (right). GIS excerpt for clarity (left).

Section 3.0 of the Official Plan is policies for the Rural Area, and subsection 3.3.2 contains the following general policies, which generally direct local Official Plans, which is discussed later in this report:

1. Local Official Plans will contain policies that ensure that development, redevelopment and the increasing use of rural properties does not result in additional negative environmental impacts.
2. Local Official Plans shall include policies which will ensure that rural development will occur on appropriate water and wastewater services.
3. Rural development shall have regard for the safety of people and property and shall occur in a manner which will not result in an increased need or demand for municipal services.
4. Local Official Plans shall ensure that development will be directed to occur in a manner that makes efficient use of existing infrastructure, allows for the maintenance of the area's character and provides for the long-term availability of the resources that make the area attractive.

The proposed development is located on land that is not actively used for agricultural purposes and is outside of the buffer area from the adjacent wetlands. In light of the above, no additional negative environmental impacts are anticipated on the surrounding environment. Further, the proposed use is on existing private services, which will be evaluated through the future Site Plan Control application, and the proposal is agricultural in nature and therefore it is well suited for the rural and agricultural character of the area.

Section 5.0 contains policies for the protection of natural resources. As per Section 5.4(1) and (3), local Official Plans shall identify and protect features where site alteration is prohibited, including provincially significant wetlands. The subject redevelopment lands are just north and east of wetlands that are not identified as significant on Schedule A of the Official Plan, but are identified on the County GIS system. Policy 4 of this same subsection notes that the County and its municipalities have an obligation to consider the impact on development and land use on waterbodies throughout the County, and a minimum 30 metre setback applies to all development adjacent to a water body.

Section 5.5.7 provides policies for fish habitat. The policies require Local Official Plans to not permit development and site alteration on lands within 120 metres of fish habitat unless it has been demonstrated through an Environmental Impact Statement that there will be no negative impact.

This 30-metre buffer is shown as a red line on the Site Plan and no development is proposed within the 30-metre buffer. With respect to the EIS, through consultations with the Planning Department in Mississippi Mills and the Mississippi Valley Conservation Authority, it was determined that as no development is within the 30-metre buffer, an EIS can be provided at Site Plan Control stage instead of the Zoning By-law Amendment stage, as the proposed redevelopment requires Site Plan Approval prior to development.

Section 6.1 provides direction for the agricultural resources in Lanark County. Permitted uses under Section 6.1.2 include, but are not limited to:

- / Agricultural uses and normal farm practices;
- / Uses which are secondary to a principal agricultural use and which add value to agricultural products or support the agricultural resource use;
- / Uses secondary to the principal use of the property such as home-based, work, bed and breakfast establishments, domestic industries and uses that produce agricultural products; and,
- / Small scale farm related industrial and commercial uses that are directly related to an agricultural operation;

These permitted uses are subject to local municipal zoning and development control, and Minimum Distance Separation, as required. Section 6.1.2 also notes that zoning by-laws shall endeavour to maintain the character and scale of development in agricultural resource areas. This same policy states that the review of site development and the development of zoning by-laws shall address the following:

1. Permit a range of uses in accordance with Policy 6.1.2;
2. Identify agriculture zones; and,
3. Ensure the protection of agricultural resources.

The proposed development generally conforms to the policies of the Lanark County Official Plan. The proposed use is agricultural in nature and supports both the farming of the subject lands and the surrounding community. The commercial grain mill adds value to agricultural products and supports local agricultural resources, and the facility is well located within the community to minimize potential impacts on adjacent land uses and environmentally protected areas.

4.3 Municipality of Mississippi Mills - Community Official Plan (2019, as amended)

The Mississippi Mills Community Official Plan is a legal document containing the goals, objectives and policies which guide the development, growth and change of the Municipality of Mississippi Mills. The Plan is intended to assist Municipal Council and its various committees, municipal staff, developers, government agencies and the public in their efforts to maintain and strengthen the environmental, economic, physical and social fabric of the Municipality of Mississippi Mills.

The subject lands are designated “Agricultural” and “Flood Plain” on Schedule A of the Official Plan. The proposed redevelopment lands, as described in Section 2.0 of this report, fall entirely within the Agricultural designation.

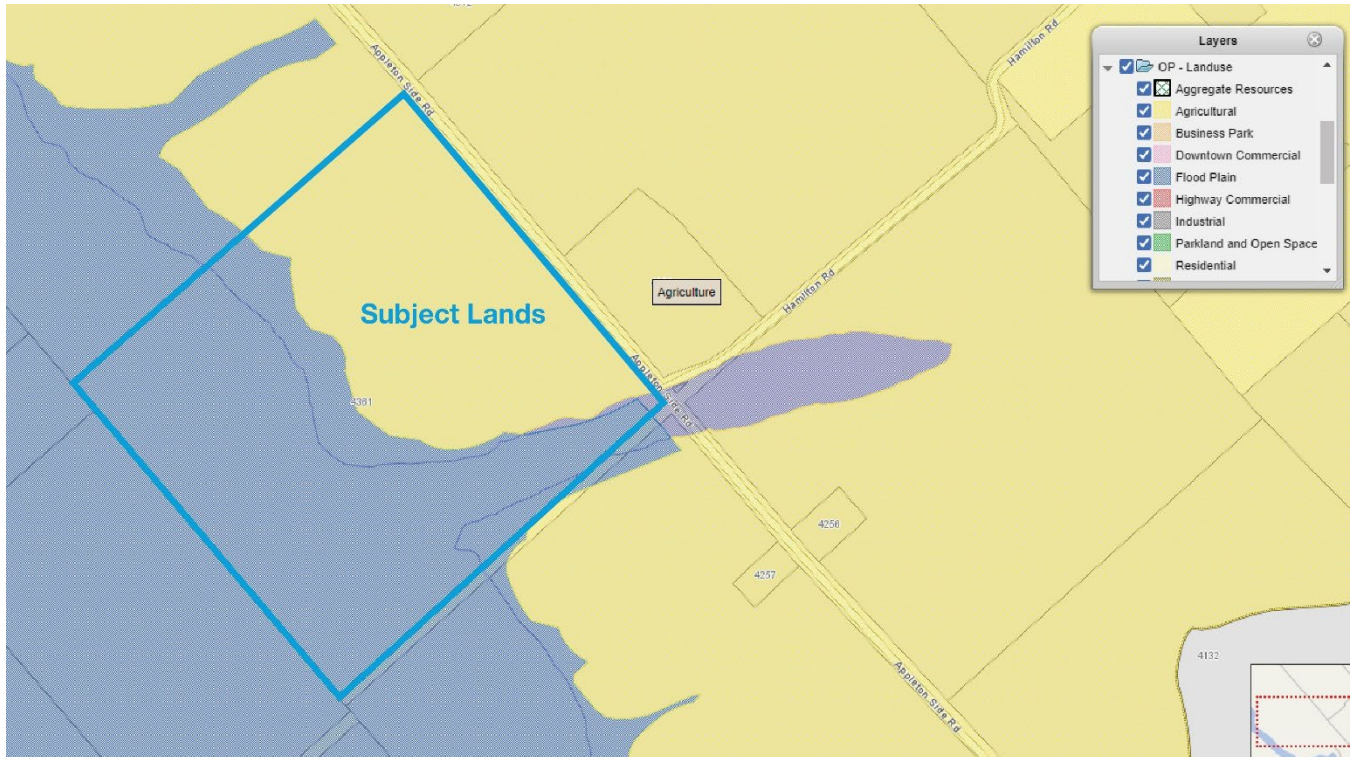


Figure 8: Schedule A - Land Use, as per the CommunityPAL GIS system.

Section 3.1 of the Official Plan contains the goals, objectives and policies related to environmental protection. The policies under Section 3.1.1 support development which is environmentally sustainable, energy efficient, and which conserves the natural features and characteristics of the land, lakes and rivers. The policies generally require an environmental review for development on lands within or adjacent to areas that have been identified as environmentally sensitive. Section 3.1.4.1 speaks specifically to provincially and locally significant wetlands, and the policies require all development within 120 metres of provincially significant wetlands or 50 metres of a locally significant wetland shall be subject to Site Plan Control.

Section 3.1.4.2 provides direction for endangered or threatened specific habitat, and Policy 3 states that “development and site alteration may be permitted within 120 metres of the habitat of endangered or threatened species, provided it has been demonstrated through an EIS that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.”

As previously discussed in this report, the land to be redeveloped is previously disturbed and is located outside of the 30-metre buffer from the provincially significant wetland adjacent to the site. As such, the required environmental review

through an EIS will be completed at the Site Plan Control stage, following discussions with the municipality and the MVCA. It is understood that as per Section 3.1.5, the EIS shall be scoped to the evaluation of potential impacts on the adjacent wetlands.

Section 3.2 of the Official Plan contains policies for agricultural lands. The Plan recognizes the significance of local farmers and the positive impact of both large-scale and small-scale agricultural operations on the local economy. As per the Plan, the "Agricultural" designation has been placed on provincially significant prime agricultural areas.

The goal is to "protect agricultural resources for agricultural use" and the objectives are as follows:

1. Identify the Agricultural designation as those lands which have large contiguous areas of Classes 1, 2 and 3 soils as per the Canada Land Inventory.
2. Restrict development on agricultural lands to those uses which are compatible with or supportive of the agricultural industry.
3. Prohibit farmer "retirement lot" severances within the Agricultural designation.
4. Require development within rural areas to be buffered and setback from the boundary of the Agricultural designation.
5. Encourage the agricultural industry to carry out sustainable stewardship of the land in accordance with Environmental Farm Plans, Nutrient Management Plans and Provincial Best Management Practices.

Under Section 3.2.2, the permitted uses within the agricultural designation include, but are not limited to:

- / agricultural uses including the growing of crops (including nursery, market gardens and horticultural crops), the raising of livestock and other animals for food or fur, (including dairy or beef cattle, poultry, swine, sheep, fish and non-traditional livestock, such as deer, bison, emu, pheasant, etc.), equine related activities, aquaculture, apiaries, forestry, maple syrup production, orchards and associated farm buildings and structures.
- / agriculturally related businesses and services, such as farm implement dealers, feed mill or seed cleaning plants, livestock assembly points, grain drying, animal husbandry services, storage for farm produce, abattoirs, custom machinery operators, or similar agri-businesses. These uses may be permitted upon lands designated as Agriculture provided it has been demonstrated that there are no reasonable alternative locations which avoid Agricultural designated lands and that there are no reasonable alternative locations within the Agriculture designation with lower priority agricultural lands. Such uses shall be placed in a separate zoning category.
- / farm gate retailing, home-based businesses (Section 3.6.11 of the Plan), agriculturally related tourist commercial uses, such as farm vacations and pick-your-own operations, value-added packing and processing of primary agricultural products, agricultural education enterprises and similar activities which are secondary and incidental to the farming operation are also permitted.

The proposed development of a commercial grain mill is consistent with the policy direction for permitted uses above. The property will continue to be farmed on its prime agricultural soils, but the two (2) developed areas, being the existing house and the former barn location are proposed to be converted and redeveloped with a use supportive of the local agricultural industry. The commercial grain mill is strategically located to minimize impacts on prime agricultural soils by reutilizing a previously disturbed development area, while providing an agri-business that provides value-added services for the local grain industry. The proposed Zoning By-law Amendment is scoped to permit the development on a portion of the subject lands, without re-zoning the full parcel. This allows for new, agriculturally-supportive businesses while maintaining the existing farming nature of the land.

The general policies of Section 3.2.3 and 3.2.4 are as follows:

1. The establishment of new buildings and structures or the expansion or change of use of existing structures within the Agricultural designation shall be subject to the appropriate Minimum Distance Separation (MDS) calculation as developed by the Ontario Ministry of Agriculture and Food and as amended from time to time.

The application does not propose new sensitive development in proximity to existing livestock operations, nor does it propose new livestock operations in proximity to existing residential/sensitive development. The proposed development is not anticipated to have an impact on surrounding livestock facilities and is similar to other uses exempted from MDS calculations such as feed storages, meat plants, or mushroom facilities, as per Publication 853.

2. The establishment of new non-farm buildings and structures on lands adjacent to the Agricultural designation shall maintain a setback of 150 metres from the boundary of the Agricultural designation. The creation of new lots adjacent to the Agricultural designation shall ensure that there is an appropriate building envelope outside of the 150 metre setback. Where development is on an existing lot of record and the 150 metre setback cannot be achieved, development may take place within the 150 metre setback subject to the approval of the Committee of Adjustment. Such development proposals shall be assessed in terms of availability of natural vegetative screening, level and type of agricultural activity taking place on the abutting lands, characteristics of surrounding agricultural activities, existing and/or emerging agricultural trends and the likelihood for negative impact. The Committee of Adjustment may impose a condition on the decision including the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities.

The proposed use is agricultural in nature and located within the “Agricultural” designation.

3. This policy shall apply to the expansion of all settlement areas in accordance with the Growth and Settlement policies of this Plan. Within the Agricultural designation there may be pockets of land which are of lower potential for agricultural use due to their size, shape, topography, soil, drainage or other characteristics. These limitations shall not constitute justification for an Official Plan amendment to permit the designation of the lands to a non-agricultural designation. The use of such pockets for permitted commercial and industrial agricultural uses or other similar agricultural permitted uses which do not require sites with high potential for agriculture shall be encouraged.

The proposed development is not seeking an Official Plan Amendment to change the underlying land use designation. However, it is noted that the policy allows for commercial and industrial agricultural uses, or other similar uses, on lands that do not require high potential for agriculture. The proposed development is entirely located within a previously disturbed area that contained a barn lost to a fire, and therefore, the redevelopment area lands are not being actively farmed.

4. Council undertakes to complete a review of its prime agricultural lands through an alternative agricultural land evaluation area review (LEAR) approved by the Province including a review of related policies prior to the next Community Official Plan Five Year Review.

Not applicable to this application.

5. Agricultural operations will be subject to nutrient management legislation regulated by the province under Bill 81. Bill 81 provides for the management of materials containing nutrients in ways that shall achieve optimal crop yields and product quality, manage input costs and enhance the protection of soils and water resources. It provides for a sustainable future for agricultural operations and rural development.

Noted.

6. Agricultural operations shall be encouraged to operate their business under best management practices and to participate in farmer-led stewardship initiatives, such as the Environmental Farm Plan, which protect the long-term productivity of soils and minimize or eliminate negative environmental impacts. In order to minimize negative impacts on water bodies, agricultural operations are encouraged to maintain appropriate setbacks or buffer strips from water bodies.

As previously discussed, the proposed development is located outside of the 30 metre buffer from the adjacent wetlands and watercourses. An EIS will be prepared at the Site Plan Control stage to evaluate the impacts on adjacent environmentally sensitive areas.

Section 3.2.6 pertains specifically to Agricultural Commercial and Industrial Development. The applicable policies are as follows:

1. the Minimum Distance Separation calculation shall apply;
2. development shall be subject to Site Plan Control;
3. any accessory residence remains as part of the commercial or industrial holding and shall not be permitted as a separate lot;
4. it shall be demonstrated that there are no other reasonable alternative locations designated other than Agriculture and there is no reasonable alternative location in the Agricultural designation with lower capability soils for agriculture; and,
5. such uses shall be placed in a separate zoning category in the Zoning By-law.

The proposed development generally conforms to the policy direction above. As previously discussed, the proposed use is not anticipated to have any impacts on existing livestock operations and does not propose any new livestock or residential uses. A Site Plan Control application will be required to permit the proposed development, and there is no plan to sever the existing house, which is intended to serve as the office for the new facility. With respect to soils, the development is not proposing to replace existing prime agricultural soils, but rather, the new facility makes efficient use of existing disturbed soils that previously contained livestock facilities lost in a fire. Given the history of the lands, it isn't that there are no other alternative locations for such a facility, but rather that this facility can make efficient use of existing, disturbed lower capability soils within an agricultural context. Whereas a new livestock facility could be constructed on these lands without this Zoning By-law Amendment, a commercial grain mill that is comparable in scale and size is an appropriate replacement building that continues to support the local agricultural industry. The site is well located, being in close proximity to both Almonte (6 km) and Highway 7 (6 km), with Appleton Side Road being a direct connection to the latter, which includes both on and off-ramps. It is noted in the Transportation Master Plan (2016) that the municipality has no designated truck transportation routes, though as mentioned, Appleton Side Road provides an important connection to both local settlement areas and highways.

4.4 Municipality of Mississippi Mills Comprehensive Zoning By-law #11-83

The subject lands are zoned "Agriculture (A)", "Environmental Hazard (EH)" and "Environmental Protection (EP)" in the Municipality of Mississippi Mills Comprehensive Zoning By-law #11-83. For the purposes of this application, no changes are proposed to the lands zoned EH and EP. All proposed changes occur within the existing A zone.

The Agriculture (A) zone permits a fairly limited range of uses, including agricultural uses and other similar uses (i.e. sugarcorn, forestry operation), as well as some limited residential uses.

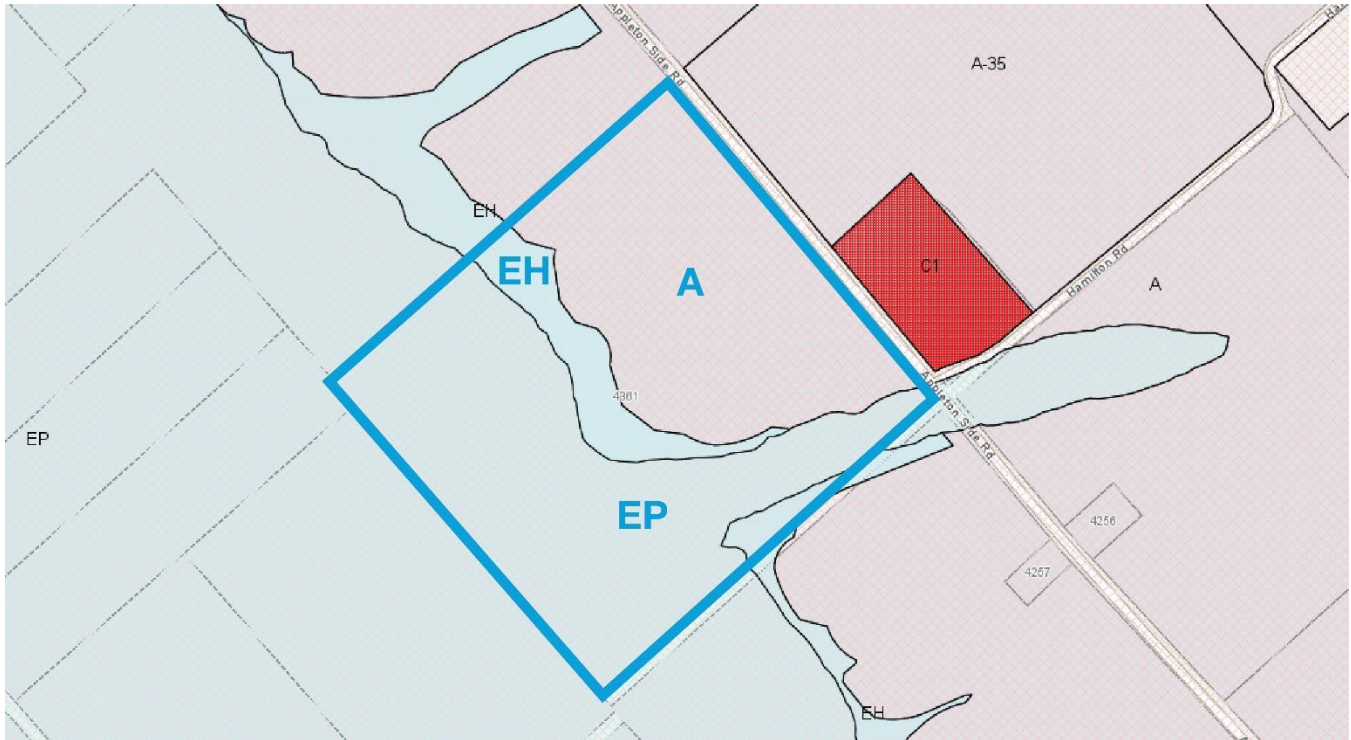


Figure 9: Existing zoning.

The Zoning By-law Amendment proposes to re-zone a portion of the subject lands to “Agricultural Commercial (C1)”, as identified by figure 6 in Section 3.2 of this report. As per figure 9 above, it is noted that the lands across the road from the subject development are zoned C1 and permit similar uses to the proposed in terms of scale and impact.

As per Section 19 of the by-law, the purpose of the C1 zone is to:

1. Permit agriculturally-related businesses and services in areas designated as Agriculture in the Community Official Plan but with lower priority agricultural lands; and,
2. Regulate development in a manner that has minimal impact on the surrounding agricultural area or villages.

The provisions of the C1 zone are as follows, including a zoning compliance review:

Provision (C1)	Permitted / Required	Proposed (approximate)	Compliance
Lot Area, min. (m ²)	2,000 m ²	40.5 ha	Yes
Lot Frontage, min. (m)	30 metres	605 metres	Yes
Front Yard, min. (m)	12 metres	120 metres	Yes
Rear Yard, min. (m)	7.5 metres	450 metres	Yes
Side Yard, min. (m) *Not adjacent to residential use	6 metres	150 metres	Yes

Maximum Height (m)	11 metres	18 metres	No
Landscaped OpenSpace (%)	20	>20%	Yes
Lot Coverage, max. (%)	35%	Grain Mill: 1200m ² House: 250m ² Total coverage: ~3-4%	Yes

With respect to maximum building heights, it is noted under 6.18 of the Zoning By-law that barn, silo or other farm-related buildings or structures are considered permitted projections under the height limit. These structures can range from heights of 10 metres to 30 metres (100 feet) or more, depending on the type and use. As the proposed grain mill is commercial and not limited to the existing farm, the application requests a variance to permit the grain mill with a height of 18 metres, which comprises only a small portion of the total footprint of the building, being around 15% (200m²). A site-specific exception is proposed to permit this additional building height for the grain mill. The image below is a rough, early massing that shows the height distribution of the Site Plan, though the layout may differ slightly from the Site Plan provided and shown in figure 5 of this report. The silos (in orange, below) would be considered permitted projections under Section 6.18.

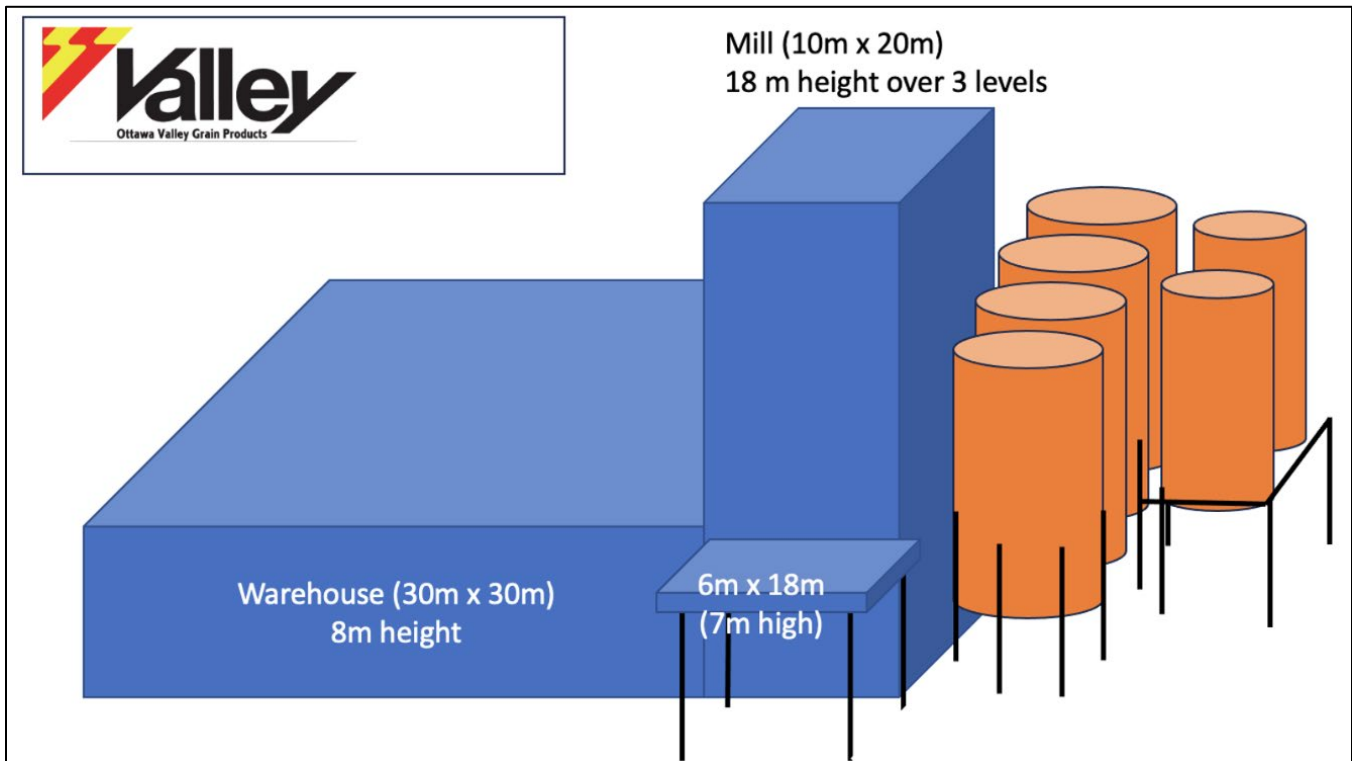


Figure 10: Conceptual elevation illustrating the grain mill, where additional building height is being requested. The vast majority of the building is within the permitted maximum building height of 11 metres. Si

In addition to the building height increase, the proposed site-specific exception (C1-x) seeks to permit some additional land uses as follows:

1. Agricultural uses
2. Office, accessory to the commercial grain mill

3. Retail store, accessory to the commercial grain mill
4. Restaurant, limited to a bakery/café accessory to the grain mill.

The uses permitted in the C1 zone do not include “agricultural uses” which is permitted in the existing A zone. The Owners intend to continue farming the lands and despite only a portion of the subject lands being rezoned, the preference is to maintain this use across the full site. The office is proposed to be located in the existing farm house on the property, and would be accessory to the main use of the commercial grain mill.

The Owners also have long-term plans for a small retail store on the lands, to sell grain and other related products to the general public, as they do at their existing facility in Carp. The C1 zone permits “butcher shop” and “dairy”, both of which permit retail sales on the premises. The proposed retail store is limited in scope and generally similar to these permitted retail uses, all of which support the primary agricultural use of the lands. Finally, in conjunction with the limited retail store, the Owners would like to develop a small bakery / café to showcase their products and other local products to the community.

Overall, the development proposal for a commercial grain mill with accessory uses generally conforms to the intent of the Agricultural Commercial (C1) zone to permit and support agriculture and agricultural-related uses in the Agriculture designation of the Official Plan.

5.0 Conclusion

It is our professional opinion that the proposed Zoning By-law Amendment to permit the proposed commercial grain facility and accessory uses on the subject lands constitutes good planning and is in the public interest, as follows:

- / The proposed development is consistent with the policies outlined in the Provincial Policy Statement (2020). In particular, the development supports agricultural and agricultural-related uses in an area characterized by prime agricultural soils and other rural land uses;
- / The proposed development conforms to the policies of both the upper-tier and lower-tier Official Plans. The commercial grain mill makes efficient use of pre-disturbed soils in a prime agricultural area, supporting the local agricultural industry both on site and in the local community. Further, the proposal is not anticipated to negatively impact adjacent natural features.
- / The proposed development generally complies with the provisions of the applicable Zoning By-law.
- / The proposed development generally fits within the context of the rural community and supports the agricultural industry and local economy.

Sincerely,



Jacob Bolduc, RPP, MCIP
Associate
Fotenn Planning + Design