

*Submitted Feb. 22 for pre-con.***For Office Use Only:**

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

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
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired end result of this application (for example: a special zoning provision on the subject lands to include additional use(s), changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Rezone the subject lands to permit the severance of a 100 acre farm parcel
into 2, 50 acre farm parcels with each parcel having a extensive greenhouse
agricultural operation and growing of vegetables and other crops on the remaining
farmland.

Property Assessment Roll Number: 49102035000

A. Applicant Information**Name of Owner** Joris Paul Koster and Immetje Koster

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 119 Windham Road 12Town and Postal Code Simcoe, ON N3Y 4K6

Phone Number _____

Cell Number Jennifer 519-550-0063Email jonkoster@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 61 Trailview Dr.Town and Postal Code Tillsonburg, ON N4G 0C6

Phone Number _____

Cell Number 519-983-8154Email civicplanningsolutions@nor-del.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to both owner and 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 22, Concession 10, Windham

Municipal Civic Address: 1406 Windham Road 19

Present Official Plan Designation(s): Agricultural and Hazard land

Present Zoning: Agricultural A and Hazard Lands HL

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

☐ Yes ☒ No If yes, please specify corresponding number:

3. Present use of the subject lands:

Agricultural uses - greenhouse growing of flowers, field crops, potatoes, garlic and sunflowers

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, and height on your attached sketch which must be included with your application:

Dwelling, 2 barns, old kiln yard and 2 large greenhouse complexes

all buildings are in compliance with the current zoning by-law

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

no new buildings proposed at this time

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 and 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:

We are proposing to sever the existing 100 acre agricultural parcel into two equal

50-acre parts. Each part will contain an greenhouse complex which are currently being

used to grow flowers. The lands will continue to be used to grow potatoes, garlic and sunflowers

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

The zoning by-law has an minimum lot area of 40ha (approximately 100 acre)

A detailed planning justification report is attached to the application

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: 335.6m

Depth: 603m

Width: 335.6m

Lot Area: 20ha

Present Use: Agricultural - greenhouse complex

Proposed Use: Agricultural - greenhouse complex

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: 335.6m

Depth: 603m

Width: 335.6m

Lot Area: 20ha

Present Use: Agricultural - greenhouse complex

Proposed Use: Agricultural - greenhouse complex

Buildings on retained land: Dwelling, 2 barns, old kiln yard and a greenhouse complex

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):

Jonathan Koster

9. Site Information**Zoning****Proposed**

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	603m	
Lot depth	671.2m	
Lot width	603m	
Lot area	40ha	
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. Residential (if applicable) n/a

Number of buildings existing: _____

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
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

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 (for example: office, retail, or storage):

Seating Capacity (for assembly halls or similar): _____

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 (for example: office, retail, or storage):

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 (for example: gas station or petroleum storage):

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:

No change in land use

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:

not within a source water protection area

Note: If in an area of source water Wellhead Protection Area (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 _____

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

☒ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ 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: Windham Road 19

G. Other Information

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

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

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.

H. Supporting Material to be submitted by Applicant

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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. 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 (to verify location and condition)
- ☐ 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. Two (2) 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. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

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 Joris Paul Koster and Immetje Koster am/are the registered owner(s) of the lands that is the subject of this application.

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

Owner

Date

Date

N. Declaration

I, David Roe of Town of Tillsonburg

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:


Norfolk County


Owner/Applicant Signature

In Province of Ontario

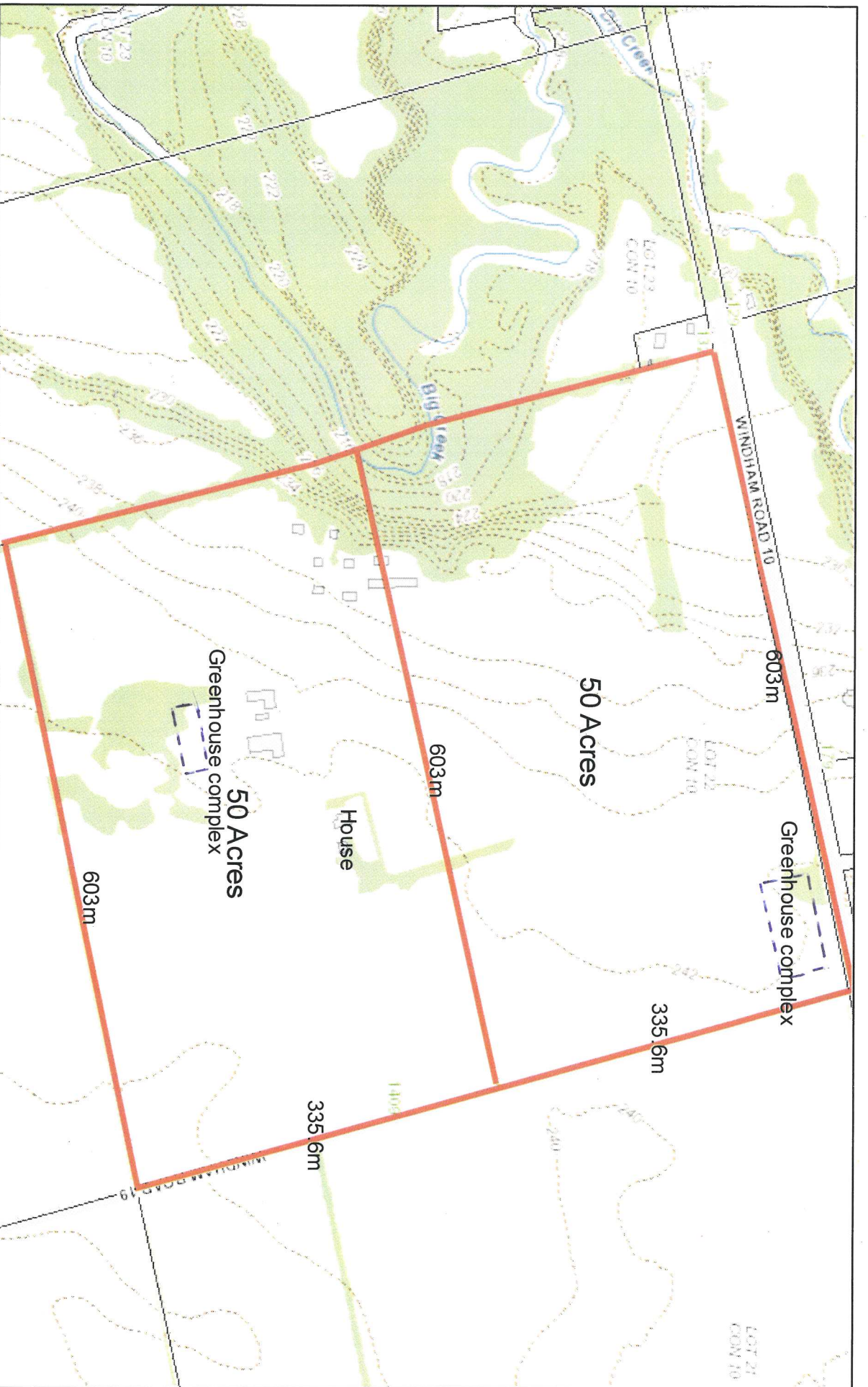
This 18 day of February

A.D., 20 22


A Commissioner, etc.

Elizabeth Ann Catarino, a Commissioner, etc.
Province of Ontario
for John R. Hanselman, Barrister and Solicitor
Expires December 19, 2024

MAP NORFOLK - Community Web Map

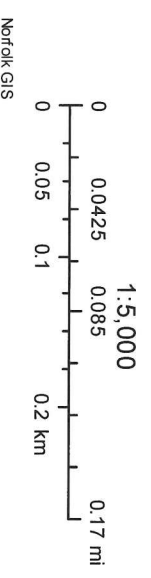


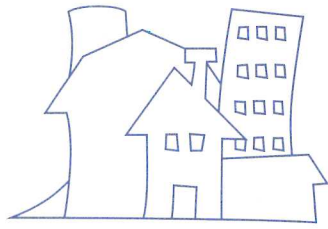
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Land Parcels

Plan Lines

DraftPlan





CIVIC PLANNING SOLUTIONS INC.

Urban & Rural Land Use Planning

599 Larch Street,
Delhi, Ontario N4B 3A7

February 14, 2022

Jennifer Catarino, Sr. Planner
Norfolk County
185 Robinson Street, Suite 100
Simcoe, ON N3Y 5L6

Dear Jennifer:

Subject: Proposed Rezoning and Severance
Windham Con 10, Part Lot 22
1406 Windham Road 19
Joris, Paul Koster and Immetji Koster

The purpose of this report is to support the rezoning and severance applications related to the above property. In addition to this report the owner have retained the services of Dr. Harry Cummings an expert in the field of agricultural economics to prepare a business plan for the two farm operations taking place on the subject lands. This report is attached as a separate document.

The owners and their family specialize in growing greenhouse flowers for the wholesale market. The subject lands contain 100 acres and was formerly used as a tobacco farm. The current owners and their two sons have removed some of the older tobacco farm buildings and have erect two large greenhouse complexes which are used for growing flowers. They proposed to divide the 100 acre parcel into two equal 50 acre parcels each with a greenhouse operation in existence. The North Parcel has approximately 25 workable areas plus the greenhouse complex and the south parcel has 35 acres of workable land plus the smaller greenhouse complex. The North Parcel workable land is use from growing sunflowers and potatoes and the south Parcel is used fro growing garlic and potatoes. All of which are higher values field crops.

On the north side of the property their son Jonathan Koster has erected a 87,552ft² greenhouse which they built in 2019 and 2020. The main crops are ranunculus and calla lily cut flowers. Seasonal crops are sunflowers which are grown outdoors in the summer and fall. The electrical power supply and gas were pre-planned for future expansions. He has 4 fulltime and 5 seasonal employees. They have future plans to build a warehouse and double the greenhouse space.

On the south side of the property their son, Richard Koster grows delphinium and dahlias in the 30,000 ft² greenhouse. He plans to also grow large white call lily cut flowers. He has 2 fulltime and 2 seasonal employees. He plans to expand more slowly.

The workable outdoor farmland is suitable for growing a number of specialty crops as well as general field crops. Speciality crops have a much higher return per acre than general field crops.

The following table illustrates the possible return per acre for both speciality crops grown in Norfolk County as well as return per acre for general field crops. .

Crops Types*	Average return per Acre (2011 to 2015)	25 and 35 acres workable
Asparagus	\$6,728.00	\$168,200 and \$235,480
Cucumbers	\$5,181.00	\$129,525 and \$181,335
Peppers	\$6,475.00	\$161,875 and \$226,625
Apples	\$5,536.00	\$138,400 and \$193,760
Raspberries	\$7,171.00	\$179,275 and \$250,985
Blueberries	\$8,853.00	\$221,325 and \$309,855
Hops	\$7,500.00+	\$187,500 and \$262,500
Field Crops		
Grain Corn	\$747.20	\$18600 and \$26152
Soybeans	\$633.36	\$15834 and \$22167
White Beans	\$816.40	\$20410 and \$28574
Colored Beans	\$1,094.00	\$27350 and \$3640

Based on OMAFRA data

The following is a list of other greenhouse operation located in Norfolk County, most of which are located on smaller parcel sizes. The list was based upon identifying greenhouses operations using the Norfolk GIS system. It is likely that a few operations may not have been included. However, it is reasonable to conclude that agricultural farm viability tied to the farm parcel size does not apply to greenhouse operations. The census data indicates that there are 102 farms in Norfolk County

which are greenhouse, nursery and flora-culture production, however this data does not specify the number of greenhouse operations. You will note that there are a large number of greenhouse operations located on parcels which are less than 50 acres. Some of these greenhouses may now be growing cannabis.

#	Civic Address	Geographic Twp.	Parcel Size In Acres	Nature of Operation
1	2492 Highway 24 N	Townsend	12.5 ac	Flowers
2	2466 Highway 24 N	Townsend	5.88 ac	Flowers
3	92 Luscombe Dr.	Windham	18.3 ac	Produce
4	2384 Hazen Rd	N Walsingham	20.4 ac	Produce
5	57 La Salette Rd	Windham	21.6 ac	Produce
6	198 Windham Rd. 4	Windham	43 ac	Produce
7	2628 Windham Rd 19	Windham	37 ac	Produce
8	1888 Windham Centre Rd	Windham	5.33	Flowers
9	776 Fernlea Side Rd.	Middleton	24.8 ac	Flowers
10	1211 Highway 3	Middleton	117 ac	Flowers
11	150 8 th Concession Rd.	N. Walsingham	2.5 ac	Medicinal
12	2152 Highway 3	Charlottetown	4.23 ac	Flowers
13	5148 Highway 3	Woodhouse	23.9 ac	Produce
14	681 Concession 14	Townsend	3.89 ac	Produce
15	223 Fourteenth St. E	Townsend	20 ac	Produce
16	215 Fourteenth St. E	Townsend	20 ac	Produce
17	1931 Windham Rd. 19	Windham	93 ac	Produce

The following sections of the Provincial Policy Statement (2020) and the Norfolk County Official Plan specifically deal with the division of agricultural farmlands and amendment of the zoning by-law which would permit the creation of agricultural parcels of less than 40 hectares.

The Provincial Policy Statement (2020) (PPS)

In particular, the Section 2.3.4.1 of the PPS with respect to lot creation.

2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) *agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;*

Comment: the above PPS policy has been included in the Norfolk County Official Plan (Section 4.2.4 (a)). It is my opinion that a 20ha parcel with a greenhouse growing specialty crops is similar to other such operations in Norfolk County.

Norfolk County Official 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.

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.*

Comments: the proposed severed and retained parcel will be used for agricultural purposes. Both the severed and retained parcels will operate as a greenhouse operation and field crops growing produce. These are permitted used specified in Section 4.2.1 (a).

4.2.3 Agricultural Lot Creation & Lot Adjustment Policies

The following policies apply to land designated Agricultural.

- a) Consent to sever land may be considered for the following purposes:
 - i) the assembly or disassembly of agricultural lots for agriculture uses, subject to the policies of Section 4.2.4 (Agricultural Lot Size Policies);**

Comments: The severance application will be for the disassembly of a portion the subject lands and subject to the policies of Section 4.2.4 (*Agricultural Lot Size Policies*).

4.2.4 *Agricultural Lot Size Policies*

The following policies apply to land designated Agricultural.

- a) *The expansion of farm holdings through lot assembly is encouraged wherever possible. Agricultural lots may be assembled and disassembled, provided that the lots remain viable for agriculture uses, are of a size appropriate for the type of agriculture uses that are common in Norfolk County, and are sufficiently large to maintain flexibility for future changes in economic conditions and in the type or size of agricultural operations. The minimum agricultural lot size shall generally be approximately 40 hectares. Assembly and disassembly of agricultural lots to sizes that are generally 40 hectares or larger shall be permitted and encouraged by the County. The County may consider applications to assemble and disassemble agricultural land into viable agricultural lots that are less than approximately 40 hectares in size, subject to the following considerations:*

Comments: Both severed and retained parcels will have an area of 20ha. The creation of the 20 ha sized parcel must be examined to ensure that the parcels will remain viable for the type of agriculture common in Norfolk County and will remain viable for future changes in economic conditions and in the type or size of agricultural operations.

- i) *agriculture shall be the proposed use of both the severed and retained lots;*

Comments: It is confirmed that both severed and retained parcels as described above will remain in agricultural use.

It shall be demonstrated that both the severed and retained lots will be economically viable and flexible to respond to economic change. The applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land. Information pertaining to the scale and nature of the operation, projected revenue, expenses, financing, soil quality, water quality and quantity, and any other viability criteria relevant to the proposal shall be provided to the satisfaction of the County, in consultation with the Province;

Comments: The parcels contain existing greenhouse operations which is equipped to produce a range of crops as outlined in this report. These greenhouses are capable of growing any number of different crops depending upon the changes in the economic market conditions, the size of

the parcel will also permit expansion of the greenhouse facility, if needed. These greenhouses were constructed in 2019 and 2020 and are designed to be very flexible (unlike some of the older style greenhouses which are limited by their size and height as well as equipment).

- ii) *it shall be demonstrated that nearby lots of similar size to that proposed are not available and suitable for the intended agriculture use;*

Comments: This policy is not relevant because we are dealing with parcels which have existing greenhouse facilities which is the basis for the severance application.

- iii) *the suitability of both the severed and retained lots shall be assessed based on the type and size of agricultural operations in the area as well as the lot sizes typically associated with the agricultural operation proposed;*

Comments: Based upon our review many greenhouse operations in Norfolk County are located on smaller parcels than the proposed lots.

- v) *it shall be demonstrated that both the severed and retained lots remain sufficiently large to permit a change in the commodity produced, an adjustment in the scale of operation, diversification or intensification; and*

Comments: The report confirms that the parcels with the existing greenhouses are very flexible in terms of crops that can be grown as well as having the flexibility to expand if needed.

- iv) *both the severed and retained lot shall comply with the Minimum Distance Separation Formulae.*

Comments: there are no livestock operations located in the vicinity of the proposed severance.

- b) *A minimum agricultural lot size of 40 hectares shall be established in the Zoning By-law. The County shall only consider a proposal to disassemble agricultural land to a lot size smaller than 40 hectares by way of applications for Zoning By-law amendment and consent, subject to Section 4.2.4(a). Applications for minor variance seeking relief from the minimum agricultural lot size provisions of the Zoning By-law shall not be considered minor in nature and shall not be approved.*


Comments: the proposed severance will require a zoning by-law amendment which has been submitted as part of this application.

Planning Comments:

The PPS does not set a minimum size for agricultural parcels. However the Provincial Ministries discourage the creation of parcels less than 40ha or 100 acres. The purpose of this policy is to prevent fragmentation of larger farm parcels. Generally, most common field crops (corn, beans, grains) require substantial acreage to provide a reasonable income from those who grow such crops. Smaller sized farm parcels can also encourage use of the lands for non-agricultural uses including non-farm residential uses, unviable hobby farms or remove otherwise good agricultural lands from crop production. In this case, we have the proposed severance of an existing greenhouses, which is capable of providing the flexibility required by the PPS policy.

The Norfolk County Official Plan (Section 4.2.4) sets out specific criteria to deal with the creation of farm parcels that have an area of less than 40 ha. As set out in this report, the issues related to flexibility have been addressed, by indicating the current viability of these greenhouse operations and by demonstrating the flexibility in terms of the variety of crops that can be produced and the ability to expand the operation, if necessary, in order to address any future changes in economic conditions.

I am satisfied that the proposed severance and rezoning complies with the intent of both the PPS and the Norfolk County Official Plan.


David Roe MCIP, RPP

Business Plan for South and North Portion of Windham Conc. 10 Part Lot 22 1406
Windham Rd 19
Lasalette, On

Being proposed by Jonathon Koster and Richard Koster

Prepared by Harry Cummings and Associates Inc

harry@hcaconsulting.ca

519 823 1647

Feb. 16, 2022

Submitted by F. Harry Cummings, PHD, CE, RPP

A handwritten signature in black ink, appearing to read "F. Harry Cummings". The signature is written in a cursive, flowing style with a large, stylized "F" and "C".

Table of Contents

Business Profile and Summary	3
Key Market Trends	3
Marketing	5
Labour	5
Facilities	5
Finances	6
Implications for the Local Community	6
Conclusions	7
Table 1 (attached)	
Table 2 (attached)	

Business Profile and Summary

This application relates to a father and two sons who have been involved in the greenhouse and flower business for 50+ years in the Lasalette area of Norfolk county. They have a 100-acre property with two greenhouses and one residence owned by the father (Joris) and two sons (Jonathon and Richard).

Jonathon collaborated with his father for many years. He purchased the business in 2011 from his father. He is joined by his brother Richard for purposes of this application.

The business relies on the growing of flowers in green houses and the direct sale of cut flowers from these greenhouses to the Toronto wholesale market. There are two greenhouses on the property : one 88000 sq. ft built on the north portion of the property and one with 33300 sq. ft on the south side of the property.

The flowers are grown and cut in the greenhouses and delivered to the Toronto wholesale market by van, 3 days a week.

In addition to cut flowers being grown and sold (calla lily, ranunculus, delphinium, dahlia) they grow high value crops outside the greenhouse (sunflower, garlic, potatoes). The sunflowers are sold into the Toronto wholesale market as cut flowers.

Some of the outdoor farmland is rented.

The greenhouses run on an annual cycle with bulb purchase, spring planting followed by flowering, marketing and eventual shutdown and clean up in December/January.

Over 90% of annual revenues come from cut flowers.

Annual net income for each of the 50-acre parcels runs at \$150 K to \$225 K

The two green houses can be described as being associated with the north 50 acres and south 50 acres on the property.

The north 50 acres has the new 88000 sq. ft greenhouse and is run by Jonathon and family. There are no other buildings on the property. The south 50 acres has the smaller greenhouse and a residence run by Richard.

It is proposed to split the 100 acres into two fifty-acre parcels owned separately by Jonathon and Richard.

Key Market Trends

Ontario is Leading the Floriculture Industry in Canada¹

There is a growing demand for fresh cut flowers, potted flowering plants, and bedding plants in Canada. Ontario, British Columbia, and Quebec accounted for the majority of Canada's total floriculture sales, with Ontario contributing more than half of Canadian

¹ <https://www.mordorintelligence.com/industry-reports/canada-ornamental-horticulture-market>

sales at 51.2% in 2018. According to the Agriculture and Agri-Food Canada, Nearly 90 percent of ornamental gross farm gate receipts are distributed amongst three Canadian provinces namely Ontario (50%), British Columbia (24 %), and Québec (14 %). Ontario accounted for 41.9% of total nursery sales in 2018. Ontario is host to the largest ornamental horticulture producers in Canada. Most medium to large wholesale growers are a very dynamic, aggressive, and technologically advanced sector of the industry and have been key to the success of the Ontario Floriculture industry. Ontario is the major exporter of Canadian floriculture accounting for 57% of exports in 2018 followed by British Columbia. According to the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), growing population, adverse climate conditions, the proximity to US markets along with the presence of large technologically advanced operations, have all contributed to the growth in the floriculture segment in Ontario

Canada's largest ornamental trade partner continues to be the United States, accounting for 99.3% of exports and 47.8% of imports in the sector.

Springflower has relied on their extensive experience in the horticulture business accumulated by father and sons. This has allowed them to identify niche markets and sell to them through the Toronto wholesale market.

Table 1 below shows that net income from cut flowers on the northerly property run by Jonathon ranged from \$136,000 in 2019 to \$226,000 in 2020. With the addition of greenhouse space in 2024 and 2026, north property net income is expected to grow to \$306,000 in 2027. Sales from this property ranged from \$1.5 million in 2018 to a projected \$2.3 million in 2027.

Table 2 shows financial plans for the southerly property run by Richard. The greenhouse there is currently empty but a start up is planned for 2022-2023. Production planed is similar to the south property with large cala lilies, dahlias, and garlic to be planted. Revenue is expected to be \$357,000 in 2022-2023, growing to \$564,000 in 2025-2026. Net income is expected to parallel that growing from \$56,000 to \$125,000.

Sensitivity analysis was done for each of the north and south properties. This was based on a decrease in cut flower sales by 10% and a 10% increase in wages because of labour shortages.

For the North property, the adjusted balance sheet showed a net income of \$31000 in 2022 and \$36000 in 2027. The business remains profitable.

For the South property, the net income becomes \$14000 in 2022-2023 and \$61000 in 2025-2026.

Marketing

The brothers rely on contacts in the industry established over the many years in the family business. They also find themselves in an industry where the market for cut flowers is growing. Customers continue to buy from the family because they know they provide a quality product on a regular, predictable basis. Families are more likely to purchase fresh flowers on their average grocery trip than they were in the past.

They are one of 2 specialized producers of cala lilies in Ontario. With cut flowers a growing market in Ontario, the brothers find themselves in a position where the challenge is quality production. Everything that is grown is sold in today's market environment.

The best marketing is providing quality product and that is the emphasis in this business.

Labour

Family labour is used in both the North and South property. Spouses both work on all aspects of the business. In addition, seasonal and full-time labour is hired.

On the northerly property the net result is 4 full time (including family) and 4 part time workers (from the temporary foreign farm worker program) in 2022-2023. This will expand to eight full time employees by 2026.

For the south property with start up planned for 2022, there would be 3 full time employees at that time. Expansion is planned which would lead to a total of 5 full time workers on the south property by 2026.

Facilities

For the North Property

There is a plan to add 44000 sq. ft to the greenhouse in 2024 and an additional 44000 sq. ft in 2027. This would provide a total of 176,000 sq. ft in greenhouses on the North Property.

For the South Property

There is an existing greenhouse with 33,300 sq. ft. There are plans to add an additional 20,000 sq. ft in 2024 and another 20,000 sq. ft in 2026. This would provide a total of 73,300 sq. ft in greenhouses on the South Property.

Finances

For the North, property loans of \$400,000 in 2024 and \$500,000 in 2026 are planned for.

For the South, property, loans of \$200,000 in 2024 and \$240,000 in 20226 are planned for.

In both cases the loans would be secured as mortgages on the property.

Implications for the Local Community

This proposal calls for the maintenance and expansion of countryside agricultural activity in the community around rural Lasalette in Norfolk County. The new properties will provide income and work for two families. Each family contributes to the tax base and activities in the community. The families participate in schools and health and support diverse retail activities.

The following sections of the PPS relate directly to the desire to support a viable diversified rural economy based on agriculture as is proposed here.

"1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.1.5.2 On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices

Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;

b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;

d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities

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. "

The above sections of the PPS show that:

- 1) A diversified rural economy is supported. The greenhouse industry in Norfolk is strong. As tobacco operations shut down, increasingly farmers expanded other agriculture activities such as greenhouse production and high valued market garden production such as cut flowers, garlic, sweet potatoes, asparagus, sun flowers, greens, and other vegetables.
- 2) Diversified agricultural activities are supported such as those proposed by the proponents of this application
- 3) Employment generating economies are strongly supported. This business plan shows that as many as 14 full time workers will be supported by the two 50-acre properties. These workers support the community because of the spinoffs/multipliers associated with employment (retail, education, health, etc.).

Conclusions

The analysis conducted for this Business Plan shows that each of the 50-acre parcels, once severed will support viable agriculture activities. There will be sufficient employment and income to support these two separate families/enterprises on the two 50-acre parcels. In addition, they will generate employment supporting the businesses which will provide support to the Norfolk economy. These businesses are consistent with the size and type of agricultural/greenhouse operation conducted elsewhere in Norfolk County.

CURRICULUM VITAE

DR. F. HARRY CUMMINGS

EDUCATION

- Ph.D. (1975), Geography, Clark University, USA
- M.A. (1973) Geography, Clark University, USA
- B.A. (Hons.) (1970) Geography, University of Western Ontario, Canada

SUMMARY OF EXPERIENCE

Dr. Harry Cummings is an internationally respected expert in agriculture, the economics of agriculture, rural planning, regional and community economic analysis and, regional development planning. As a Professor at the University of Guelph, he taught graduate courses in research methods, regional economics, regional planning, community economic analysis and program evaluation. As Director of Harry Cummings and Associates Inc. he leads a multi-disciplinary team of consultants that carry out assignments in a broad range of sectors while utilizing using diverse methodologies and research methods. Dr. Cummings and his team have extensive experience in agriculture and economic development and rural agricultural planning. He has also designed and led numerous training workshops and lecture presentations on topics such as programme evaluation and community economic analysis for OMAFRA.

EMPLOYMENT HISTORY

- | | |
|---|---------------|
| ▪ Adjunct Professor, sessional - University of Guelph, Guelph, Canada | 2016-present |
| ▪ Professor - University of Guelph, Guelph, Canada | 1982 - 2016 |
| ▪ Director - Harry Cummings & Associates, Guelph, Canada | 1982- present |
| ▪ Director- Sulawesi Regional Development Project, Indonesia/Guelph | 1984-1992 |
| ▪ Senior Consultant Woods Gordon, Edmonton, Canada | 1980 - 1982 |
| ▪ Senior programme officer – Dept. Regional Economic Expansion | 1979-1980 |
| ▪ Project Director - Sulawesi Regional Development Study, UBC, Canada | 1976-1979 |
| ▪ Research Officer: Canada Council on Rural Development, Ottawa, Canada | 1975-1976 |
| ▪ Program Officer - IDRC, Ottawa, Canada | 1972-1974 |

PROFESSIONAL ASSOCIATIONS

- Registered Professional Planner, Ontario Professional Planners Institute
- Member, Treasurer, Canadian Evaluation Society
- Credentialed Evaluator, Canadian Evaluation Society
- Member, American Evaluation Association

Table 1
Expenses and Income for North Portion of
Windham Conc. 10 Part Lot 22
1406 Windham Rd 19

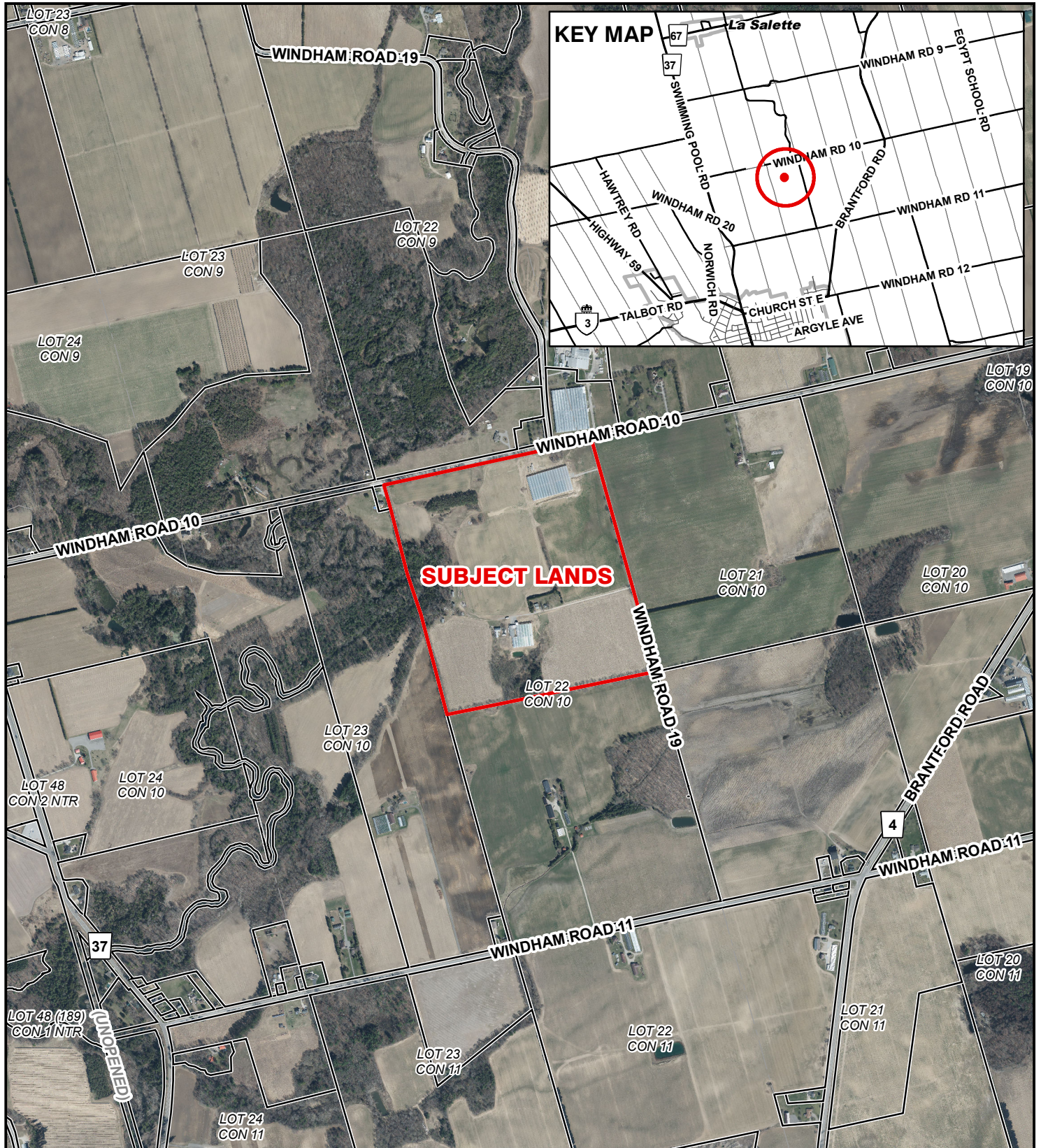
Expenses	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Wages	355,618	339,481	349,429	228,536	314,676	234,000	294,000	301,000	381,000	417,000
Containers and shipping	114,737	137,586	119,185	113,932	116,987	107,111	133,888	140,582	175,727	184,513
fertilizer, chemicals	50,543	29,340	25,611	30,499	28,876	12,801	16,001	16,801	21,841	24,025
Freight in	4,750	3,436	2,111	8,406	2,034	901	1,126	1,182	1,536	1,689
Fuel	33,676	41,301	44,706	31,355	29,987	13,293	16,616	17,446	22,679	24,946
Seeds, Bulbs	378,224	389,356	178,699	336,866	367,965	345,000	431,250	452,812	588,655	647,520
Utilities	199,188	228,007	113,542	171,226	167,787	93,000	116,250	122,062	158,680	174,548
Mortgage	65,658	63,765	65,532	9,345	8,767	56,324	81,572	81,572	113,132	113,132
General	242,888	273,052	234,827	353,842	247,738	192,888	253,610	268,790	364,427	405,869
Total	1,445,282	1,505,324	1,133,642	1,284,007	1,284,817	1,055,318	1,344,313	1,402,247	1,827,677	1,993,242
Income										
Cutflowers	1,573,508	1,580,676	1,340,975	1,117,925	1,467,787	1,143,787	1,580,676	1,597,577	2,076,850	2,284,535
Rental	54,000	61,154	19,200	56,408	26,250	13,125	13,125	14,857	14,857	14,857
Total	1,627,508	1,641,830	1,360,175	1,174,333	1,494,037	1,156,912	1,593,801	1,612,434	2,091,707	2,299,392
Net Income	182,226	136,506	226,533	-109,674	209,220	101,594	249,488	210,187	264,030	306,150

Table 2
Expenses and Income for South Portion of
Windham Conc. 10 Part Lot 22
1406 Windham Rd 19

	2022-2023	2023-2024	2024-2025	2025-2026
Expenses				
Wages	136000	194000	198000	224000
Containers and shipping	9876	9876	9876	9876
fertilizer, chemicals	9625	11650	11650	13450
Freight in	678	730	860	678
Fuel	9995	10233	10653	10922
Seeds, Bulbs	3400	1200	1600	2400
Utilities	46900	52000	54200	61000
Mortgage	56324	70557	70501	74048
General	27987	31450	31450	42560
Total	300785	381696	388790	438934
Income				
large callas	158000	197000	199000	231000
Dahlias	129000	165000	167000	188000
Rental	13125	13125	14857	14857
Garlic	57000	78000	104000	130000
Total	357125	453125	484857	563857
Net	56340	71429	96067	124923

CONTEXT MAP

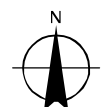
Geographic Township of WINDHAM



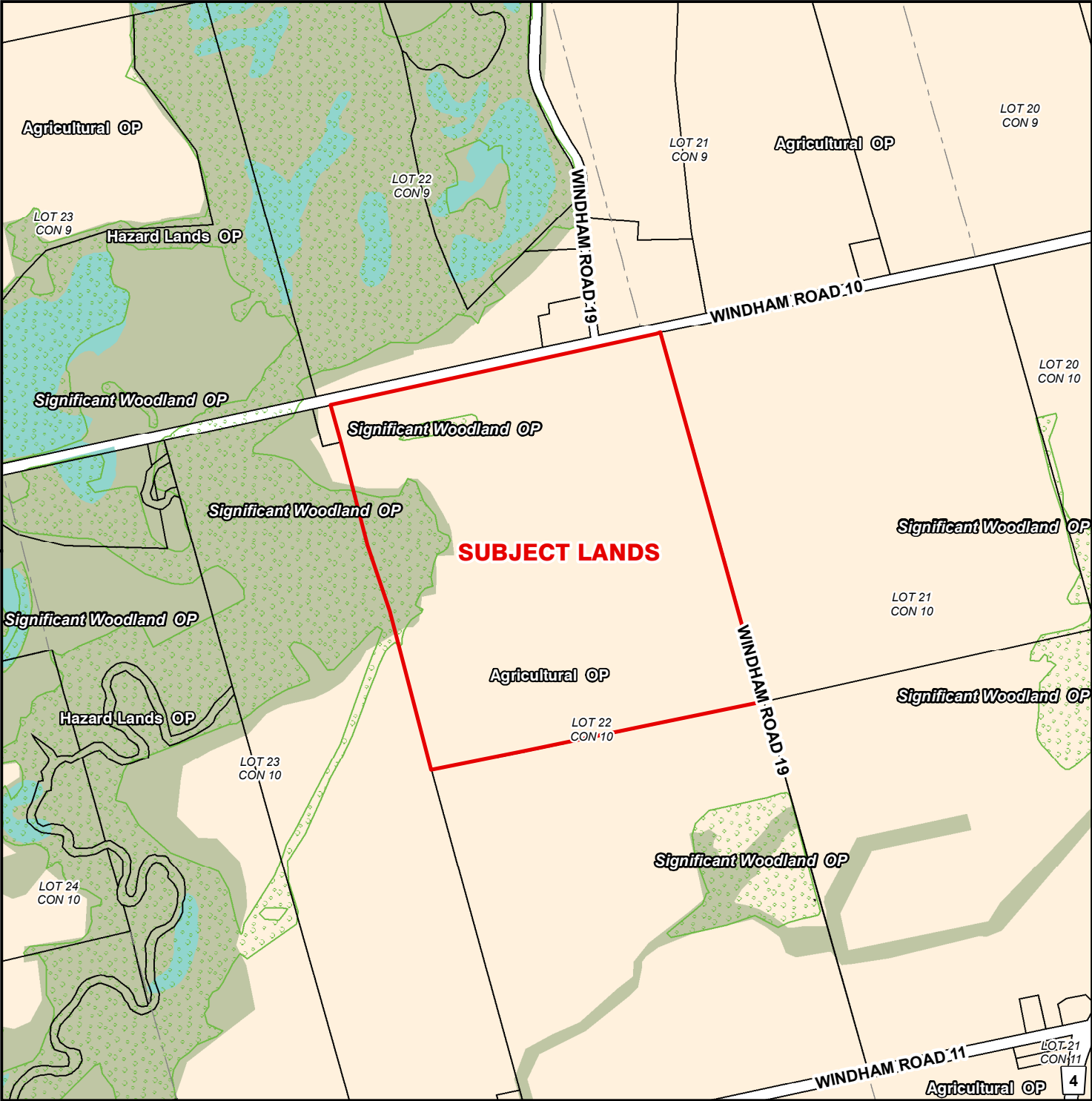
Legend

- Subject Lands
- 2020 Air Photo

5/13/2022



140 70 0 140 280 420 560 Meters



Legend

Subject Lands

Agricultural

Hazard Lands

Provincially Significant Wetland

Significant Woodland

Official Plan Designations

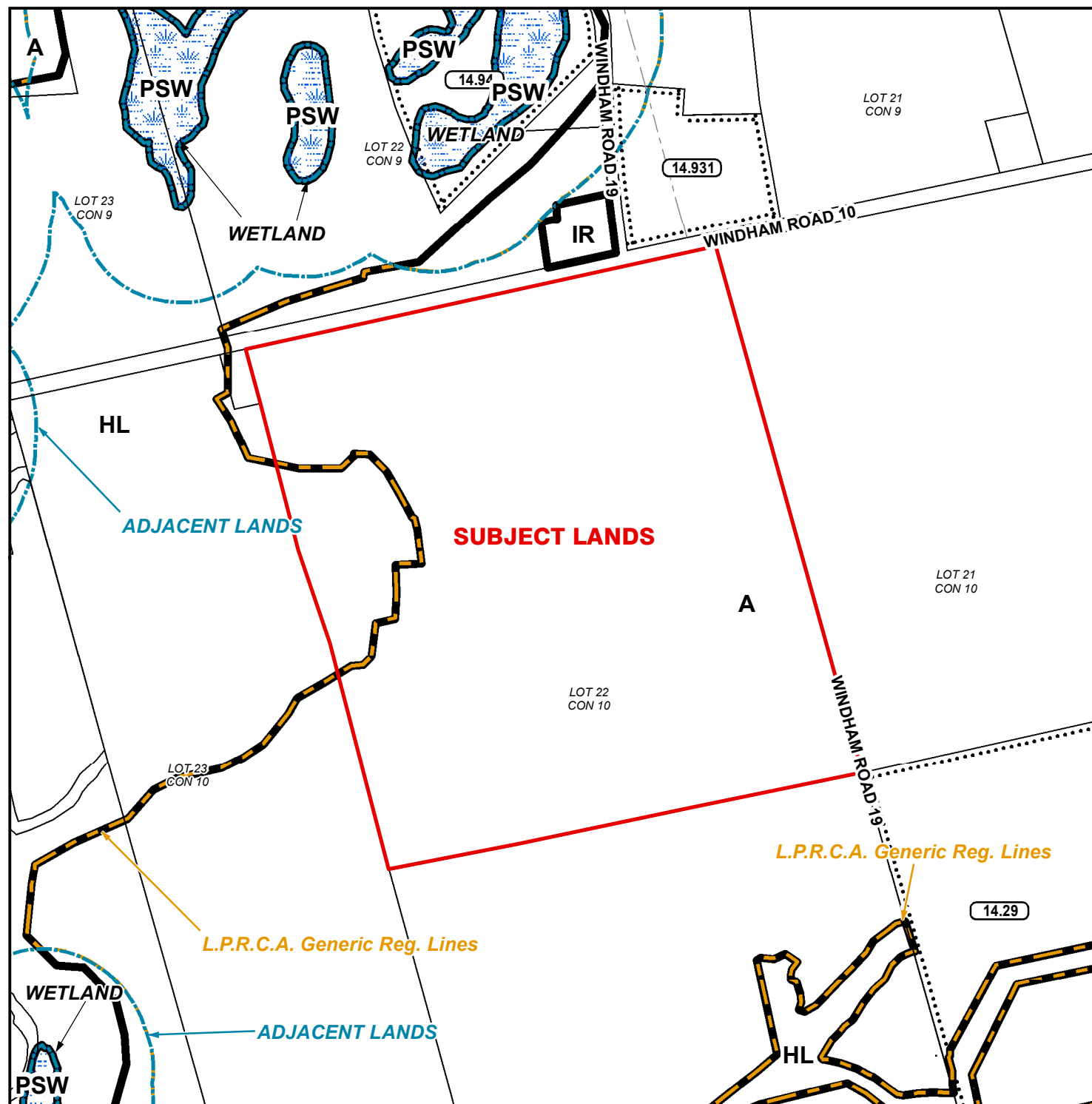
5/13/2022

80 40 0 80 160 240 320

Meters

PROPOSED ZONING BY-LAW AMENDMENT MAP

Geographic Township of WINDHAM



LEGEND

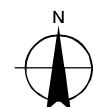
- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- IR - Rural Institutional Zone

5/13/2022

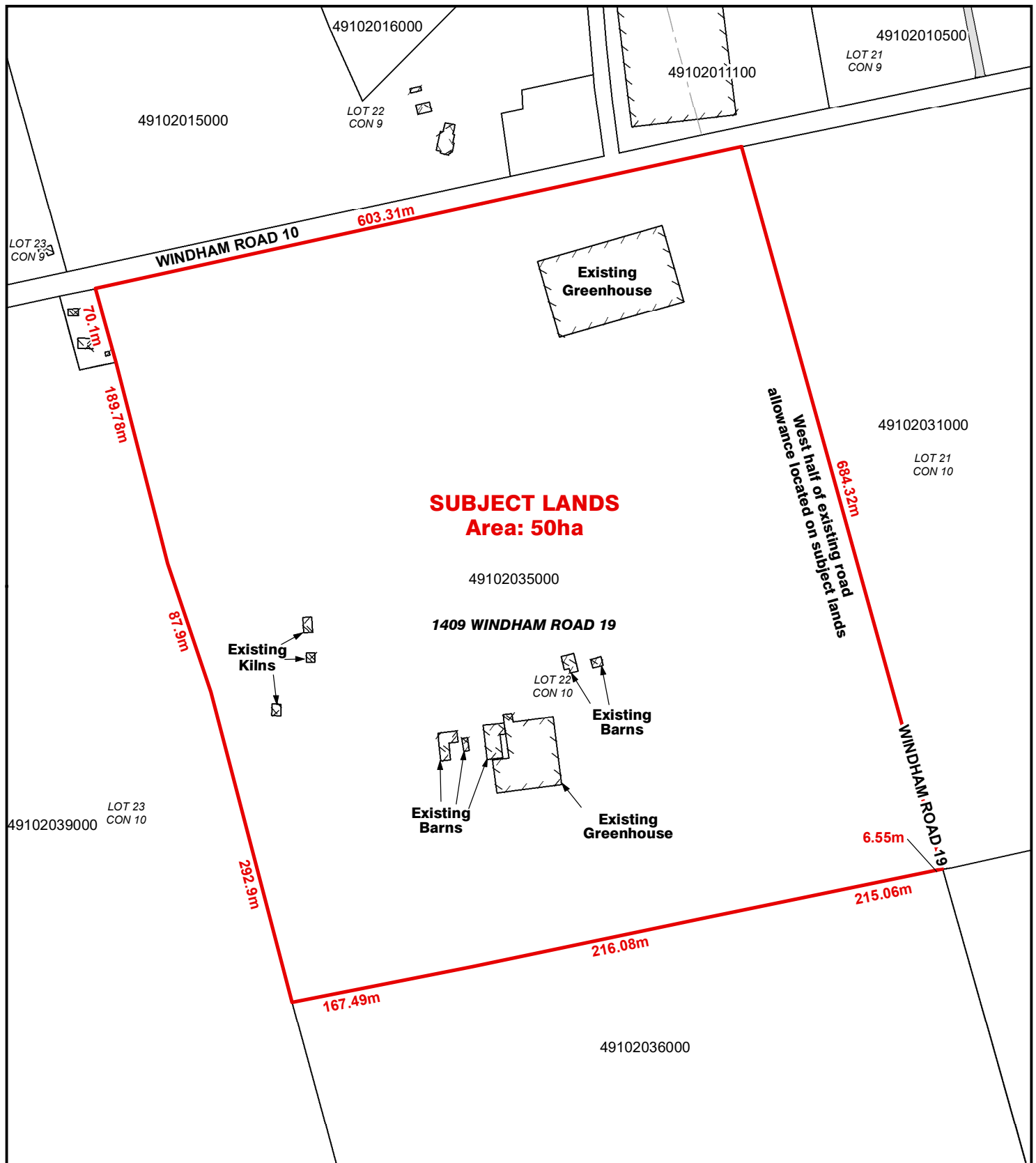
**From: Agricultural
To: Agricultural with special provision**



50 25 0 50 100 150 200 Meters

CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

Subject Lands

5/13/2022

