



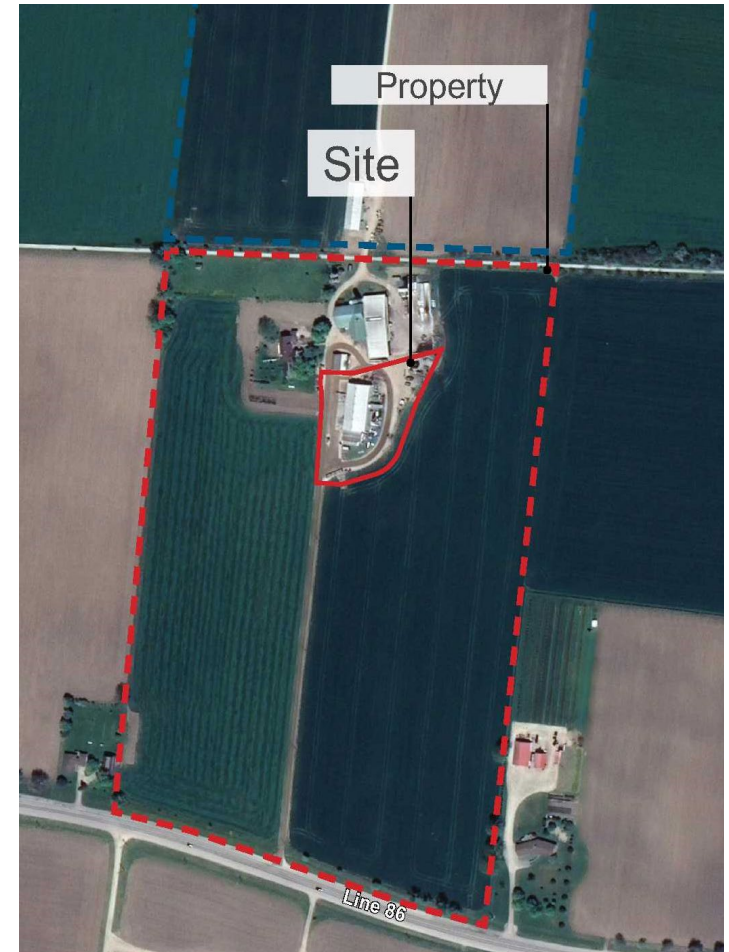
6681 Line 86 Zoning Amendment

Reist Farm Supplies

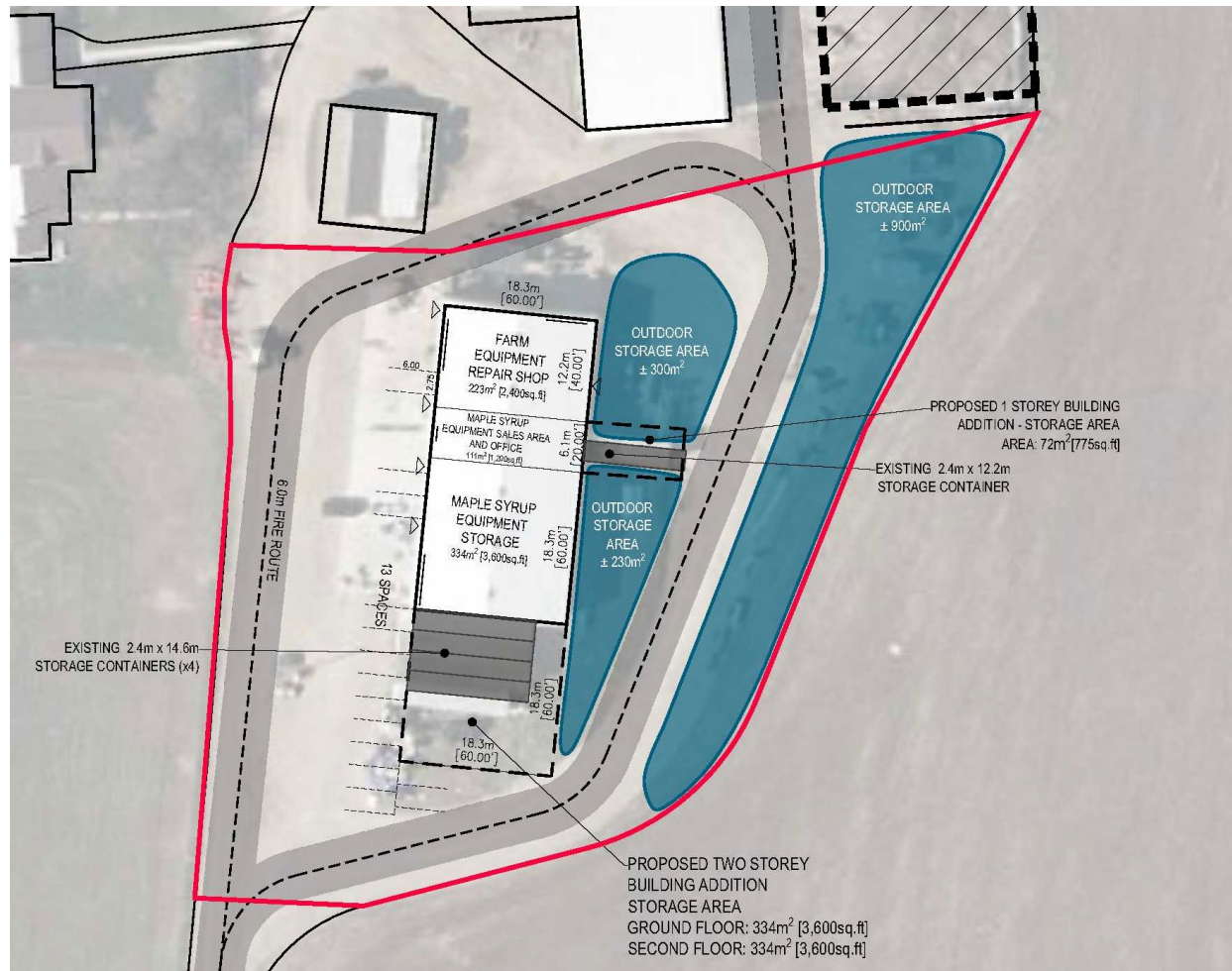
Public Meeting:
September 21st, 2021

Site Context

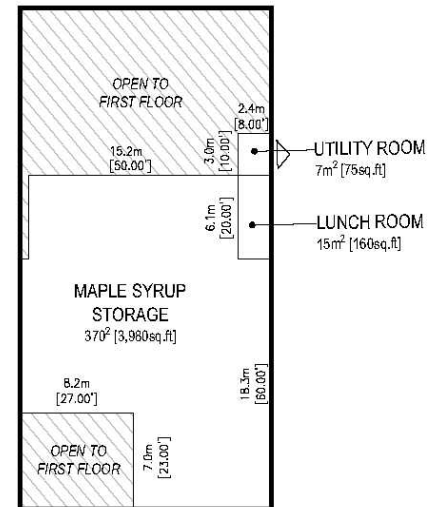
- Agricultural property with existing agricultural equipment sales and service, maple syrup supplies/equipment sales, and bulk maple syrup sales businesses (established on Site 2006)
- 2.5km east of Elmira
- Surrounded by agricultural uses
- 14.98 ha (37 ac) property, with 24 ha (58 ac) additional agricultural land north of the Kissing Bridge Trail
- Proposed zoning amendment area 0.58ha (1.4 acre)



Site Context



SECOND FLOOR FLOOR PLAN
1: 500



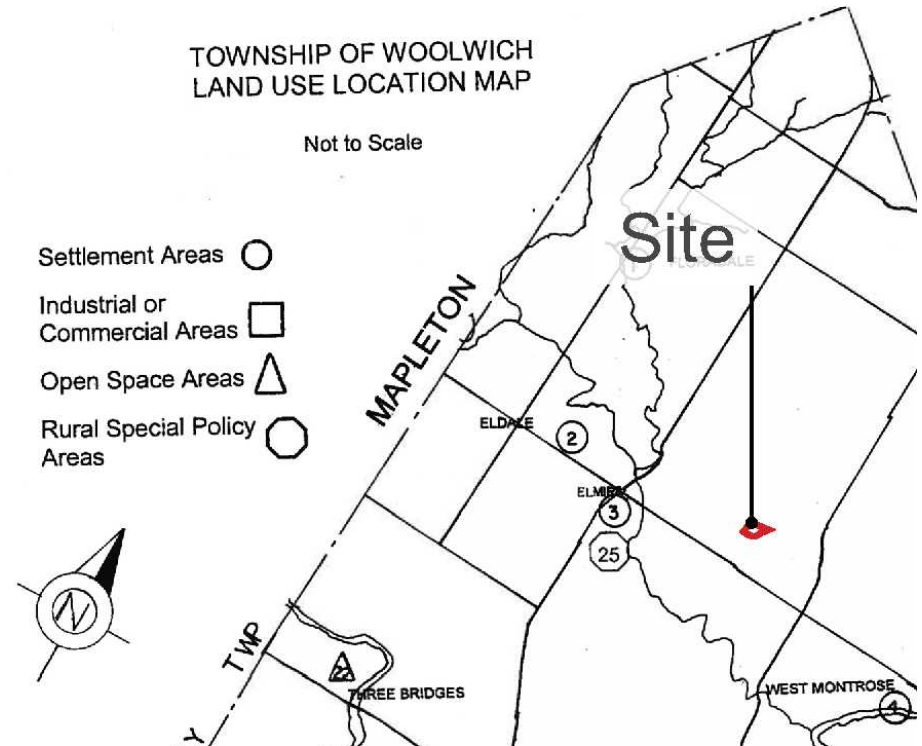
Provincial Guidelines

Criteria for Agricultural Related Uses

1. Farm-related commercial and farm-related industrial uses
2. Shall be compatible with and shall not hinder surrounding agricultural operations
3. Directly related to farm operations in the area
4. Supports agriculture
5. Provides direct products and/or services to farm operations as a primary activity
6. Benefits from being in close proximity to farm operations

Current Designation

- Located within a Prime Agricultural as outlined in the Regional Official Plan
- Designated Rural in the Township Official Plan permitting farming as well as farm-related non-residential uses
- Farm-related uses policies are to comply with policies in section 6.1.1.4 related to:
 - Zoning conformity;
 - Avoidance of Prime Agricultural lands
 - Prohibit development in woodlots and minimize impacts on Environmental Areas
 - Analysis of land use compatibility



Current Zoning

- Zoned Agricultural “A” which permits farming
- All zoning provisions including lot size, depth, parking etc. can be met.



Proposed Zoning

- Site specific zoning to permit the existing businesses as agricultural related uses
- The zoning would be limited to the 0.58ha (1.4 acre) Site



Conclusion

- A change of use building permit will be required as well as Site Plan Approval to formalize the layout of the Site
- The proposed amendment will allow the Applicant to continue operating the existing businesses on the site, providing agricultural equipment sales and services, maple syrup equipment and bulk maple syrup collection options to the surrounding agricultural community

Questions?