

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

6 NPL/2018219
 2 NPL/2018220
 Jan 25/18
 Sep 4/18
 Sep 10/18

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

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 \$3878
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 —
 Alisha

Check the type of planning application(s) you are submitting.

- ☒ Official Plan Amendment
☒ Zoning By-Law Amendment
☐ Temporary Use By-law
☐ Draft Plan of Subdivision/Vacant Land Condominium
☐ Condominium Exemption
☐ Site Plan Application
☐ Consent/Severance
☐ Minor Variance
☐ Easement/Right-of-Way
☐ Extension of a Temporary Use By-law
☐ Part Lot Control
☐ Cash-in-Lieu of Parking
☐ Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 49100119000**A. Applicant Information****Name of Owner** 1977287 Ontario Inc.

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address c/o Chin Tai Ginseng Co. Ltd, 1904 Windham Road 3**Town and Postal Code** Scotland, ON N0E 1R0**Phone Number** 519-446-3094**Cell Number** _____**Email** alexanderyeh@hotmail.com

Name of Applicant Same as owner

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent David Roe, Civic Planning Solutions Inc.

Address 599 Larch Street

Town and Postal Code Delhi, ON N4B 3A7

Phone Number 519-582-1174

Cell Number 519-983-8154

Email dfrfez@me.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
part Lot 1, Concession 2, Windham

Municipal Civic Address: 4393 Highway 24

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural A Zone



2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agricultural farmland- cash crop beans

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

House - Front -8.5m, Side - 140m/511m, Rear - 572m, Area- 95m2 Height - 5m
Garage - Front -37m, Side -106m/552m, Rear - 544m, Area - 80m2, Height - 4.5m

5. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

n/a

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

Phase 1, facility - 25,200 ft.(2341m2). See attached plans (detailed site plan to be submitted) Phase 2, will add an additional 1858m2 (20,000ft2) space.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:
-

9. Existing use of abutting properties:

Agricultural, Rural Commercial, Residential

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Propose to construct a Ginseng: processing, storage, packaging with accessory on-site retail sales area. 60% of the ginseng is produced on farms owned or leased by applicant. It is intended that this proposed facility will replace a smaller facility owned by the applicant located at 1904 Windham Road 3, south of the subject lands.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

The proposed facility will also utilize ginseng produced by other farmers (up to 40%) in the area, which is needed to create a viable business.

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: N/A

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: N/A

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

7. Description of proposed right-of-way/easement:

Frontage: N/A

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

N/A

9. Site Information**Existing****Proposed**

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	675m	
Lot depth	587m	
Lot width	675m	
Lot area	39.9ha	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

10. Building Size

Number of storeys		
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		

11. Off Street Parking and Loading Facilities

Number of off street parking spaces		
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Multiple Family Residential (if applicable)

Number of buildings existing:	N/A	
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Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type

Number of Units

Floor Area per Unit in m²

Bachelor _____

One bedroom _____

Two bedroom _____

Three bedroom _____

Townhouse _____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: None

Number of buildings proposed: 3

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____



Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

15. Describe Recreational or Other Use(s) (if applicable)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown
If yes, specify the uses (example: gas station, petroleum storage, etc.):
2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
3. Provide the information you used to determine the answers to the above questions:
Knowledge of owner
4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☐ Yes ☐ No
If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

New development will take place in open field area, away from wooded areas

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

The site is not located in a well-head source water protection area

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☒ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☒ within 500 meters – distance 350m

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Communal wells
☒ Individual wells
☐ Other (describe below)
-

Sewage Treatment

- ☐ Municipal sewers
☐ Communal system
☒ Septic tank and tile bed
☐ Other (describe below)
-

Storm Drainage

- ☐ Storm sewers
☒ Open ditches
☐ Other (describe below)
-

2. Existing or proposed access to subject lands:

☐ Municipal road

☒ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Highway 24

G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

20

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

see justification report.

H. Supporting Material to be submitted by Applicant

All digital files must be received in the following naming format:

Developmentname Plannumber Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number

9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Gross, ground and useable floor area
19. Lot coverage
20. Floor area ratio
21. Building entrances, building type, height, grades and extent of overhangs
22. Names, dimensions and location of adjacent streets including daylighting triangles
23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
24. All exterior stairways and ramps with dimensions and setbacks
25. Retaining walls including materials proposed
26. Fire access and routes
27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
28. Location of mechanical room, and other building services (e.g. A/C, HRV)
29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
30. Winter snow storage location
31. Landscape areas with dimensions
32. Natural features, watercourses and trees
33. Fire hydrants and utilities location
34. Fencing, screening and buffering – size, type and location
35. All hard surface materials
36. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
37. Business signs (make sure they are not in sight lines)
38. Sidewalks and walkways with dimensions
39. Pedestrian access routes into site and around site
40. Bicycle parking
41. Architectural elevations of all building sides
42. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Three (3) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Proof that property taxes to be paid up to date



6. Proof of insurance:
 - a. Commercial General Liability satisfactory to the County must include:
 - i. A limit of liability not less than two million dollars (\$2,000,000) per occurrence
 - ii. The Corporation of Norfolk County shall be named as an additional insurer
 - iii. The policy shall contain a provision for cross liability in respect of the name insurer
 - iv. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) including contractual non-owned coverage
 - v. Errors and omissions liability with a limit of at least two million dollars (\$2,000,000)
 - vi. Products and completed operations coverage
 - vii. Certificate of Insurance must be in the same name as that on the PIN and site plan agreement
 - b. Certificate of Insurance for Professional
 - c. Certificate of Insurance for Owner
7. Written Legal Description of the Property and the Property Identification Number (PIN)
8. Postponement (if there are mortgagees)
9. Transfers/easements or agreements related to the subject lands

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

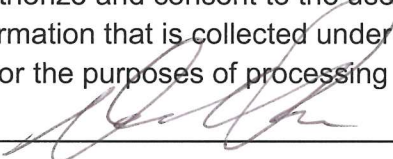
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

K. Permission to Enter Subject Lands


Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.



Owner/Applicant Signature



Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We 1977287 Ontario Inc. am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize David Roe, Civic Planning Solutions Inc. to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

August 13, 2018

Date

Owner

Date

N. Declaration

I, David Roe of Norfolk County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Langton

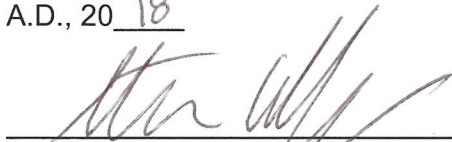


Owner/Applicant Signature

In Norfolk County

This 4th day of September

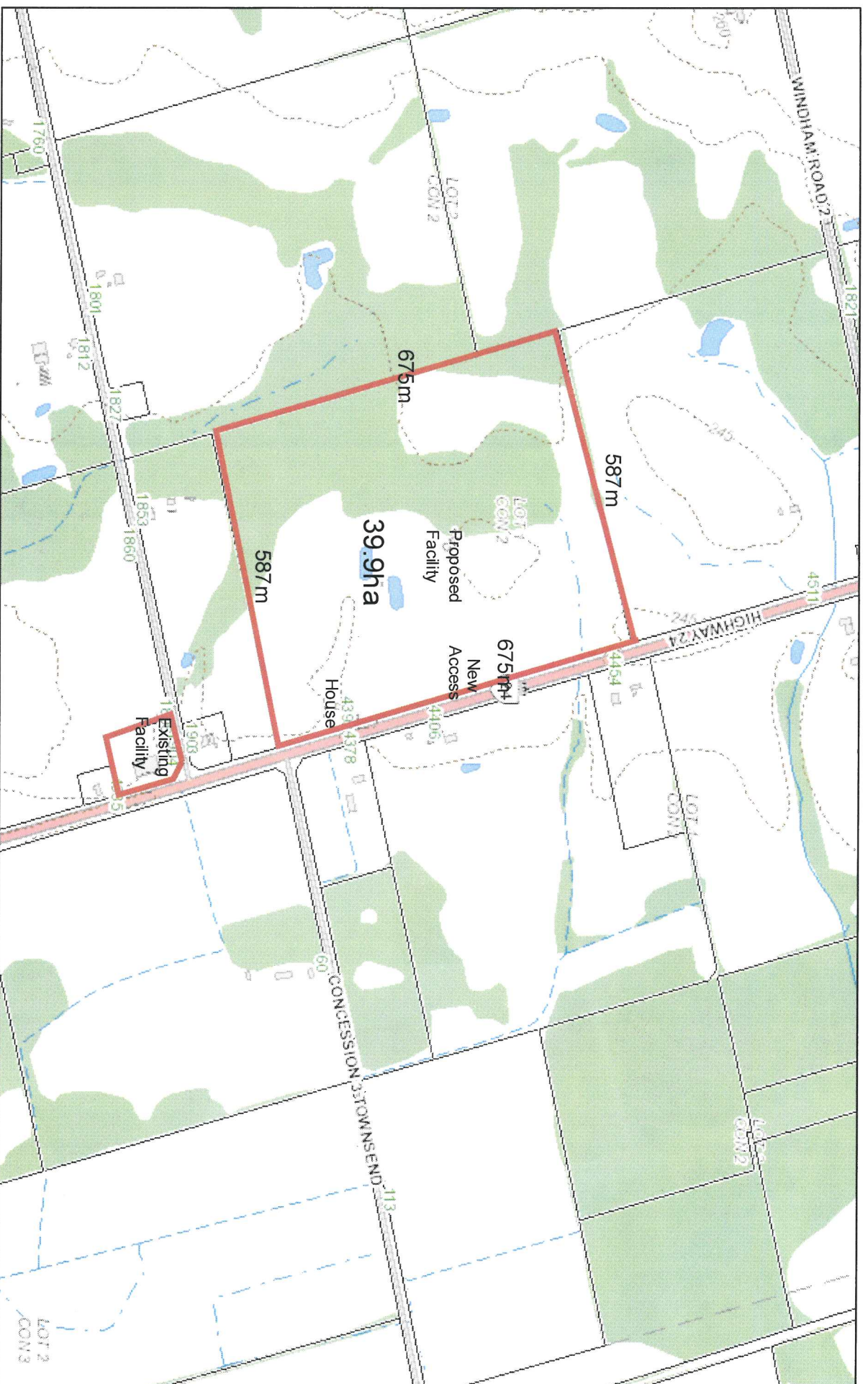
A.D., 20 18



Steven James Collier,
a Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 3, 2021.

A Commissioner, etc.

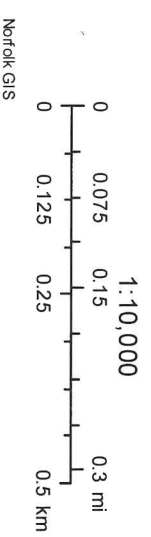
MAP NORFOLK - Community Web Map



8/13/2018, 9:11:17 AM

Land Parcels

Plan Lines



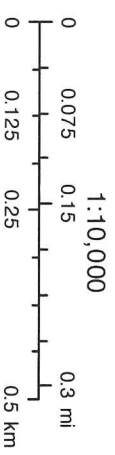
MAP NORFOLK - Community Web Map



8/13/2018, 9:14:36 AM

Land Parcels

Plan Lines



Queen's Printer for Ontario
Norfolk GIS

**Planning Justification Report
Proposed Official Plan and Zoning Amendments
1977287 Ontario Inc.
Norfolk County**

1.0 The Proposal

The applicant is proposing a site-specific official plan and zoning by-law amendment to permit an agriculture-related use. The purpose of this amendment is to permit a ginseng storage, grading and processing including producing a variety of ginseng products and packaging facility and accessory on-site retail sales area on the subject lands.

The lands owned by the 1977287 Ontario Inc., legally described as part of Lot 1, Concession 2, geographic Township of Windham. The municipal address is 4393 Highway 24. The lands are located on the west side of Highway 24 and are composed of 39.9 hectares currently being used for cash crops (corn), it was previously used for growing ginseng. The frontage of these lands are 675 metres.. Road access to the property is from Highway 24. There does not appear to be any concern with respect to access issues.

The applicant is proposing to a construct 2341m² (25,200 ft²) building as part of the 1st phase. A proposed second phase building of 1858 m² (20,000 ft²) will be built in the future. The subject lands are Class 2 and 4 CLI soil capability classification for agriculture. The existing cropland is Class 2 CLI and the wooded area is Class 4 CLI. The dominate land use in this area is agricultural cash crops including typical field crops such as corn and beans and vegetables. There are several non-farm residential dwellings also located in the area. The owner also operates an existing ginseng processing facility located south of the subject lands, at the south-west intersection of Highway 24 and Windham Road 3. This facility is 1858 m² (20,000 ft²). The applicant proposes to move most of this operation to the new site and retain the existing location for storage purposes.

The applicant or related company presently grows (at other locations) 60 hectares (150 acres) of ginseng in the area. This accounts for 60% of the ginseng that they presently process. The remaining 40% of the ginseng is purchased from other local growers. The present site and facility is considered to be too small to accommodate to proposed future volume of ginseng to be processed.

2.0 Review of the Provincial Policy Statement 2014 (PPS)

The subject lands are located within the prime agricultural area with respect to the PPS. The following policies shall apply:

2.3 Agriculture

2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.

2.3.2 Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time.

2.3.3 Permitted Uses

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2.3.3.2 In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

2.3.3.3 New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.

Definitions:

Agricultural uses:

means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup

production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-related uses:

means 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.

On-farm diversified uses:

means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Planning Comments:

The growing and primary processing (including drying, sorting and grading and storage of ginseng) is part of producing ginseng and is considered to be an agricultural use as defined by the PPS. Because of the unique nature of producing ginseng, crops take three to 5 years before they are harvested (dug) and because ginseng can only be grown once on the same parcel of land, over time a large amount of land is required to produce ginseng on an ongoing basis. As a result a long-term ginseng producer is constantly adding additional land and disposing of land previously used for the farm operation. However, facilities used to store and process ginseng will remain constant, the lands used to produce or grow ginseng will be constantly be changing.

With regard to compliance with the PPS, it is self evident that the growing and primary processing of ginseng is an *agricultural use* as defined by the PPS. The additional processing and manufacturing of a variety of ginseng products and accessory retail sales fall into either *agriculture-related uses* or an *on-farm diversified use* as defined by the PPS.

The Province has produced a publication titled “ Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas”. The purpose of which is to assist in the interpretation of the Agricultural section of the PPS. Of relevance to this application is the PPS Criteria for Agriculture-related uses. The proposed use must be evaluated with regard to the following criteria:

1. *Farm-related commercial and farm-related industrial use.*

Comment: Does the proposed use being a facility to process ginseng meet
--

the definition as an *agriculture-related use* set out in the PPS. The proposed facility will be further processing ginseng produced as part of the farm operation or grown on other farms locally. The answer in the case will be yes it is.

2. *Shall be compatible with, and shall not hinder, surrounding agricultural operations.*

Comment: The proposed facility will not create any adverse impacts on adjacent farms or other land uses. There are no adverse environmental impacts likely to occur as a result of the proposed facility. Dust, noise, vibration or odor will not be created. The proposed use is not a large volume water user or a generator of waste water or other waste material which would be difficult to dispose of. Municipal water and waste water facilities are not required for the proposed use. The site is also of a size to adequately accommodate any future expansion of the facility.

3. *Directly related to farm operation in the area.*

Comment: The proposed use is directly related to the ginseng growing area, which is limited to sandy soils generally only in Norfolk County. The criterion outlined in the Province's publication specifically identifies ginseng drying and distributing in Norfolk County as an example of this situation.

4. *Supports Agriculture*

Comment: The use is specific to one crop, ginseng.

Provides direct products and/or services to farm operations as a primary activity.

Comment: The proposed use provides a direct service for local ginseng growers as a primary activity.

5. *Benefits from being in close proximity to farm operations.*

Comment: It is necessary to be located in close proximity to the ginseng grower and primary processors to add value to a locally produced crop.

Based upon the above evaluation, I am satisfied that the proposed facility does meet the definition of a *agriculture-related use* as defined by the PPS.

The proposal can also be evaluated with regard to being an *on-farm diversified use*. The criteria related to this definition is as follows:

1. *Located on a farm.*

Comment: The proposed facility will be located on a farm property which is part of a larger farm operation made up of other owned or leased lands. 60% of the ginseng processed will be derived from product produced on lands owned or leased by the farm operation.

2. *Secondary to the principal agricultural use of the property.*

Comment: The use will be secondary to the agricultural uses on the subject lands as a percentage of land being used for the facility. There is also no indication that the proposed facility will create a negative impact on surrounding agricultural operations.

3. *Limited in area.*

Comment: The guidelines use a percentage of land consumption of no more than 2% of the lands. The proposed facility will utilize a very small percentage of the subject lands and much less of a percentage of the total lands involved as part of the farm operation.

4. *Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products.*

Comment: The function of the proposed facility is to produce a value-added agricultural product.

Based upon the above evaluation, I am satisfied that the proposed facility may meet the definition of an *on-farm diversified use*, as defined by the PPS. The writer's only concern may be that the percentage of off-farm ginseng being processed is 40% which may increase the scale of the operation. It is the writer's opinion that the proposed use more closely fits the definition as an *agriculture-related use*.

3.0 Review of the Norfolk County Official Plan

The subject lands are located within the Agricultural land use designation in the Norfolk County Official Plan. The following policies shall apply:

3.7.1 Prime Agricultural Land

One of the primary components of the County's economy and heritage is the extensive area of productive agricultural land, which covers most of the County. The County will preserve and foster, as one of its primary objectives, a thriving agricultural industry and the associated rural lifestyle. The land base dedicated to agricultural production

must, therefore, be protected and the use of the land must be predominantly agriculturally-oriented, with aggregate resource extraction as an important secondary component. The main threat to the preservation of the rural character lies in the potential influx of large numbers of incompatible uses into the agricultural areas. Although a certain degree of rural non-farm growth provides benefits to the community, the extent of such development should be limited. The agricultural land in the County is predominately Class 1 to 3, or prime agricultural land. These classifications of agricultural land are fundamentally important in considering possible future expansions of the Urban Areas and Hamlet Areas.

The following shall be the policy of the County:

- a) The County is committed to the protection of prime agricultural land. The County recognizes, however, that where growth and development occur, it is likely that land with significant agricultural productivity will need to be utilized. Priority shall be given to less productive agricultural land for non-agricultural development, where it is feasible and practical to do so.*
- b) Unless otherwise designated, use of prime agricultural land shall be subject to the policies of Section 4.2 (Agricultural Designation) of this Plan. New non-agriculturally related uses on prime agricultural land shall not be permitted, unless otherwise specifically permitted by this Plan.*

4.2 AGRICULTURAL DESIGNATION

The majority of land within the County is designated Agricultural, reflecting the dominance of agriculture. The Agricultural Designation is intended to strengthen the agricultural community in the County. The policies are designed to protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to contemporary agricultural practices.

Comments: The lands are located within the Agricultural designation.

4.2.1 Permitted Uses

Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Agricultural on Schedule "B".

- a) The primary use of land shall be for farming, agriculture, nursery and horticulture crops production, aquaculture, agro-forestry, maple syrup production and agriculture-related uses, including the growing of crops, the raising of livestock and other animals, poultry and fish, fur and other products. The farm holding shall generally consist of all agricultural lots, the farm*

residence, farm buildings and structures including wind turbines for domestic electricity production, and any farm woodlands or Natural Heritage Features.

Comment: The use of the subject lands are clearly a permitted use within the Agricultural designation.

- c) *Permitted uses shall also include those which add value to farm produce. These may include such uses as processing, preserving, storing and packaging of farm produce on farms. Such facilities may be used co-operatively among farms, but at a scale not to exceed the needs of the surrounding agricultural community of the County.*

Comment: The proposed facility will include the uses identified above.

- d) *Outlets for the retail sale of local farm produce shall also be permitted on farms.*

Comment: The proposed accessory retail outlet is permitted.

4.2.2 Land Use Policies

The following policies apply to land designated Agricultural.

- c) *On-farm secondary businesses comprise a gainful occupation conducted in whole or in part of an accessory building (shed or farm building) by a member of the farm family, with support of up to three employees. In order to ensure that the scale of the business is clearly accessory to the farm use, the gross floor area of the on-farm secondary business shall not exceed the gross floor area of the residential unit. Outside storage associated with the on-farm secondary business shall be temporary, limited in scale and screened from view from surrounding roads. On-farm secondary businesses shall have no negative impact on Natural Heritage Features. On-farm secondary businesses shall be subject to site plan control, if warranted and appropriate, in accordance with the policies of Section 9.6.5 (Site Plan Control).*

Comment: While an on-farm business is permitted the scale of the proposed facility and the number of employees exceeds the number and scale proposed by the above policy.

- d) *Agriculture-related commercial and industrial uses that are clearly supportive of and directly related to agricultural operations, such as feed mills, grain drying, abattoirs, large animal veterinary clinics, animal kennels, grain, fruit and vegetable handling and storage facilities, livestock marketing or sales yards, fertilizer plants, sawmills and farm implement and repair dealers, may be permitted subject to the following criteria:*

- i) *the use must be justified on the basis of being required in close proximity to the farm operation;*

Comment: The proposed facility is located in close proximity to the operation's ginseng farmlands and to other local producers.

- ii) *the proposed use complies with the Minimum Distance Separation Formulae;*

Comment: There are no livestock operation in this area.

- iii) *the proposed use shall be serviced with an approved water supply and wastewater treatment facility;*

Comment: Private on-site services will be adequate.

- iv) *the proposed use shall be accessed via a Provincial Highway, subject to the approval of the Province; or an arterial or collector road, subject to the approval of the County;*

Comment: Access will be onto Highway 24.

- v) *the location of the proposed use shall provide for minimum sight distances from the access points in either direction along a County road;*

Comment: There are no sightline issues at this location.

- vi) *the proposed use shall be located and designed to mitigate potential adverse impacts, including noise impacts, on adjacent residential and other incompatible uses by buffering measures such as landscaping, berming and building setback and layout;*

Comment: There will be no need for buffering in this location.

- vii) *the proposed use shall not be permitted in Provincially Significant Features or Hazard Lands identified on Schedules "B" or "C" to this Plan;*

Comment: There are no Provincially Significant Features or Hazard Lands in this location.

- viii) *the proposed use shall not be permitted in Natural Heritage Features identified on Schedule "C" to this Plan, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;*

Comment: There are no Natural Heritage Features in this location.

- ix) *the proposed use shall not be permitted on adjacent land to Provincially Significant Features or Natural Heritage Features identified on Schedules "B" or "C" to this Plan, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the features or on their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;*

Comment: There are no Natural Heritage Features in this location.

- x) *the proposed use shall be subject to a Zoning By-law Amendment; and*

Comment: A site specific zoning amendment will be required

- xi) *the proposed use shall be subject to site plan control, where warranted and as appropriate, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan.*

Comment: Site Plan control may be applied.

Planning Comments:

Based upon the evaluation of the criteria related to location of a *agriculture-related use* as set out in Section 4.2.2 d) above, I am satisfied that the proposed use does comply with the intent of the Norfolk County Official Plan.

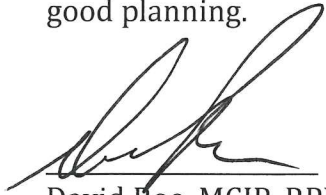
4.0 Norfolk County Zoning By-law 1-Z – 2014

The subject lands are zoned Agricultural Zone A in the Norfolk County Zoning By-law 1-Z –2014. A site specific zoning by-law amendment will be required to accommodate the proposed use.

5.0 Opinion Summary

Based upon the evaluation of the proposed development with respect to the policies of the PPS and the Norfolk County Official Plan, I am satisfied that proposed ginseng storage and processing facility is consistent with the policies of the PPS and

complies with the general intent of the Norfolk County Official Plan and represents good planning.

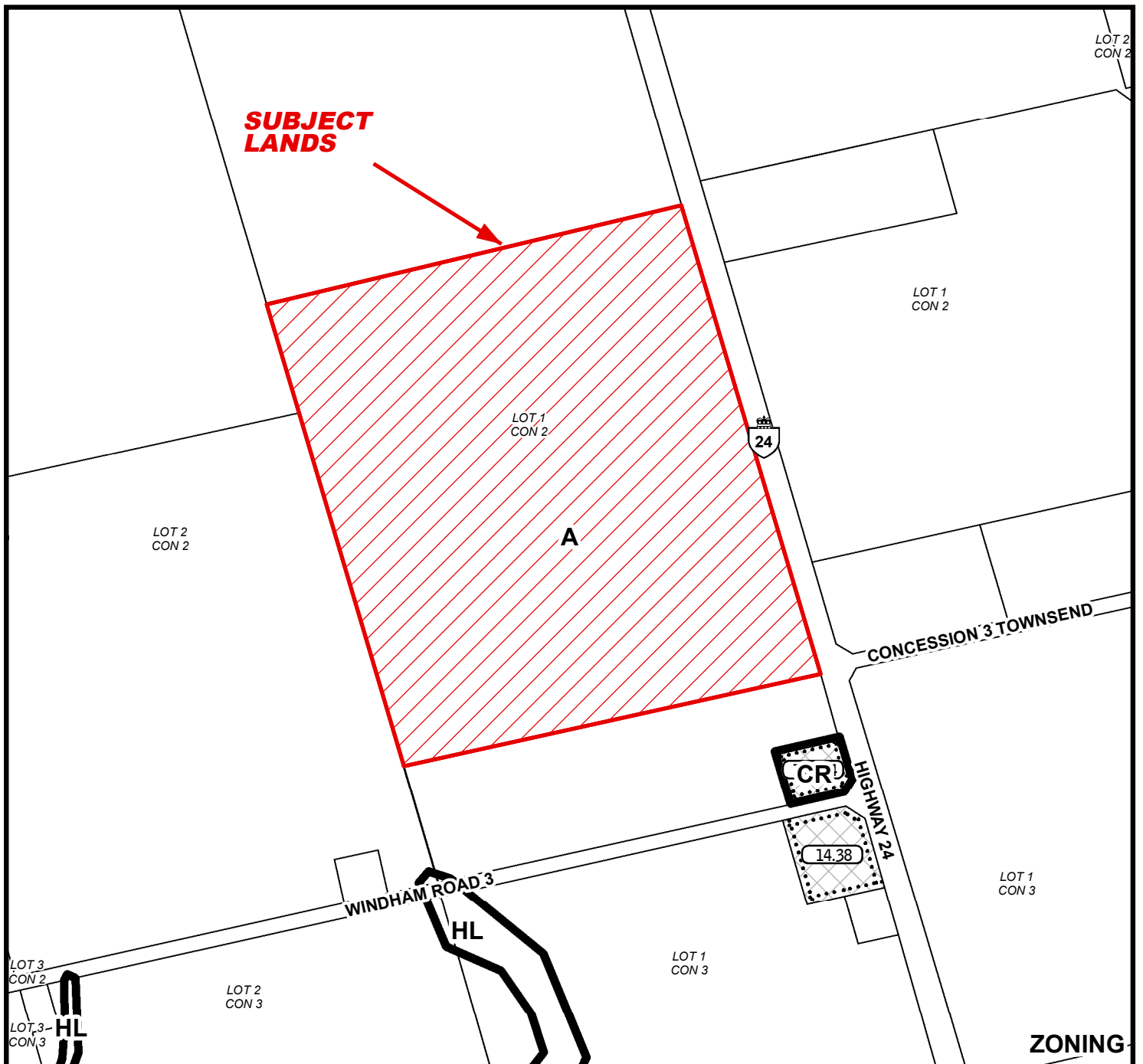
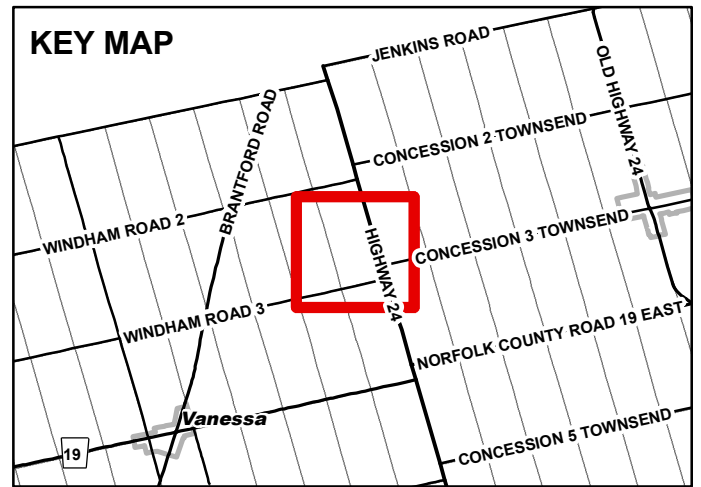
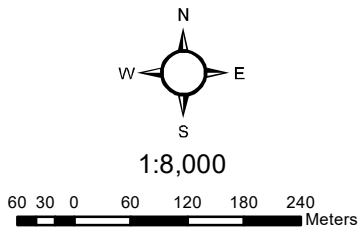
A handwritten signature in black ink, appearing to read 'David Roe', written over a horizontal line.

David Roe, MCIP, RPP
August 12, 2018

MAP 1

File Number: ZNPL2018220

Geographic Township of
WINDHAM



MAP 2

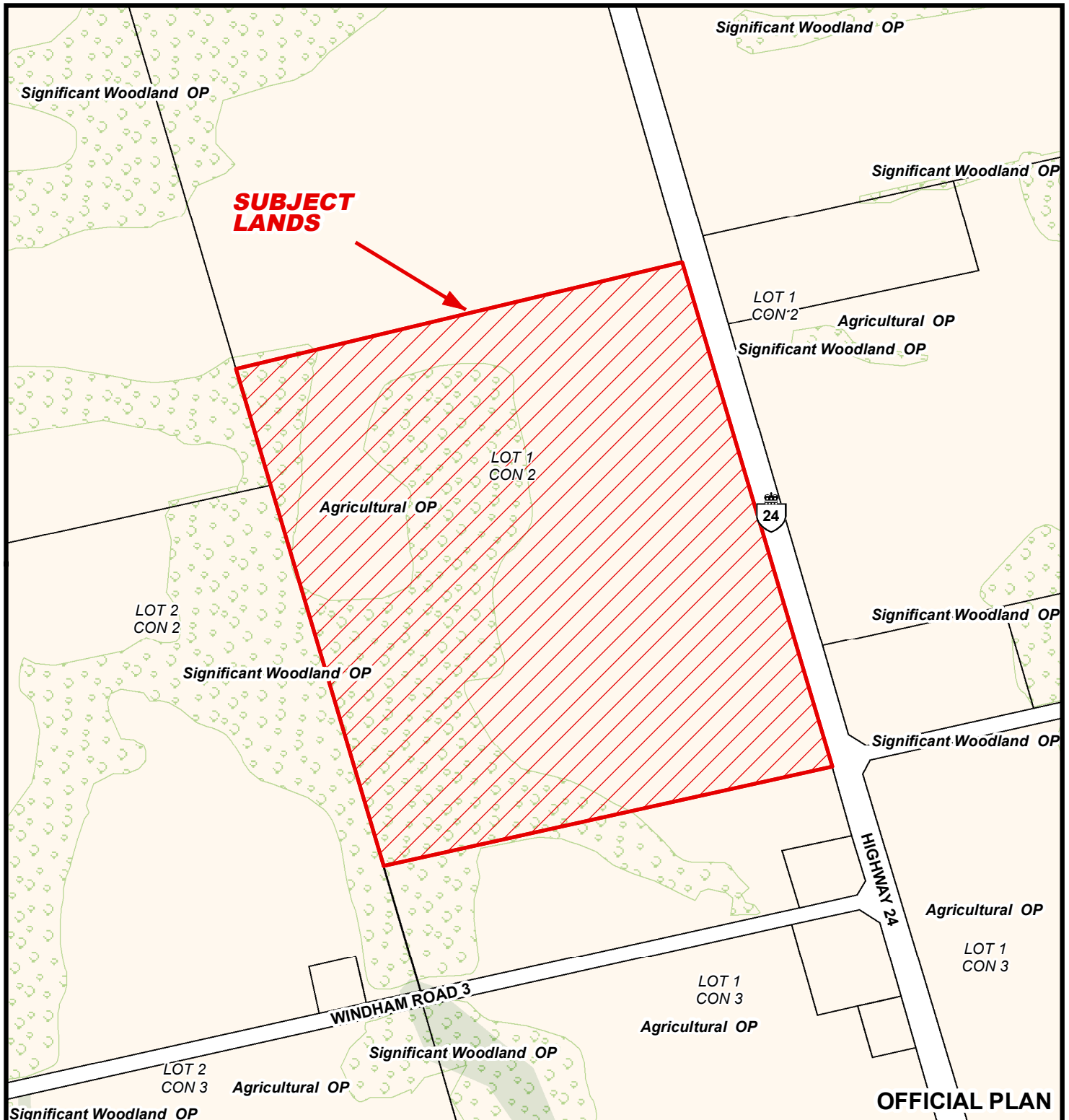
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Geographic Township of WINDHAM



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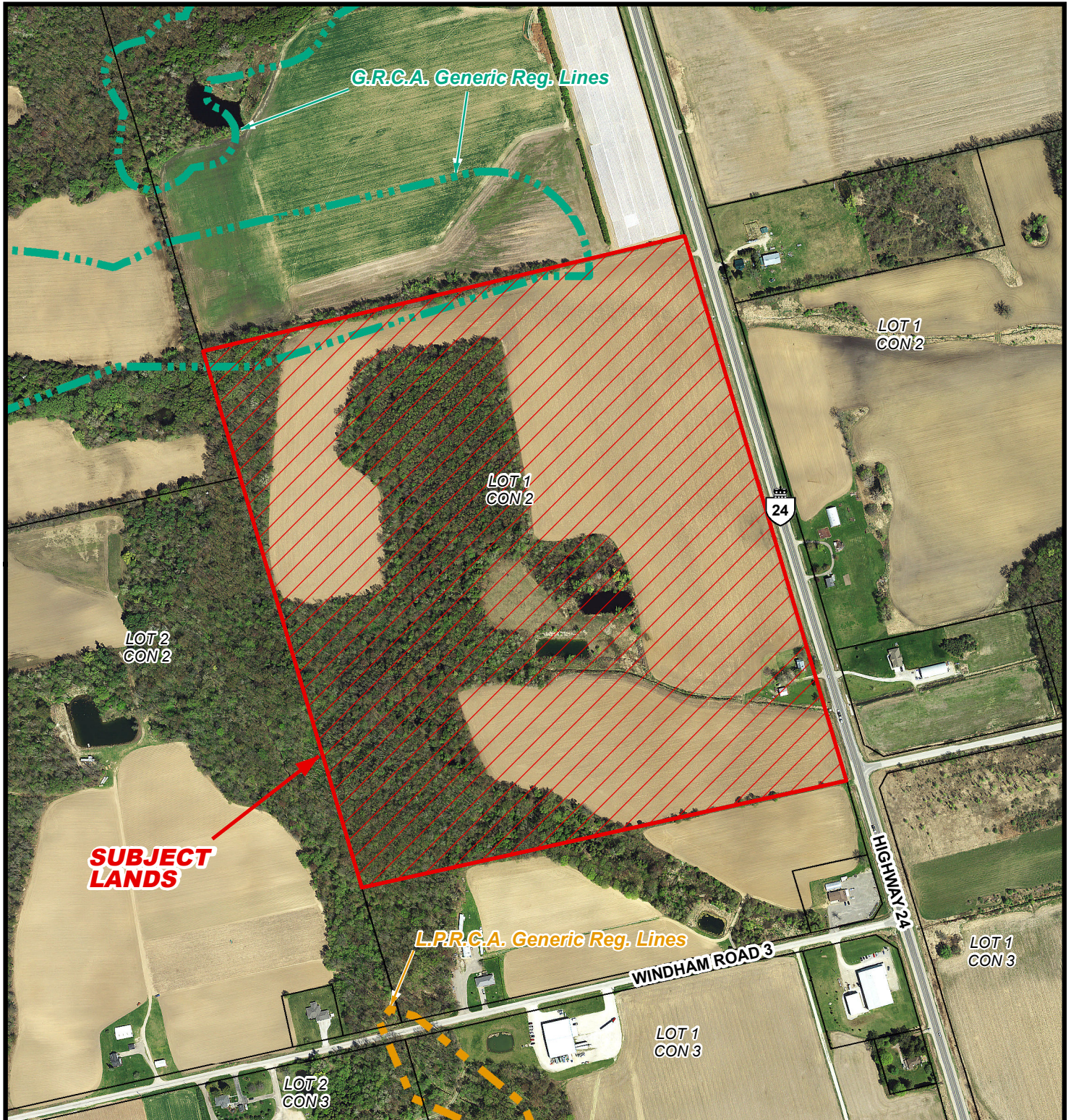
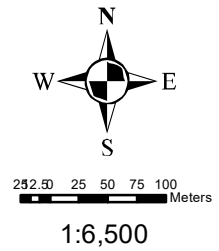
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MAP 3

File Number: ZNPL2018220

Geographic Township of WINDHAM



MAP 4

File Number: ZNPL2018220

Geographic Township of WINDHAM



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