

# **Planning Justification Report**

**In Support of  
Proposed Zoning By-law Amendment  
for  
5668 Highway 6  
Township of Guelph-Eramosa**

October 31, 2024

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# **1. Introduction**

## **1.1. Study Details**

This planning justification report (PJR) has been prepared in support of a zoning amendment application to the Township of Guelph-Eramosa. The purpose of the proposed amendment is to permit a seasonal recreational vehicle storage facility as an on-farm diversified use on the subject property.

The PJR will review the proposal in terms of applicable Provincial, County and Township policies and regulations; as well as other relevant planning considerations.

# **2. Site Context**

## **2.1. Property Description**

The subject lands consist of Part of Lots 25, 26 and 27, Concession 1, Township of Guelph-Eramosa (former Eramosa Township), County of Wellington, known municipally as 5668 Highway 6. The subject lands have a total area of approximately 18.6 ha (46 ac.) and approximately 496 m. of frontage on Provincial Highway 6.

## **2.2. Existing Land Uses**

The subject lands contain a dwelling and agricultural buildings which include a beef barn, driveshed, hay storage building and workshop, and chicken coop. Figure 1 on Page 2 is the site plan of the building envelope portion of the property. The site plan, prepared by van Harten Surveying & Engineering is being submitted with the application to the Township.

The surrounding land uses are primarily agricultural but also include several rural residences as well as wooded areas and wetland. There are also commercial businesses located to the south of the property fronting on Highway 6. These include Walinga Engineered Transportation Equipment and Nu-Way Kitchens. Semex, an agricultural-based genetics company, is located on the opposite side of Highway 6 from the property.

An aerial photograph of the subject property and surrounding area is shown as Figure 2 on Page 3 of this report.

Figure 1 Site Plan

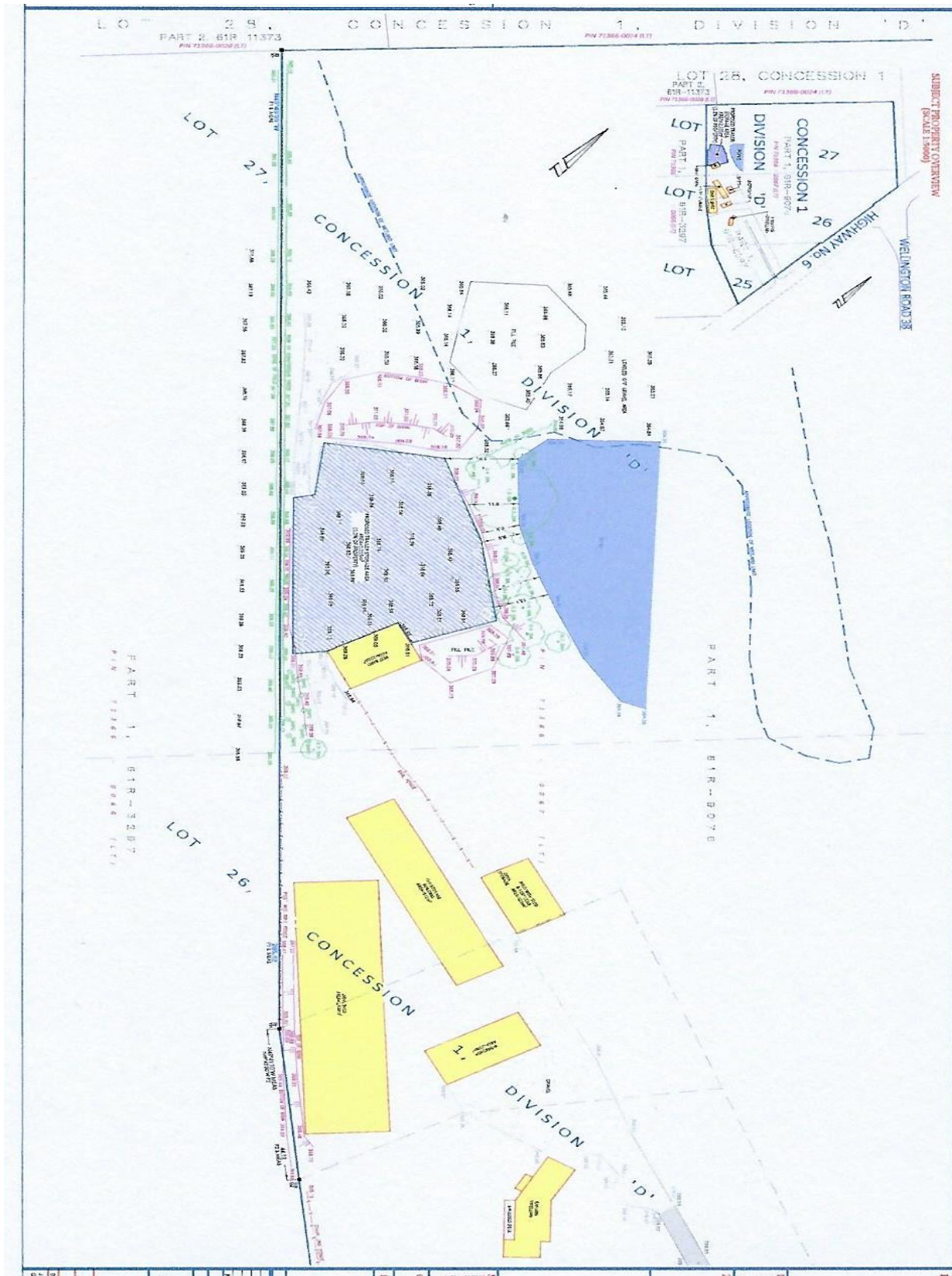




Figure 2 Aerial Photograph



### **3. The Proposal**

#### **3.1. Hasson Farming Operations**

Hasson farms, which operates under the legal entity of Canadian Red Brand Inc., is an 18.6 ha. (46 acre) beef farm and the beef barn will accommodate 50 head of feeder beef. Cash cropping is also undertaken on the arable land. The farm was acquired in 2018.

The farm operates in conjunction with other family farms owned by an uncle (40 ha.) and a cousin (120 ha.) which also are beef and cash crop farming operations. These farms are located nearby on Highway 6 in Centre Wellington Township and in Guelph-Eramosa Township near Maryhill.

The farm operates under Farm Registration No. 4308698.

#### **3.2. Seasonal Recreational Vehicle Storage Facility**

The subject property has a gravel surface to the rear of the existing building envelope which has been used since 20xx for seasonal storage of recreational vehicles. These are primarily pull-along trailers, but occasionally vehicle motor homes and boats. The rental income from this off-season storage supplements the farm income of the property, typical of the purpose of an on-farm diversified use.

The gravel area is also part of the farm operations because of the relationship with Semex, which is described the next Section of this report.

#### **3.3. Relationship with Semex**

Semex is located across Highway 6 in Guelph-Eramosa Township and is an international agricultural genetics company. Hasson farms is an accredited isolation facility used by Semex. When Semex purchases bulls from another location they must be quarantined at an isolation facility for 90 to 120 days. This is for the security of the main Semex facility while the cattle are tested to make sure they are healthy and disease free. This typically happens from May to October and can be between 4 and 10 bulls at a time.

The gravel area where the seasonal recreational vehicle storage is proposed is used during this time for cattle truck deliveries and turning movements. During the alternate time of the year, it provides a suitable location for the seasonal recreation vehicle storage.

## 4. Provincial Planning Context

### 4.1. Provincial Policy Statement 2024 (PPS 2024)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act and the current PPS came into effect May 1, 2020. Section 3 requires that *“the decisions affecting planning matters shall be consistent with policy statements issued under the Act.”*

The current version of the Provincial Policy Statement (PPS) came into effect on October 20, 2024 and replaces the previous PPS that came into effect on May 1, 2020. Concurrently the new PPS 2024 also replaces the A Place to Grow Growth Plan for the Greater Golden Horseshoe consolidating elements of both into a single land use policy document.

#### 4.1.1. Relevant Policies

Applicable policies in the PPS 2024 which should be considered include:

- Section 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 definitions set out in Section 6.0 of the PPS 2024 includes the following:

*“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. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.”*

- Section 2.5 Rural Areas in Municipalities

*“1. Healthy, integrated and viable rural areas should be supported by:*

- a) building upon rural character, and leveraging rural amenities and assets;*
- d) using rural infrastructure and public service facilities efficiently;*

- e) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- h) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.”*

It is noted that Rural Areas are defined in the PPS 2024 as:

*“Rural areas: means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.”*

- Section 4.1 Natural Heritage:

1. *“Natural features and areas shall be protected for the long term.*
2. *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
3. *Natural heritage systems shall be identified in Ecoregions 6E & 7E<sup>1</sup>, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
4. *Development and site alteration shall not be permitted in:*
  - a) *significant wetlands in Ecoregions 5E, 6E and 7E<sup>1</sup>; and*
  - b) *significant coastal wetlands.”*

Natural heritage features are to be protected. The subject lands are located within Ecoregion 7E, and development and site alteration is not permitted within significant wetlands. The subject application does not propose any development within significant wetlands.

- Section 4.1.8 further states:

*“8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”*



Adjacent lands is further defined in the PPS 2024 as:

*“for the purposes of policy 4.1.8, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;”*

For the purposes of adjacent lands, the subject application proposes maintaining a 15 metre setback from the existing pond. This includes reinstatement to a grassed area of a small existing gravel surface area. This is dealt with in a Stormwater Management Brief proposed by Van Harten Land Surveyors & Engineers which is being submitted with the application. This report, and consultations with Grand River Conservation Authority is further detailed in Section 6.3 of this report.

- Section 4.3.1 General Rules for Agriculture:

*“1. Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.*

*2. As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.”*

These general policies provide that the agricultural land base is to be protected and the long-term economic prosperity of the agricultural system supported.

- Section 4.3.2 Permitted Uses:

*“1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.*

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

Permitted Uses, in addition to agricultural uses, include on-farm diversified uses which are compatible with and do not hinder agricultural operations, and based on provincial guidance.

On-farm diversified uses are defined as:

*“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, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.”*

#### **4.1.2. Summary of the Relevant Policies**

- i. the PPS 2024 states that prime agricultural areas and uses are to be protected and their long-term economic prosperity supported,
- ii. the PPS 2024 policies for natural heritage areas state that development or site alteration within significant natural features or adjacent lands is not permitted unless it has been demonstrated that there are no negative impacts on the natural features. The application proposes a 15m or greater setback from the wetland feature and the existing pond on the property to ensure there is no negative impact.
- iii. the PPS 2024 permits on-farm diversified uses in prime agricultural areas which are secondary to the principal agricultural use and are limited in area. The guidelines for such uses are further reviewed in Section 4.3 of this PJR.
- iv. the proposed use will not cause any negative impact on agricultural use of the subject property or adjacent properties and utilizes an area which is also functions as part of the agricultural function on the property.

#### **4.2. Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas: Publication 851**

This document is issued by the Ministry of Agriculture, Food and Rural Affairs. It indicates that the criteria for the uses permitted in prime agricultural areas are specifically derived from PPS policies and definitions. Section 1.3 sets out the two key objectives of the guidelines which are maintaining the land base for agriculture and supporting a thriving agricultural industry and rural economy.

##### **4.2.1. Principles of Permitted Uses**

- Section 1.4 of the guidelines states:

*“The intent of the PPS and these guidelines is to allow uses in prime agricultural areas that ensure settlement areas remain the focus of growth and development and:*

- *agriculture remains the principal use in prime agricultural areas*
- *prime agricultural areas are protected for future generations*
- *land taken out of agricultural production, if any, is minimal*
- *regard is given to the long-term (multi-generational) impact on prime agricultural areas*

- *normal farm practices are able to continue unhindered*
- *agricultural and rural character and heritage are maintained as much as possible*
- *uses are compatible with agricultural uses*
- *they make a positive contribution to the agricultural industry, either directly or indirectly*
- *servicing requirements (e.g., water and wastewater, road access, fire service, policing) fit with the agricultural context”*

#### 4.2.2. Permitted Uses in Prime Agricultural Areas

Permitted uses in prime agricultural areas include agricultural uses, agriculture-related uses and on-farm diversified uses. The Hasson farming operation is primarily an agriculture use; however, the proposed zoning amendment to permit an additional on-farm diversified use is to support and complement the overall agricultural operation.

#### 4.2.3. PPS Criteria for On-Farm Diversified Uses

Section 2.3.1 of the Provincial Guidelines set out the following criteria for on-farm diversified uses, and states that all of the criteria must be met:

- 1) *“Located on a farm that is actively in agricultural use;”*

The current 18.6 ha. farm is actively farmed by the Hasson family, and in conjunction with other farms in the area owned by family members. Additional details of the overall agricultural operation are provided in Section 3.1 of this PJR.

- 2) *“Secondary to the principal agricultural use of the property;”*

The recreational vehicle storage area is secondary to the principal agricultural use of the property. In spatial terms the expanded use will only occupy 2,235 m<sup>2</sup> which is approximately 1.2% of the entire property. The maximum lot coverage for an on-farm diversified use is recommended in the Guidelines as 2%, and less than 1 ha, so the proposed use meets those criteria. In temporal terms, the proposed use is active from Fall to Spring when there is a need for such storage of recreational vehicles. As noted in Section 3.3 of this report, for the remainder of the year the subject lands are used as part of the agricultural operation, specifically for the delivering and turning movement of trucks picking up and delivering cattle for quarantining at the Hasson farm.

- 3) *“Limited in area, minimized the amount of land taken out of agricultural production and limited off-site impacts;”*

As noted above, the area of land occupied by the on-farm diversified uses is limited in area. The area calculation does not include the driveway accessing the seasonal storage area, which is also used to access the overall agricultural use and buildings. This approach is consistent with the Provincial Guidelines. No

significant off-site impacts are anticipated with the use as noted in the comments provided in Section 6 of this report.

- 4) *“Including, but not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural production;”*

The following uses are taken from the definition in the PPS however as noted in the Guidelines, other uses which meet the criteria of the PPS may also be suitable.

- 5) *“Shall be compatible with, and not hinder, surrounding agricultural operations.”*

The proposed storage use will not have any negative impact on the Hasson farm or adjacent agricultural operations, and as noted above utilizes an area which also functions as part of the agricultural operation.

#### 4.2.4. **Examples of On-Farm Diversified Uses**

Section 2.3.2 of the Guidelines provides examples of uses that could be considered as on-farm diversified uses if they meet the foregoing PPS criteria. Examples given include home industries and references seasonal storage of boats or trailers as an example.

#### 4.2.5. **Summary of Relevant Guidelines**

- i. The proposal is consistent with the OMAFRA guidelines criteria for on-farm diversified uses in of spatial and temporal terms.
- ii. Seasonal storage of recreational vehicles is specifically noted in the Guidelines as an example of an on-farm diversified use.

### 4.3. **Minimum Distance Separation (MDS) Requirements**

The above document is published by the Ministry of Agriculture Food and Rural Affairs (Publication 853). Guideline 35 of that document addresses MDS setbacks for Agriculture-Related Uses and On-Farm Diversified Uses. Guideline 35 states:

*“MDS setbacks from existing livestock facilities and anaerobic digesters will generally not be needed for land use planning applications which propose agriculture-related uses and on-farm diversified uses. However, some proposed agriculture-related uses and on-farm diversified uses may exhibit characteristics that could lead to potential conflicts with surrounding livestock facilities or anaerobic digesters. Therefore, it may be appropriate for municipalities to require an MDS set back to permit certain types of these uses.*

*Typically, this subset of uses may be characterized by a higher density of human occupancy or activity or will be uses that may generate significant visitation by the*

*broader public to an agricultural area. Examples include, but are not limited to: food service, accommodation, agri-tourism uses and retail operations.*

*Surrounding land uses and geographic context can also play a role in determining the suitability of applying MDS setbacks to proposed agriculture-related uses, on-farm diversified uses and agricultural uses.*

*For reasons, and in keeping with the intent of this MDS Document, municipalities may choose to require and MDS setback for proposals, including lot creation, to permit certain types of agriculture-related uses or on-farm diversified uses. In these circumstances, agriculture-related uses and on-farm diversified uses shall be considered as Type A land uses. Municipalities shall include specific provisions in their comprehensive zoning by-law to clearly indicate the types of agriculture-related uses and on-farm diversified uses that will be required to meet MDS I setbacks, including provisions related to the measurement of MDS I setbacks from existing livestock facilities and anaerobic digesters. Otherwise, MDS I setbacks will NOT be required for these types of uses”*

It is noted that Guelph-Eramosa Township Zoning Bylaw 40/2016, specifically Sections 4.24.1 and 6, do not indicate any specific MDS regulations for on-farm diversified uses. The use does not generate higher human activity similar to the examples provided above so it is also reasonable that no MDS requirement should be generated by the use.

Nonetheless, a review of surrounding properties indicates that the closest livestock facility is approximately 600 m. from the proposed on-farm diversified use. No MDS I conflict is anticipated.



## 5. Local Planning Context

### 5.1. Wellington County Official Plan (County OP)

The Wellington County Official Plan came into effect on May 6, 1999, and has subsequently been amended numerous times. The subject lands are designated Prime Agricultural Area and Core Greenlands on Schedule A3 of the Plan. The area of the farm cluster of buildings and the on-farm diversified use on the property are located within the Prime Agricultural Area designation.

#### 5.1.1. Relevant Policies of County OP

The relevant policies of the Plan include:

- Section 4.2.6 states:

*“In the Rural System, home businesses similar to those allowed in the Urban System are encouraged. Additionally, the following uses may be considered:*

- *sales outlets for agricultural products produced on the farm;*
- *home industries which are small in scale with limited employees, and minimal off site impact;*
- *bed and breakfast establishments*
- *farm vacation enterprises”*

- Section 5.6.2 Development Impacts states:

*“Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:*

- a) identify the nature of the features potentially impacted by the development;*
- b) prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable;*
- c) address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.”*

It is noted that adjacent lands is defined in Part 15 of the Plan as follows:

*“Adjacent lands:*

- *means those lands, contiguous to a specific natural heritage feature or area, where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be*

*recommended by the Province or based on municipal approaches which achieve the same objectives;”*

As noted in Section 4.1 of this report no development is proposed in the wetland feature and a 15 m setback is proposed on adjacent lands. The subject proposal was submitted to the Grand River Conservation Authority (GRCA) for preliminary review prior to submission of the zoning amendment application. Their comments are further reviewed in Section 6.3 of this report.

- Section 6.4.3 Permitted Uses indicates the following relevant uses:

*“Permitted uses and activities in Prime Agricultural Areas may include:*

- a) Agricultural uses*
- b) Secondary uses including home businesses and farm businesses*
- d) Existing uses”*

- Section 6.4.4 Home Businesses and Farm Businesses states:

*“Home businesses are home occupations and home industries that are secondary to the principal use of the property and may be allowed, subject to zoning provisions, as a means of supplementing farm incomes and providing services in agricultural areas and may include:*

- *home industries which are small in scale with a limited number of employees, and minimal use off-site impacts – examples include minor equipment repair, woodworking, crafts, and welding”*

### **5.1.2. Summary of Relevant County OP Policies**

- i. Permitted uses in the Prime Agricultural Area designation include agricultural uses and secondary uses including home businesses and farm businesses.
- ii. The Plan encourages home businesses which are small in scale with limited employees and minimal off-site impacts. The proposed use does not have any employees living off-site and does not impact adjacent uses. It is further noted that the County OP has not yet been updated to reflect the current language for such uses set out in other Provincial planning documents referred to in Section 4 of this report.
- iii. Preliminary review of the proposal by GRCA indicated that they were unlikely to object to a zoning amendment for the existing storage facility but would not support any encroachment toward the wetland.

## 5.2. Township of Guelph-Eramosa Zoning Bylaw 40/2016

### 5.2.1. Background

Township of Guelph-Eramosa Zoning Bylaw 40/2016 was adopted in October, 2016. For purposes of this section of the report references are to the December 2022 consolidated version of the Zoning By-law available on the Township website.

### 5.2.2. Current Zoning

The Zoning Bylaw currently zones the subject property as Agricultural (A) zone and Environmental Protection (EP) Zone. The area of the property where the agricultural building cluster and proposed seasonal storage use is located is zoned Agricultural (A). The permitted uses for the A zone set out in Section 6.1 of the Bylaw include agricultural uses, a farm business and farm home industry, subject to specific regulations and other applicable provisions of the By-law.

The relevant definitions from the Bylaw are as follows:

*“**Agricultural Use**, means a use of land, buildings or structures for the growing of crops, including nursery, greenhouse, mushroom, and horticultural crops; raising of livestock and other animals for food, fur or fiber, aquaculture; apiaries; agro-forestry; maple syrup production; research and/or breeding station/ riding/training stables, and associated on-farm buildings and structures (including for packing, treating and storing farm products, a farm related tourism business, and a farm product sales outlet), but does not include an abattoir, a kennel, or a rendering plant.”*

*“**Farm Home Industry**, means an occupation which is carried out on a farm as an accessory use, in accordance with the provisions of this By-law”*

The definition of Farm Home Industry closely aligns with the Provincial and County policies referred to earlier in this report.

Section 6.2.9 states:

*“6.2.9 Limits in Area for Non-Agricultural Uses  
The associated buildings, structures, parking and loading areas of farm home industries, kennels, and farm businesses shall not occupy a combined area exceeding 2% of the lot area, to a maximum of 0.4 hectares in area.”*

Based on the proposed storage area of 2,215 m<sup>2</sup>, which is 1.2% of the total farm size the proposed uses comply with the provisions of Section 6.2.9.

Section 4.13 sets out other applicable provisions regulating farm home industries as analyzed in the following table:

Section 4.13 Provision		Comments
1.	<i>A <b>farm home industry</b> must be located on a farm, and shall be secondary to the <b>agricultural use</b>.</i>	The use is located on a farm and is secondary to the agricultural use as described in Section 3 of this PJR.
2.	<i>A <b>farm home industry</b> shall include a carpentry shop a <b>contractor or tradesperson establishment</b>, a welding shop, a <b>machine shop</b>, a plumbing shop, an electrical shop, furniture fabrication, assembly and repair, tool and equipment repair shop, small engine repair, farm implement repair, or a <b>use</b> of a similar nature to those listed above.</i>	Seasonal recreational vehicle storage is not specifically referred to, however uses of a similar nature are permitted. It is noted that such a home industry is specifically referred to as an example of an on-farm diversified use in the Provincial Guidelines referred to in Section 4.3 of this PJR.
3.	<i>The <b>farm home industry</b> must employ at least one <b>person</b> who dwells on the property and may employ two additional employees.</i>	The seasonal storage is operated by the owner of the property who lives on-site and has no additional employees.
4.	<i>All <b>buildings, structures, parking areas</b> and loading areas <b>used</b> for the <b>home farm industry</b> shall not occupy an area exceeding 2% of the <b>lot</b>, to a maximum of 0.4 hectares in area.</i>	The same requirements as Section 6.2.9 of the Zoning By-law and the proposal complies with this provision.
5.	<i>A <b>farm home industry</b> must be appropriate for rural servicing and be compatible with <b>agricultural uses</b>.</i>	No services such as water and septic are required to support the use. The existing driveway provides access for the agricultural use as well as the seasonal storage use. Land use compatibility is addressed in Section 6.1 of this report.
6.	<i>There shall be no <b>open storage</b> of materials, supplies, tools, equipment or goods which are <b>used</b> for, or result from, the <b>farm home industry</b>.</i>	There is no open storage uses such as described in this provision. The recreational vehicle units are stored outside and the proposed Zoning Bylaw amendment can address this.
7.	<i>A <b>farm home industry</b> must comply with all applicable by-laws and regulations such as noise and parking regulations.</i>	Noted and to be complied with.

In summary, the proposed use should be considered as similar to a farm home industry and complies with the applicable By-law provisions subject to clarification in the amending By-law that outside storage of recreational vehicles is permitted.

## 6. Other Planning Considerations

### 6.1. Land Use Compatibility

The aerial photograph shown as Figure 2 of this report shows the setting of the subject property. The seasonal recreational vehicle storage area on the property is well removed from Highway 6, and shielded by vegetation and buildings so it is not visible to passing traffic.

The immediately adjacent lands are agricultural fields so there is no compatibility concern. There are also rural residential properties located about 450 m. from the storage area so there is a significant distance buffer from these uses.

It is noted Pre-consultation Meeting Notes received from the Township that a subsequent site plan approval application will be required. This provision will provide the opportunity to address any typical site plan concerns.

In summary, it is my opinion that the proposed storage facility is a compatible land use.

### 6.2. Traffic Considerations

The proposed use will generate minimal vehicle trips to the property. Often the recreational vehicles are dropped off in the Fall for storage and picked up in the Spring for use by their owners, which results in minimal vehicle trips being required to the use. It is also noted that there are no employees for the business other than the property owner, so no additional traffic is generated by employees.

Access to the storage area on the property is provided by the existing farm driveway, which is accessed from Highway 6. Highway 6 is a paved Provincial level highway. MTO was provided with details about the proposal for preliminary review in 2023 and provided the following comment:

*“MTO has no objection with the site specific zoning change as proposed, with the condition that the owner is required to submit a permit application and obtain an update MTO Entrance Permit, to identify this additional site specific use.”*

The requested condition can be addressed as part of the approval process.



### 6.3. Grand River Conservation Authority Comments

The application was submitted to GRCA for preliminary comments and by email of June 29, 2023 GRCA staff stated:

*“GRCA would likely not object to the formalization of the existing outdoor storage location, but may not support further encroachment towards the wetland without an accompanying wetland delineation and scoped EIS showing no negative impact to the adjacent wetland.”*

For the pre-consultation GRCA staff provided more detailed comments stating:

*“Information available at this office indicates that a portion of the subject property is regulated by the GRCA due to the presence of the Speed Lutteral Swan Creek Provincially Significant Wetland (PSW) Complex, watercourse/waterbody, and the regulated allowance to these features. Proposed development/site alteration with GRCA regulated areas will require prior written consent from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06. I have included GRCA resource mapping as an appendix to this letter.*

*We request that our regulated feature limits (as noted above) be included on the site plan drawings. GIS data layers for these features can be accessed on our website here.*

<https://data.grandriver.ca/downloads-geospatial.html>

*Please confirm that the proposed land use change will be outside of the wetland. Minimum distance from feature limits to the proposed trailer storage should be indicated. A proposed land use change within the wetland would not be supported by the GRCA without completion of an Environmental Impact Study (EIS) showing no negative impact to the wetland.*

*A proposed setback of less than 15 metres from the wetland may require a scoped EIS justifying the reduced setback.”*

The separation distance referred to by GRCA from the wetland feature to the seasonal recreational vehicle storage area are shown on the site plan submitted with the zoning amendment application; and is over 18 m. from the wetland feature and 15 m. from the waterbody (pond). This information is detailed in the Stormwater Management Brief prepared by Van Harten Surveying & Engineering submitted with this application. This brief proposes to reinstate a small portion of existing gravel storage area within the 15m setback from the pond to grassed surface and no further encroachment toward the pond is proposed.

Based on the foregoing information, and the input received from GRCA, an EIS has not been prepared.

## 6.4. Source Water Protection

Wellington Source Water Protection (WSWP) provided comments dated September 7, 2023, as follows:

*“Based on our review of the submitted documents, WSWP have no objections to the proposed application, subject to the following requirements and conditions:*

- 1. Pursuant to the Clean Water Act, Section 59 Notices are not required for this application under the Planning Act or Ontario Building Code. Please note that if the nature of this proposal changes to include chemical waste and handling, Notices and a Risk Management Plan for DNAPL’s will be required. See further information below.*
- 2. That the owners or their agents submit the following plans, report and/or documentation to the satisfaction of the Township Risk Management Official:*
  - a. The Drinking Water Threats screening form;*
  - b. A liquid fuel handling/storage and spill response procedure;*
  - c. Documentation of any Provincial Approvals (ECA, PTTW, etc.) subject to the proposal;*
  - d. Documentation of any transport pathway proposed for the development.”*

The pre-consultation comments require that a Source Water Protection Application Screening Form be provided, which has been submitted under separate cover.

## 7. Report Conclusions

The conclusions of this planning justification report are:

- i. The Hasson family, operating as Canadian Red Brand Inc, have operated a farm on the subject property for approximately 6 years. In addition to farming operations, they operate a quarantine facility for Semex, an adjacent large agriculture-related use. The proposed zoning amendment is consistent with the PPS 2024.
- ii. The existing seasonal recreational vehicle storage area meets the outlined criteria for on-farm diversified uses as set out in the OMAFRA document Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.
- iii. The proposed seasonal recreational vehicle storage area generally conforms to the policies of the Wellington County OP for a farm business.
- iv. The seasonal storage use complies with the requirements of Township of Guelph-Eramosa Zoning-By-law 40/2016 for a farm home industry, subject to the amending zoning by-law clarifying that outdoor recreational vehicle storage is to be permitted.
- v. The planning justification report has addressed land use compatibility and traffic impacts and no adverse impacts are anticipated.
- vi. Based on the proposed setback of the seasonal storage use from the adjacent natural feature, consistent with applicable Provincial and County policies, an EIS has not been undertaken.

In conclusion, it is my opinion that the changes proposed by the zoning amendment for the subject property are therefore appropriate and represent good planning.

Respectfully submitted

JL Cox Planning Consultants Inc.

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