



Council Meeting

Zoning By-law Amendment
Application No. ZC 02/2024

881 Weber Street North, Township of Woolwich
Agricultural & Agricultural-Related Uses

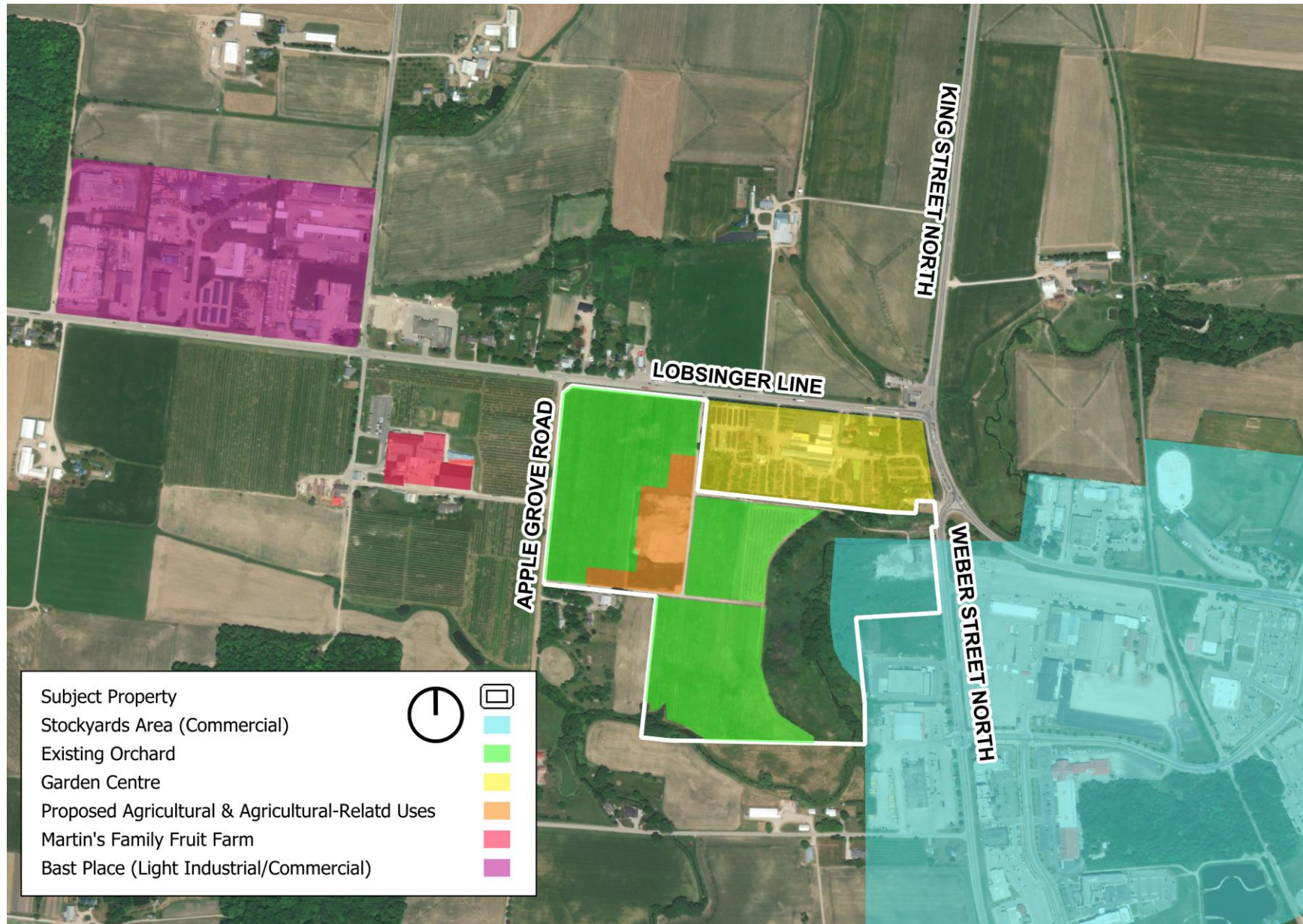
November 18, 2024

Active Orchard with Growing Harvest

- Orchard planted in 2018
- **14 hectare** area containing:
 - 5,000 European and Japanese Plum
 - 15,000 Honey Crisp and Gala Apples
 - 1,000 Cold Snape and Harrow Crisp Pear
 - 500 Apricot Trees
- Over 22,000 pounds of fruit harvested last year
- Growing harvest as orchard matures
- Urgent need for on-site facilities for storage, processing, fruit store and farm worker accommodation



Unique Urban / Agricultural Interface






Land Set Aside for Proposed Uses



Lands subject to
Zoning Bylaw
Amendment

881 Weber St N

Master Plan of Agricultural Cluster

-  **Area C** - Agricultural & Agricultural-Related Uses
-  **Area D** - Permanent & Temporary Farm Help Accommodations
-  **Existing Orchard**

Lands subject to Zoning Bylaw Amendment



Purpose of Zoning Bylaw Amendment

Enhance agricultural productivity of existing orchard by permitting:

- Orchard Processing Operation
 - Fruit Storage
 - Cold Storage
 - Fruit Pre-cooling
 - Fruit Washing
 - Fruit Packing
 - Shipping/Receiving

- Agricultural Research & Training Centre

- Farm Help Accommodations

All uses & facilities to be housed within central agricultural cluster

Ongoing Collaboration with Staff to Improve Proposal

- Design considerations for enhanced compatibility
- Prioritizing the sale of goods produced on-site
- Confirmation of MDS compliance
- Satisfaction of all Township and Agency Comments

Significant Benefits to Existing Orchard

- Supports enhanced agricultural productivity on-site and within Township
- Utilizes area set aside from existing orchard
- Farm store supports economic and tourism activity
- Spin-off benefits for other farms and agricultural-facilities in Township
- Farm building cluster maintains rural/agricultural character of orchard

Thank You

