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BY EMAIL ONLY

March 21, 2023

Rossalyn Workman, MURP, RPP, Dipl.M.M.
Community Planner, Approvals and Policy
Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

**RE: The New Farm Zoning By-law Amendment Application
9783 Nottawasaga Sideroad 6/7**

Thank you for meeting virtually with Brent Preston and I on March 20, 2023, regarding the subject matter and the upcoming Public Meeting to be held on March 29, 2023.

Regarding the Public Meeting, I confirm that we will present, in-person, the attached PowerPoint Slide Presentation.

As you will note on the PowerPoint, we have provided the following additional details and refined the subject application as follows.

On-farm Diversified Uses (OFDU)

The New Farm is focused on growing the finest organic vegetables, produced in a way that enhances our environment and community with the production and processing and packaging of premium quality organic vegetables for restaurants, retail stores and wholesale customers remaining the primary focus of the farm.

However, it has become apparent that there is a need to provide a place where fellow farmers, educators, food industry professionals, and all those interested in learning about sustainable farm practices can come and learn first-hand what this entails and how they can implement these practices. In support of this, we propose to offer tours of our greenhouses, gardens, and fields along with educational sessions, tastings and meals produced from the local area within the New Farm Kitchen/Farm Sustainability Centre. It is noted that the New Farm Kitchen/Farm Sustainability Centre can accommodate up to 30 guests and is currently permitted/authorized by the Simcoe Muskoka District Health Unit.

In addition, there is an intent to celebrate the farm experience and local agricultural products and foods with occasional special event offerings as an extension of the Farm Sustainability Centre for up to 120 guests (indoor and open air). Regarding this use, it is noted that the Agricultural (AG) Zone lists as permitted the following:

- “Temporary agricultural fair or exhibition” as a permitted use, subject to duration (1 month), not involving the construction of any permanent buildings or structures and meeting the other provisions of the Zoning By-law; and
- “Temporary accessory seasonal outdoor attraction such as a farm tour, a maze, an agriculturally related play or activity area”.

We confirm that dedicated retail sales/operations, weddings, wedding receptions and overnight accommodation are NOT proposed as part of the subject application to permit OFDU.

In summary, the proposed uses that we desire to be recognized are those uses permitted in the Agricultural (AG) Zone along with those referenced above.

On-farm Diversified Use Area

As reflected on the attached, the OFDU Area has been refined to reflect 2% of the farm (96.68 acres/39.125 ha x 0.02 = 1.93 acres/0.78 hectares), this is consistent with the recommended policy direction contained in the Guidelines to Permitted Uses in Ontario’s Prime Agricultural Areas for OFDU uses to be limited in area.

The OFDU Area depicted is inclusive of the following:

- 50% of the laneway giving access to the OFDU Area
- Parking and drive aisles associated with the OFDU (38 parking spaces at 3.0 metres x 6.0 metres, 2 accessible parking spaces and a 7.0 metre wide drive aisle)
- 1 loading space
- Barn
- New Farm Kitchen/Farm Sustainability Centre, including the associated on-site sewage system

You will note that the OFDU Area has been substantially restricted to the existing non-productive area of the farm.

On-farm Diversified Use – Gross Floor Area of Buildings

The Guidelines to Permitted Uses in Ontario’s Prime Agricultural Area recommends that the gross floor area of buildings used for OFDU Uses be limited (i.e. 20% of the 2% OFDU Area). Regarding this, 20% of 1.93 acres/0.78 hectares represents 16,814 square feet/1,562 square metres.

The existing gross floor area proposed to be dedicated to OFDU Uses is substantially less than the maximum amount recommended by the Guidelines and although future buildings and/or additions dedicated to OFDU Uses are not proposed at this time, it would be appropriate to consider a limitation on the gross floor area for OFDU Uses to 10,000 square feet/929 square metres.

Parking and Loading Space Requirements

The Clearview Township Zoning By-law requires parking based on the proposed use of the land, building or structure with restaurants, assembly hall and banquet hall uses requiring 1 parking space for 3 seats, 1 parking space per 3 occupants and 1 parking space per 5 occupants respectively.

Although the majority of the operations will be focused on the New Farm Kitchen/Farm Sustainability Centre, which has an occupant load of 30 persons and for which a maximum of 10 parking spaces would be required, considering that there is an intent to celebrate the farm experience and local agricultural products and foods with occasional special event offerings as an extension of the Farm Sustainability Centre for up to 120 guests (indoor and open air), it is appropriate to consider the provision of 40 parking spaces (1 parking space per 3 persons). It is noted that 2 of these parking spaces would be dedicated accessible parking spaces.

As to loading spaces, the Zoning By-law does not specify loading requirements for agricultural uses. Notwithstanding this, a loading space is proposed to be provided near the existing barn.

Refined Site Plan – On-farm Diversified Use

As noted above, the OFDU Area has been refined as depicted on the attached.

New Dwelling

The proposed location of the new dwelling remains as originally presented.

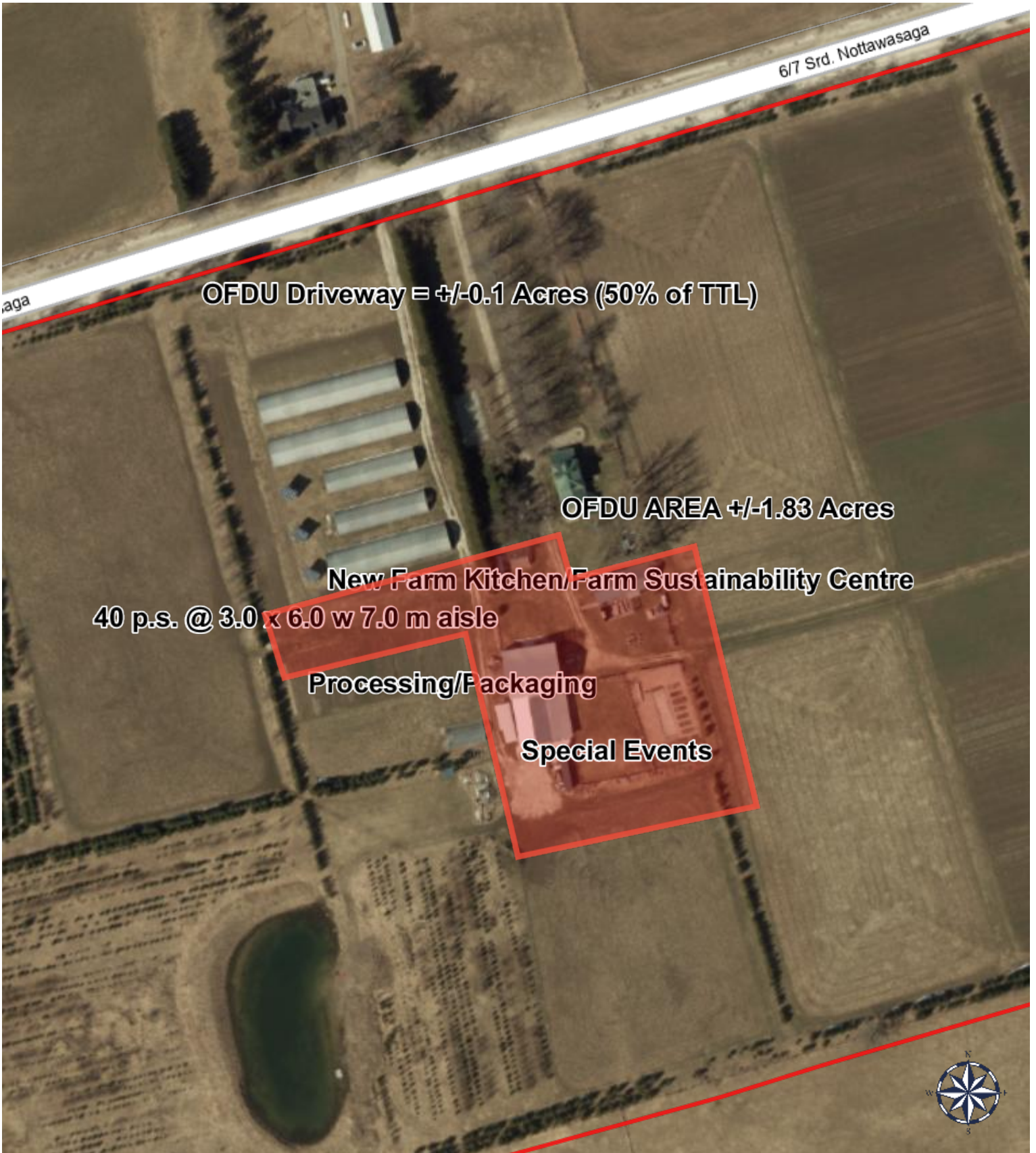
Respectfully,



David Finbow

Attach.

County of Simcoe - Web Map



OFDU Driveway = +/-0.1 Acres (50% of TTL)

OFDU AREA +/-1.83 Acres

New Farm Kitchen/Farm Sustainability Centre

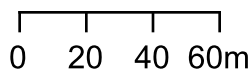
40 p.s. @ 3.0 x 6.0 w 7.0 m aisle

Processing/Packaging

Special Events



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