



PLANNING JUSTIFICATION REPORT

Vineyard Winery Development

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1.0 INTRODUCTION

Georgian Planning Solutions has been retained by Miller Golf Design Inc. to prepare a Planning Justification Report to support a County and Local Official Plan Amendment, a Zoning By-law Amendment and Site Plan Approval Applications to support a Vineyard Winery Development in the Municipality of Meaford in Grey County.

1.1 SITE LOCATION

The subject lands are located at 357038 The Blue Mountains–Meaford Townline in Meaford in the County of Grey. (Figure 1: Location Map)

Specifically, the lands comprise of Con 1, PT Lot 1, PT Lot 2 & RP16R7631 Part1 & RP16R886 Part 1, Blue Mountains/Meaford Townline, County of Grey. The lands comprise approximately 606,000 square metres (60.6 hectares).



Figure 1: Location Map

2.0 REQUIRED APPROVALS

The following planning approvals are required in order to implement the proposal:

1. Official Plan Amendment to the County of Grey Official Plan
2. Official Plan Amendment to the Municipality of Meaford Official Plan
3. Zoning By-Law Amendment to the Municipality of Meaford Zoning By-Law 60-2009
4. Site Plan Approval

3.0 PROPOSAL

The Vineyard Winery Development lands are currently designated 'Rural' and 'Hazard' in the County of Grey Official Plan (Figure 2: Schedule A Land Use Designation Map 1) and 'Rural' and 'Environmental Protection' in the Municipality of Meaford Official Plan (Figure 3: Municipality of Meaford Official Plan Schedule A Land Use). The property is zoned Rural (RU), and Environmental Protection (EP) in the Meaford Zoning By-law 60-2009 (Oct 2015) (Figure 4: Municipality of Meaford Zoning By-Law Schedule A Map 89). Agricultural uses, agricultural related uses and on-farm diversified use are permitted uses on this property.

The subject property is 60.6 ha (149.75 acres) in size with approximately 17.62 ha (43.54 acres) of the property proposed for the Vineyard Winery on the east side of the deep stream corridor. Ten (10) acres of grape vine planting was completed in 2017 and the owner is currently preparing the additional lands for another 10 acres of planting in the 2019/2020 season.

The owner also owns property on the east side of the road in the Town of The Blue Mountains. This property is 19 ha (47.5 acres) and is zoned General Rural in the Township of Collingwood Zoning By-law 83-40. This property has been growing a variety of winery quality grapes since 2011. These grapes will also be used in the production of wine at the proposed Vineyard Winery.

The proposed Winery building is 25,000 square feet in size and includes the storage of grapes, crushing of grapes, the facilities required to make and store the wine, as well as wine tasting and hospitality space, a retail area and kitchen. There is also planned outdoor space including a patio area. In addition, some of the hospitality area is planned to become a restaurant area in the future. Within the overall facility 6,600 sf is allocated for agricultural uses, 12,000 sf allotted to agricultural related uses including the production and storage of wine and 6,400 sf will be used for on-farm diversified uses, the hospitality and retail areas (this also includes shared spaces within the facility including hallways, washrooms etc). The Winery buildings and area associated with the buildings (parking, septic area, landscape area etc) is approximately 0.48 ha of the property, or 0.8% of the total area of the subject lands.

In addition to the Winery building, 65 parking spaces are proposed and the facility will be serviced with private well and septic. (Figure 5: Site Plan).

This area of Grey County is known for its specialty crops such as apple orchards. It is not however; known for the growing of tender fruit. This particular property is ideal for growing grapes for wine. There are many characteristics that exist on this site that contribute to the ideal conditions. Firstly, the proximity to the Georgian Bay provides an optimal micro-climate – a moderating effect on the weather and snow conditions that provide a covering blanket of insulation for the grape plants. The slope on the property is ideal for the growing of the grapes – there is no settling or stopping zones which help to control the pooling of water and eliminates the possibility for frost. The soils on this property are clay based which is moist in the spring and dry in the summer and also helps with the control of disease that impacts the crops. This property also has protection from wind and the north south orientation of the vines on this property is ideal for sunlight on both sides of the vineyard rows, producing a healthier plant and fruit. It also helps with erosion control and pest management.

Under the current planning policy framework the vineyard, the associated production of winery grapes and juice and wine as well as the necessary agricultural building and infrastructure are agricultural

uses and agricultural related uses and are permitted. In addition, small scale on-farm diversified uses are permitted including retail sales area, wine tasting and a hospitality function.

The proponent seeks land use planning approvals to enlarge the on-farm diversified uses permitted on the property. Specifically, more area for tasting rooms, retail space, and a kitchen area to support the as-of-right permitted vineyard and Winery. They are also seeking approvals to permit a restaurant use to support the Winery and create a more destination type experience (Figure 5: Site Plan).

3.1 GREY COUNTY OFFICIAL PLAN AMENDMENT

The Vineyard Winery Development lands are currently designated 'Rural' and 'Hazard' in the County of Grey Official Plan (Figure 2: Land Use Designation Map 1). The rural designation permits agriculture and small scale commercial uses associated with agriculture. The definition of small scale is *"when used in the context of commercial or industrial uses means those uses which exceed the provisions of a Home/Rural Occupation, but do not exceed the following: occupied combined building(s) not exceeding 750 square metres; outside storage and display is limited to an area not greater than 500 square metres; if the building(s) is less than 750 square metres the outside storage/display area may be increased to a maximum combined outside storage/display area and building area that does not exceed 1250 square metres."* (Section 6.19)

The proponent is requesting an amendment to the Grey County Official Plan Section 6.19 small scale commercial definition to allow for a larger winery facility that includes on-farm diversified uses. The current proposal is for 12,000 square feet of space for the production of wine and 6,400 square feet for the on-farm diversified uses which includes the hospitality and retails areas and agri-tourism areas which includes the restaurant and kitchen. This square footage also includes shared spaces within the facility including washrooms, hallway and administrative areas. Based on the as-of-right sizing for small scale commercial uses on the property, which is 8,072 square feet, we are requesting an additional 10,328 square feet be permitted.

The request is that in addition to the permitted uses in Section 2.3.2, a winery which exceeds the parameters established for small scale commercial uses may be established on this property provided that the maximum floor area for all buildings and structures associated with the winery and on-farm diversified uses shall not exceed 18,400 square feet and that a restaurant be added as a permitted use.

3.2 MEAFORD OFFICIAL PLAN AMENDMENT

The Vineyard Winery Development lands are currently designated 'Rural' and 'Environmental Protection' in the Municipality of Meaford Official Plan (Figure 3). Permitted uses include agricultural uses, passive recreational uses, small scale commercial and industrial uses and wineries. (B2.3.3). The policies of the Official Plan found in Section B2.1.4.9 permit accessory retail sale of wine up to 18.5 m² and an accessory hospitality/tasting room not exceeding 75 m².

The proponent is requesting an amendment to the Meaford Official Plan to permit additional space for the on-farm diversified uses proposed, the wine tasting/hospitality space, and accessory retail, as well a proposed future restaurant use.

The proposed amendment would be to Section B2.1.4.9 to create a site specific exception to permit, as part of the farm operation and winery, additional floor area for on-farm diversified uses including hospitality/tasting areas, retail, restaurant and shared spaces not to exceed 595 m² (6,400 sq ft). The site specific exception will also confirm that winery production-related uses on-site shall be permitted to maximum of 1,115 m² (12,000 sq ft) and that uses associated directly to the agricultural use shall not be limited in size. In addition, a restaurant is to be added as a permitted use.

Approximate distribution of floor area for on-farm diversified uses:

On-Farm Diversified Uses	Square Footage
Tasting Rooms	2,800
Retail Store	800
Vestibules	800
Pantry Kitchen Area	400
	4,800
Shared areas within the facility with the agricultural uses (shown as 50%)	
Washrooms	300
Administrative offices	200
Storage rooms	150
Mechanical	250
Hallways & mis.	700
	1,600
Total On-Farm Diversified Area	6,400

3.3 ZONING BY-LAW AMENDMENT

The property is zoned Rural (RU) and Environmental Protection (EP) in the Meaford Zoning By-law 60-2009 (Oct 2015) (Figure 4). This zone allows farm wineries as a permitted use. It also permits the retail sale of wine produced by the farm up to a maximum gross floor area of 18.5 m² and an accessory tasting room with a combined gross floor area including the retail space to up to 75 m².

The proponent is seeking to amend the zoning by-law Section 4.10.3 c) & d) to increase the maximum gross floor area for the retail and tasting space within the Winery and amend Table 8.1 Use Permissions to include a restaurant as a permitted use within the winery. The proposed amendment would create a rural exception for the property and permit, as part of the farm operation and winery, on-farm diversified uses and a restaurant to a maximum of 595 m² (6,400 sq ft). The proposed increase in the maximum gross floor area for the retail and tasting space as well as the inclusion of restaurant area are secondary to the primary agricultural and agricultural related uses associated with the vineyard and Winery.

4.0 SURROUNDING LAND USES

The subject lands front on to and are bounded to the east by The Blue Mountains-Meaford Townline. All surrounding lands are designated rural but only the lands to the north are actively farmed and the lands to the west are forest.

5.0 REVIEW OF APPLICABLE PLANNING POLICIES

The consideration of the planning policy support for this proposal will include a review of applicable planning policy of various government levels to consider “consistency with” and “conformity to” the intent and direction they offer. The policies that are noted below are applicable to the proposed development.

The following reviews the subject application with respect to key planning policies provided in the Provincial Policy Statement, the County of Grey Official Plan, and Municipality of Meaford Official Plan.

5.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) 2014 was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. It provides policy direction on matters of provincial interest related to land use planning and development. Under provisions of the Planning Act comments, submissions or advice that affect a planning matter “shall be consistent with” the PPS. The PPS is based on three fundamental planning themes, specifically, “*Building Strong Communities*”, “*Wise Use and Management of Resources*” and “*Protecting Public Health and Safety*”. The PPS identifies “*rural areas as important to the economic success of the Province and our quality of life.*” (S1.1.4)

The following PPS policies are relevant to the subject application:

Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*

- f) 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) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets; (1.1.4.1)*

Recreational, tourism and other economic opportunities should be promoted (1.1.5.3) and that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted (1.1.5.4)

Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards. (1.1.5.8)

The subject property is being developed as a vineyard and Winery that will grow grapes that will be used in the production of wine on site. The overall concept for the property also includes recreational trails to allow visitors to experience the farming aspect of the property first hand. The proposal also includes on-farm diversified uses that will complement the vineyard and Winery function. The proposal will not compete with the rural landscape and uses on the farm property and will provide a tourism opportunity that celebrates the rural landscape and agriculture in Meaford and Grey County.

Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. (1.6.6.4)

A Servicing Review Report was prepared by C.C. Tatham & Associates that indicates that there are opportunities for private services on this property. It also concluded that the existing on-site well is a viable source for the supply of fresh water for the proposed development. A preliminary geotechnical investigation was also completed for the winery building and septic system. Based on the findings of that report a fully raised loading bed will be required and it was determined that there is sufficient land to accommodate the system.

Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;*
- g) providing opportunities for sustainable tourism development;*
- h) providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts; (1.7.1)*

The development proposal for this site will create employment opportunities in the area. The on-farm diversified uses will support an emerging economic development and agri-tourism opportunity in the county and region by celebrating agriculture and products produced on the farm.

Section 2.3.3.1 speaks to the permitted uses in prime agricultural areas, and they include “*agricultural uses, agriculture-related uses and on-farm diversified uses.*” The definition of Agriculture-related uses: *means those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.*(Section 6) The proposed winery and the production of wine on this property is directly related to the main farm operation, the growing of grape on the property, and add value to the product grown. This proposal benefits from being in close proximity to the grapes on this property and the adjacent property.

The definition of on-farm diversified uses in Section 6 “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.” The proposed additional on-farm diversified uses are secondary to the principle agricultural use on the property, the growing of grapes. This is apparent with the scale proposed as the uses are limited to a defined area on the farm that is only a small portion of the proposed building and property.

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations.”
(2.3.3.1)

From a compatibility perspective the proposed agricultural-related uses and on-farm diversified uses do not hinder surrounding agricultural operations. The subject lands are over 60 ha in size and the proposed facility is located on the property specifically to reduce the impact on adjacent properties.

In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards. (2.3.3.2)

The proposal to permit additional (expanded) on-farm diversified uses on the vineyard/winery site leverages the rural amenities and assets of the property, promotes agricultural diversification of the regional economic base and supports the enhancement of the tourism opportunities in the area. It is a secondary use to the prime agricultural use on the property and will not negatively impact adjacent farms or the rural landscape.

Based on the proposed development the application is consistent with the broader planning direction given under the Provincial Policy Statement.

5.2 COUNTY OF GREY OFFICIAL PLAN

The County of Grey Official Plan's (OMB approved June 25, 2012) purpose is to help guide development in the County and provide a wide policy framework for local municipal Official Plans, Secondary Plans and implementing By-Laws.

The subject lands are designated 'Rural' and 'Hazard' on Schedule A, Land Use Designations Map 1 in the County of Grey Official Plan. (Figure 2). *"The predominant land use within the Rural designation will be agriculture and forestry. While the designation will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural designation will permit the consideration of resource based recreational uses and other appropriate rural land uses so long as they do not negatively impact on agriculture, forestry or natural environment. Other uses also permitted within the Rural designation shall include low density non-farm residential, garden suites, small scale commercial and industrial uses, institutional and resource based recreational uses."* (§ 2.3.1)

The County Official Plan encourages "economic diversification in addition to agriculture and tourism as part of its mission statement" (§1.3) and identifies a goal to "maintain the agricultural/rural way of life through the protection of the land base and agricultural operations, the creation of compatible economic opportunities, and the continued presence of social and recreational support facilities within the rural community. (§1.5 g)

It further promotes the expansion of opportunities for commercial and industrial uses related to specialty crop production and other farming operations as a major contributing factor to the health and prosperity of the social and economic base of the County. (§1.6.4)

The vineyard and Winery are permitted uses under the Rural designation and an opportunity to expand the on-farm diversified uses will positively impact the tourism opportunities and economic development growth of agricultural uses in the county.

For any non-farm land uses to be permitted within the Rural designation the development criteria outlined in Section 2.3.3 of the Official Plan must be satisfied. The following section of this report addresses those criteria.

(a) That development on improved agricultural land shall be discouraged. Where development is proposed on improved agricultural land (i.e. land that is currently or has been previously used for farm purposes) it must be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.

The majority of the property is being used for the vineyard. The siting of the Winery was determined based on the proximity to the environmental feature, setbacks from the road and adjacent properties and the least productive lands on the property. These lands are not improved agricultural lands.

(b) That the location of the non-farm land use imposes no operating constraints to an existing farm. An adequate separation distance shall be maintained between non-farm development and existing livestock uses. Conversely, an adequate separation distance shall be maintained between the development of livestock facilities and existing non-farm uses. New land uses, including the creation of lots and new or expanding livestock facilities shall comply with the Provincial Minimum Distance Separation (MDS) formulae.

The on-farm diversified uses proposed would be located within the winery and do not hinder agricultural uses on the property or surrounding the properties. Minimum Distance Separation calculations have been completed for this submission and do not indicate any concerns.

(c) In accordance with Section 5.3, that if municipal services are not available, on existing lots of record or new lots, evidence of the site's suitability to provide an adequate quality and quantity of water supply and that the site can accommodate an approved sanitary sewage disposal system.

There are no existing municipal services available for the subject lands. In support of this submission C.C. Tatham and Associates has prepared a Servicing Review to address this issue.

(d) That adequate drainage and outlets are available for storm water runoff. Approval of drainage provisions

may be required from the applicable municipality, the County, the Ministry of Transportation and/or the Conservation Authority having jurisdiction.

As part of the submission a Preliminary Stormwater Management Report has been prepared by C.C. Tatham and Associates to address stormwater and drainage on the site.

(e) That access to the site is from a public highway of reasonable construction and open and maintained on a year round basis and is appropriate for the use proposed. Access must not result in traffic hazards due to poor sight lines or proximity to an intersection and must conform to Section 5, Transportation and Utilities.

C.C. Tatham and Associates has completed a Traffic Review in support of this submission.

(f) not applicable to this proposal

(g) not applicable to this proposal

(h) not applicable to this proposal

(i) not applicable to this proposal

(j) not applicable to this proposal

(k) not applicable to this proposal

Section 4 of the County Official Plan speaks to the Economic Strategy and identifies that “the County, in consultation with the local municipalities, shall develop an approach to economic development, with the objective of enhancing the profile of Grey County within the Province and beyond as a destination for tourists, as a location for the establishment of industries and commerce, as a location for agricultural production, and as a location for living, raising one's family, and/or enjoying one's retirement years”. (§ 4.1) and that the “County shall promote the establishment and expansion of industrial and commercial uses which are directly related to the agricultural sector.” (§ 4.4)

Section 5.3.1 states that the preferred method of servicing is by way of public sanitary sewer and water. Further Section 5.3.2 d) says that

individual on-site sewage services and individual on-site water services in accordance with Section 5.3.2(8), Section 5.3.2(9), and Section 5.3.2(10).

(10) In any part of the County to be serviced by individual on-site private systems, new development shall be subject to a study sufficient to demonstrate the feasibility, as defined in this section, of the development to meet the requirements of the Ministry of Environment or the appropriate authority respecting Ontario Building Code approved sewage systems, and the provisions of this Plan.

(a) This study will collect and evaluate hydrogeological data, assess the hydrogeological environment of the area of the proposed development and comment on the suitability of the study area for development to be serviced by private water supply wells and by sewage systems waste water disposal, taking into account the cumulative impact of development in the area. Where appropriate, it will also determine necessary minimum lot sizes. Council shall be satisfied that the proposed development will not create or contribute to any long-term problems of water quality or quantity for itself or the surrounding area.

A Servicing Review Report was prepared by C.C. Tatham & Associates that indicates that there are opportunities for private services on this property. It also concluded that the existing on-site well is a viable source for the supply of fresh water for the proposed development. A preliminary geotechnical investigation was also completed for the winery building and septic system. Based on the findings of that report a fully raised loading bed will be required and it

was determined that there is sufficient land to accommodate the system.

Section 6.3, Official Plan Review and Amendment states that when considering an amendment to this Plan the County will be guided by the basic intent of this Plan and by provincial policies along with:

(a) The need for the proposed change; however this criterion does not apply to applications for the creation or expansion of a mineral aggregate operation;

The request to permit the additional space for small scale commercial uses including agricultural related uses and on-farm diversified uses on this property helps to support the winery and agricultural use.

(b) The effect of the proposed change on the demand for services and facilities;

There will be no additional demand put on services and facilities.

(c) The implications the amendment may have on other policies of the Plan;

There will be no impact on the other policies within the plan.

(d) The impact of the proposed change on the County's ability to achieve the principles and policies expressed in this Plan, or on other County policies, programs and interests;

This proposal will help the county achieve the principles and policies expressed in the plan as noted above.

(e) The impact of the proposed change on the local Municipalities' ability to achieve the principles and policies expressed in their Official Plans, or on other local Municipal

The proposal supports the principles and policies expressed in the Meaford Official Plan.

(f) The information and conclusions provided by the monitoring studies completed under Section 6.4.

(g) The information requirements listed under Section 6.18 policies, programs or interests; and

The studies that were noted in the pre-consultation letter dated May 31, 2018 will be submitted to support the application.

The proposed development is consistent with and promotes the goals and objectives of the County Official Plan. It is an appropriate rural land use that will not negatively impact adjacent agricultural uses, the rural landscape or quality or quantity of water on the site or adjacent lands. It helps to expand agricultural diversification in the area and supports tourism opportunities and the agricultural use on the property. It is submitted that the proposal complies with the intent of the County of Grey Official Plan.

The County is currently updating the Grey County Official Plan. The proposed Plan includes specific Agricultural Development Policies that support wineries, agricultural related uses and on-farm diversified uses. The plan states that *"Grey County supports strategies for encouraging more young farmers, farm succession planning, slowing the decline in the number of farmers, and growing agricultural-related spin-off opportunities. This Plan will protect and improve economic development in agriculture by promoting;*

a) all types sizes and scales of agriculture, including forms of agriculture that provide more employment on a per hectare basis,

- b) food systems planning, including stronger linkages between local food producers, local food distributors and customers,*
- c) identification and exploitation of non-traditional, local-food, and niche markets,*
- d) on-farm and local processing and/or retail of agricultural products and by products,*
- e) on-farm diversification including agri-tourism, and*
- f) promoting agricultural practices which promote the conservation of soil, water, and/or significant environmental features."*

The direction of the policies within the County's proposed new Official Plan also support the proposal presented for this property.

5.3 MUNICIPALITY OF MEAFORD OFFICIAL PLAN

The subject lands are designated Rural and Environmental Protection in the Municipality of Meaford Official Plan (Figure 3: Municipality of Meaford Official Plan Schedule A Land Use). The Rural designation applies to those rural lands in the Municipality which are not considered to be prime agricultural land. (B2.3.2) Permitted uses include agricultural uses, single detached dwellings, passive recreational uses, small scale commercial and industrial uses on farm properties, and wineries (B2.3.3).

The intent of Rural designation is to *"protect the rural character of the Municipality and the maintenance of those elements which contribute to the open space character of the countryside; protect land suitable for agricultural production from development and land uses unrelated to agriculture; promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Municipality; and provide for the development of recreational uses which are compatible with the rural and agricultural character of the Municipality"* (B2.3.1)

A vineyard and winery are permitted uses on this property. The request to increase the on-farm diversified uses will not negatively impact the adjacent agricultural uses in the area or the open landscape character. The additional space for the retail, hospitality

and restaurant uses will be incorporated within the winery. The winery has been sited to be back from the municipal road and placed on the site to not impact the agricultural use on the property or adjacent properties. The proposed uses will help to promote the agricultural community in the area and provide significant tourism and economic development opportunities.

A series of goals and strategic objectives are identified in the Official Plan and were developed in an effort to implement the vision and guiding principles of the Town. The goal under Economic Development is *"to provide opportunities for economic development and the creation of jobs"* (A2.5.1). This is further strengthened with a strategic objective to *"facilitate the provision of a range of goods and services to the public within the Municipality by ensuring that the land use planning framework is supportive of development, as appropriate.."* (A2.5.2 (2)) *"To encourage opportunities for a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Municipality and the wider area."* (A2.5.2 (3))

Section B2.1.4.9 of the Official Plan speaks specifically to wineries and states that farm wineries shall be permitted in the implementing zoning by-law as part of a farm operation. It also states that the production of wine from a farm shall be subject to the following criteria:

- a) *All wines produced are to be made predominantly from fruit grown within the Municipality of Meaford by that farm operation, with the balance being predominantly from Ontario fruit;*

There is a vineyard currently being planted on the subject property to supply the winery. The owner also owns a vineyard across the street that has been growing grapes since 2011. These grapes will also support the winery on the subject property.

- b) *All wines produced are to be made predominantly from fruit crushed and fermented by that farm operation.*

The wines made on site will be made predominantly with fruit crushed and fermented by this farm operation.

iii) The retail sale of wine produced by the farm operation shall be permitted. The implementing zoning by-law shall permit accessory retail sale of wine on an as-of-right basis up to 15.8 square meters (200 square feet) provided it does not conflict with any minimum floor area for licensing approval.

This site will be providing space for the retail sale of wines produced on this farm within the winery space. An Official Plan and Zoning By-law amendment is being request to increase the space used for this purpose.

iv) An accessory hospitality/tasting room shall be permitted on lots greater than 2 hectares in the Rural and Specialty Agricultural Designations and on lots greater than 20 hectares in the Agricultural Designation. The combined floor area for the retail sales and tasting room shall not exceed 75 square meters (800 square feet). Site Plan Control shall apply.

The winery will incorporate tasting and hospitality functions within the winery building. An Official Plan and Zoning By-law amendment is requested to permit the increased area permitted for this on-farm diversified use.

v) A farm winery may exist in combination with other uses such as agricultural tourism uses or small scale commercial or industrial uses where permitted by this plan. In determining compliance with Section B2.1.4.7 of this Plan for small scale commercial / industrial uses, the floor area of any accessory retail wine sales and hospitality / tasting room shall be included in the calculation of total floor area permitted.

An Official Plan and Zoning By-Law amendment is being requested to consider an increase in the total floor area of the retail sales, tasting room and hospitality functions within the Winery.

vi) Where special events and related temporary structures are proposed accessory to a farm winery use, they may be permitted subject to the issuance of a

special event permit or entertainment event license by the Municipality of Meaford.

If special events or temporary structures are required a special event permit or entertainment event license will be applied for.

Section D1.1.2 speaks to Site Suitability for private services and “where an application is submitted under the Planning Act for lot creation or redevelopment that substantially increases the usability of a parcel in a location where municipal services are not available, evidence shall be provided indicating the site’s suitability to provide adequate quality and quantity of water supply and confirming that the site can accommodate an approved sanitary sewage disposal system.” And that “Evidence of the site’s suitability regarding provision of water supply shall be provided in the form of an evaluation conducted in accordance with the Ministry of the Environment Guidelines (or a municipal procedure that achieves the same objective). In cases where new development is being proposed in proximity to existing development, the provision of neighbouring well water records may be sufficient to determine adequate water supply.” Also “evidence of the site’s suitability to accommodate an approved sewage disposal system shall be provided in the form of an evaluation conducted in accordance with the Ministry of Environment Guidelines or the Ontario Building Code, where applicable.”

A Servicing Review Report was prepared by C.C. Tatham & Associates that indicates that there are opportunities for private services on this property. It also concluded that the existing on-site well is a viable source for the supply of fresh water and will provide adequate quality and quantity of water supply for the proposed development. A preliminary geotechnical investigation was also completed for the winery building and septic system. Based on the findings of that report it was confirmed that the site can accommodate a sanitary sewage disposal system and that there is sufficient land to accommodate the system.

Section E4 speaks to items to be considered when amendments to the Official Plan are proposed. As they relate to site –specific proposals the following criteria outlined should be addressed: *i) the rationale or the basis for the change; ii) the direction provided by the Provincial Policy Statement; iii) the direction provided by the goals and objectives to this Plan; iv) the desirability and appropriateness of changing the plan to accommodate the proposed use or action; v) the impacts the proposed change will have on the character of the area; vi) conformity with the direction provided by the upper tier plan; and, vii) that sufficient documentation has been provided to support the proposed amendment including information related to the physical growth of the Municipality, impacts on the economy, the environment, agriculture and social well-being of the community.*

The review of the Meaford Official Plan has touch on all of these items in the commentary provided above.

With respect to the policies related to Rural development outlined in the Official Plan the planned vineyard and Winery is permitted and on-farm diversified uses are supported. The Winery will use fruit that is grown on the farm and on lands in close proximity. The proposal includes agricultural tourism and on-farm diversified uses, and the use will not negatively impact adjacent agricultural uses in the area. This proposal is an excellent opportunity to promote the agricultural industry in the area and will positively impact economic and tourism growth in Meaford.

It is submitted that the overall proposal meets the intent of the Municipality of Meaford's Official Plan.

5.4 MEAFORD ZONING BY-LAW 60-2009

The subject lands are zoned Rural (RU) and Environmental Protection (EP) in the Meaford Zoning By-Law 60-2009. (Figure 4: Municipality of Meaford Zoning By-Law Schedule A Map 89) Permitted uses include Agricultural uses, Bed & Breakfast, Single Detached Dwelling, Farm Produce Outlet, Farm Winery, Medical Marijuana Grow Operation (S.8.1, Table 8.1)

Farm Wineries are permitted subject to Section 4.10.3. where a farm winery is identified as a permitted use in a zone, the use is permitted subject to the following:

- a) *All wines produced are to be made predominantly from fruit grown within the Municipality of Meaford by that farm operation, with the balance being predominantly from Ontario fruit;*

The vineyard that supports the Winery is on the same property. Additional fruit is grown across the street on lands within the Town of the Blue Mountains.

- b) *All wines produced are to be made predominantly from fruit crushed and fermented by that farm operation;*

The proposal includes a Winery where the crushing and fermenting of the fruit will occur.

- c) *Premises for the retail sale of wine produced by the farm operation are permitted up to a maximum gross floor area of 18.5 m² (200 ft²); and,*

The proposal includes a retail sale area for the wine produced by the farm operation; however a Zoning By-Law amendment is being requested to increase the maximum gross floor area.

- d) *An accessory tasting room shall be permitted on lots equal to or greater than 2 ha in the RU and SA zones and on lots equal or greater than 20 ha in the A zone. The combined gross floor area for any retail sales and tasting room shall not exceed 75m² (800 ft²).*

This proposal also includes a tasting room and a Zoning By-Law amendment is requested to increase the maximum gross floor area.

In addition, the proponent is requesting that a restaurant be permitted within the Winery on the property. This use would allow the

owner to help attract visitors to the Winery and allow them to enjoy the property, the agricultural use on the property and the wine making process. The restaurant would be enclosed so that the Winery could attract visitors in the off season months as well. This will also create a revenue stream to support the agricultural use.

Section 5.10 speaks to the non-residential parking requirements and for farm wineries it required 1 parking space per 18.5 m² of gross floor area associated with retail and tasting/hospitality. Based on the number of 8,000 square feet (743 m²) of on-farm diversified uses the requirement for parking would be 42 parking spaces. The current plan provides for 65 parking spaces. Therefore more than enough parking spaces will be provided on the site.

6.0 SUPPORTING STUDIES

6.1 SERVICING REVIEW

A Servicing Review was completed by C.C. Tathams & Associates to review how the site and proposed development would be serviced. It specifically looks at the requirements to address water supply and sanitary sewage disposal. A copy of this report has been submitted for review. The findings of the report concluded that the existing on-site well is a viable source for the supply of fresh water and will provide adequate quality and quantity of water supply for the proposed development.

6.2 PRELIMINARY STORMWATER MANAGEMENT REPORT

A review of the feasibility of adequately addressing stormwater management requirements was completed by C.C. Tatham and Associates. The preliminary Stormwater Management Plan demonstrates that the development will meet the established criteria with respect to stormwater management set forth in governing documents and can

proceed without negatively impacting the local drainage systems. A copy of the report has been submitted to the approval authorities.

Below are the key findings and conclusions of the Preliminary Stormwater Management Report as they relate to the proposed stormwater management system.

- Level 1 'Enhanced' treatment will be satisfied utilizing lot level controls and end of pipe stormwater management facility complete with a sediment forebay.
- Water quantity control in the form of post to pre-development peak flow matching will be provided through LID practices, lot level controls and a SWM pond with a controlled outlet. .
- Erosion and sediment control measures will be implemented during and after construction to prevent the transport of deleterious materials downstream.

The proposed stormwater management plan supports the concept of an environmentally sustainable development and will mitigate anticipated stormwater impacts associated with the construction of the proposed development.

6.3 TRAFFIC REVIEW

C.C. Tatham and Associates completed a Traffic Review Report in support of the Planning Applications. The report states that in consideration of the traffic volumes on The Blue Mountains/Meaford Townline Road, the projected traffic volumes associated with the vineyard/winery development and the provision of excellent sight lines for vehicles entering and exiting the site, no transportation system improvements are considered necessary. The proposed site access location and configuration are also considered appropriate in context of the traffic volumes and vehicles to be served.

7.0 SUMMARY/CONCLUSION

The economic impact of the Wine industry on the Ontario economy is significant. Ontario is one of the four areas in Canada capable of commercially producing tender fruit and wine grapes representing 80% of all Canadian grape production of which 80% is used for winemaking. With the emergence of wine making, breweries and cideries in our region this area has created a niche market for locally made beverages, an opportunity, which will play an important role in regional tourism. Grey County is part of what is considered “an emerging region” by Wine Country Ontario, who considers south Georgian Bay the next opportunity for winery expansion for both the farmers and processors, and for consumers. This is evident with the Grey County Saints and Sinners event. According to the Ontario Culinary Tourism Alliance (OCTA), a non-profit organization that consults on F&B-themed tourism development worldwide, *“Food tourism is any tourism experience in which one learns about, appreciates, and/or consumes food and drink that reflects the local, regional or national cuisine, heritage and culture.”*

In 2016 the County of Grey completed a “Destination Development Action Plan” which stated that *“Grey County’s unique food products and agricultural sector with increased investment can become a central tourism experience and draw for regional consumers”* and that *“agri-tourism (fine dining, farm to table, and agricultural related activities) represents one of the fastest growing tourism experiences sought by travel consumers and one where Grey County has a viable and competitive offering.”*

The ability of rural/agricultural lands to have opportunities to permit on-farm diversification will allow farmers the opportunity to sustain the farming component as well as supporting tourism opportunities and local economic diversification.

The Winery is a permitted use as of right on the property as well as a limited amount of on-farm diversified uses. The proposal to add additional agricultural related and on-farm diversified uses, retail and hospitality/restaurant space will help to support the agricultural and winery functions. The enclosed restaurant will help to support the

farm and winery in the winter months and will draw people to the winery.

The expanded agricultural related uses and on-farm diversified uses do not hinder the surrounding agricultural uses in the area and will still maintain the rural character of the area. These uses will be contained within the Winery building and the uses are considered secondary to the primary agricultural use on the property. As noted within this report the area of the property that will be used the agricultural related and on-farm diversified uses is small related to the size of the property.

The subject proposal seeks Official Plan and Zoning By-Law Amendment Approvals to enable additional square footage of agricultural related and on-farm diversified uses proposed for a permitted vineyard and Winery in Meaford. In addition to the Planning Justification Report, this application is supported by information provided by C.C. Tatham & Associates related to stormwater, servicing and traffic as well Minimum Distance Separation information and a Geotechnical Investigation.

The purpose of this report is to provide planning rational in support of the requested expanded agricultural related and on-farm diversified uses proposed and the Official Plan and Zoning By-Law Amendment Applications. It has been demonstrated that the subject application is consistent with the development goals of the community as reflected in the County and local Official Plans. In addition, the proposal is “consistent with” the Provincial Policy Statement.

Based on the above noted, it is submitted that the subject applications present good planning and address the key areas of public interest as expressed in various adopted and approved planning policies.

Krystin Rennie, MAES, MCIP, RPP

FIGURE 2

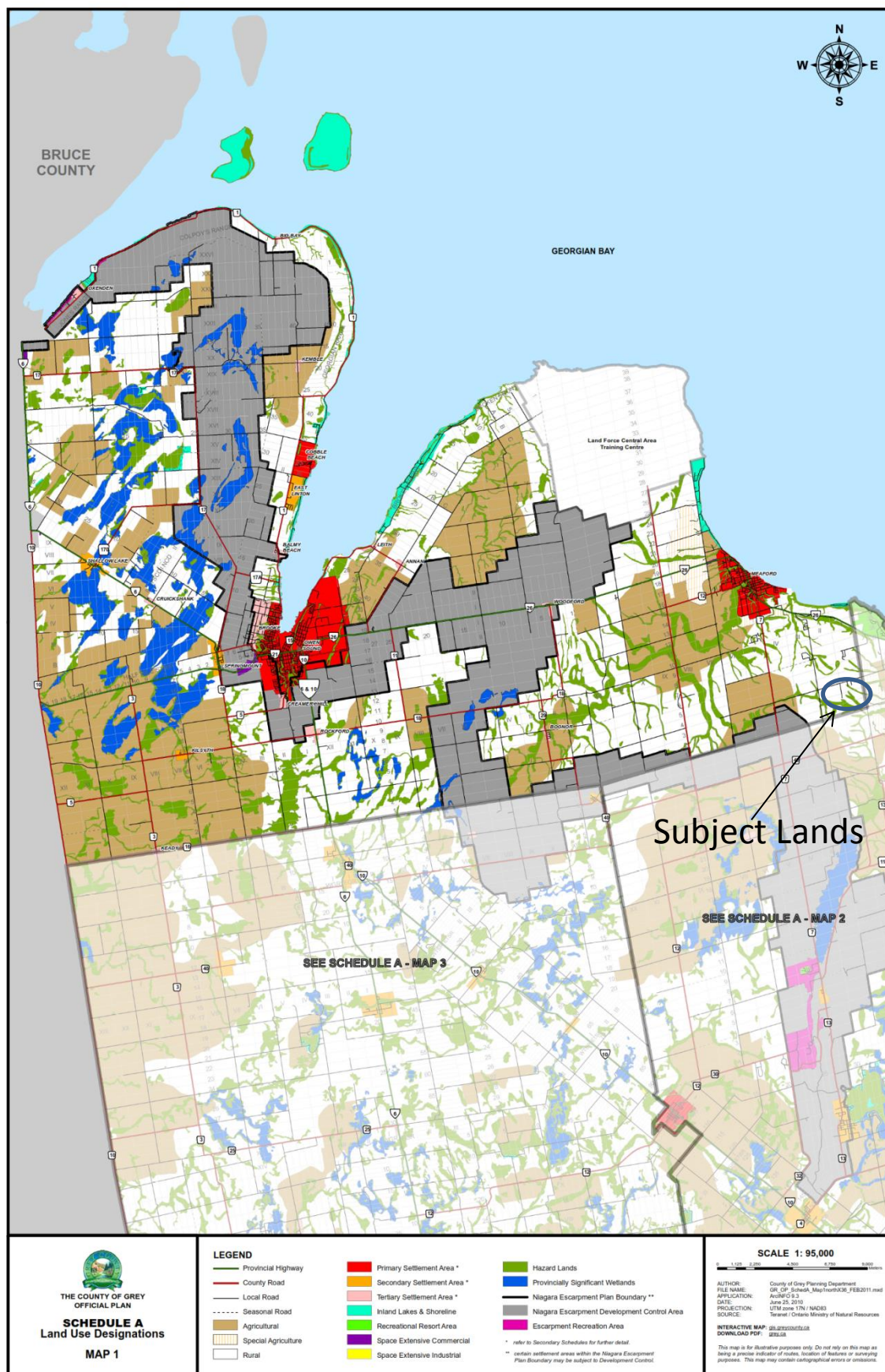
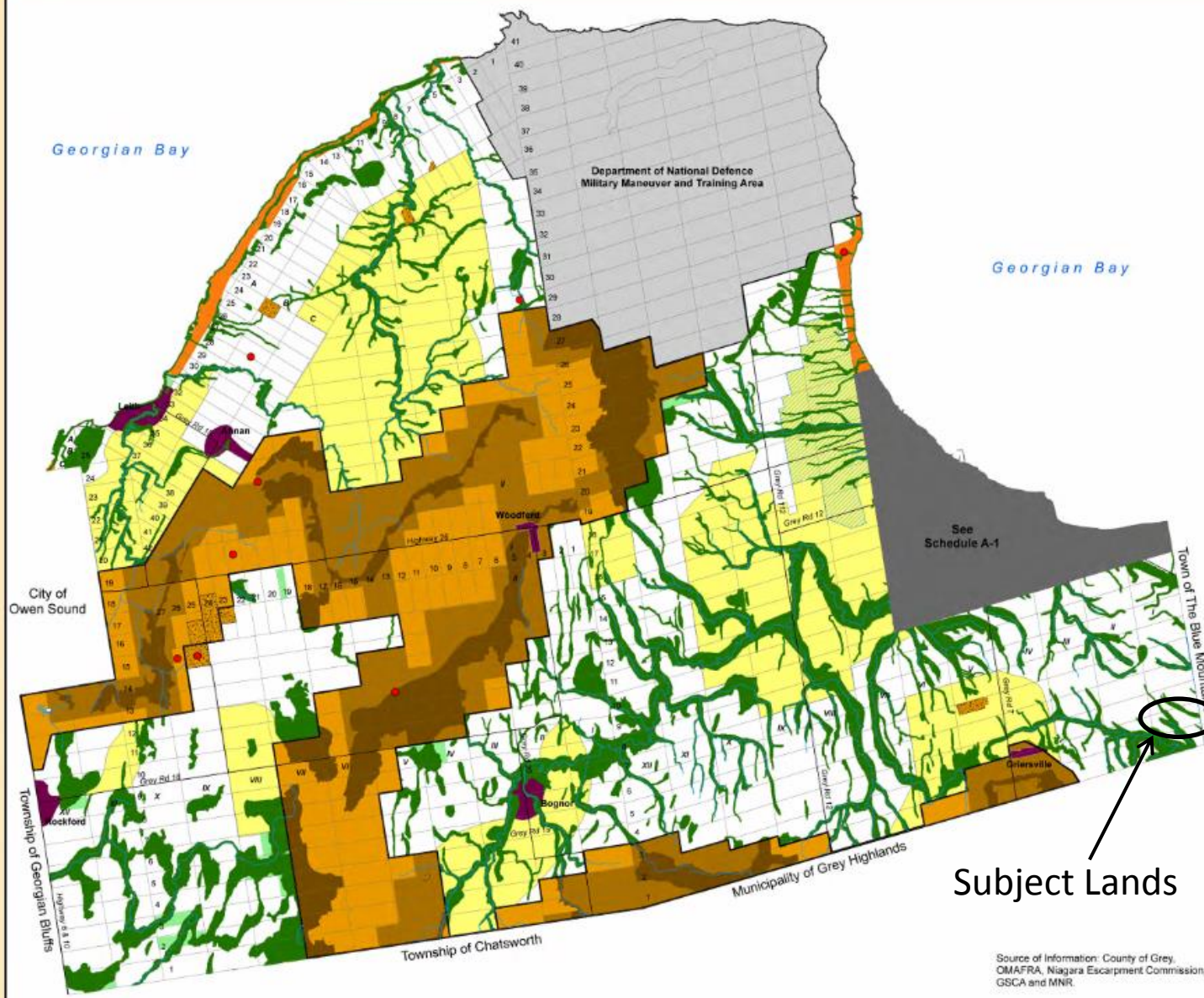


FIGURE 3

Municipality of Meaford Official Plan Schedule A Land Use

Legend

- Environmental Protection
 - Federal Lands
 - Shoreline
 - Rural Settlement Area
 - Rural
 - Agricultural
 - Specialty Agricultural
 - Mineral Resource Extraction Area
 - Major Open Space
 - Waste Disposal Site - Closed
- Niagara Escarpment**
- Escarpment Plan Boundary
 - Natural Area
 - Protection Area
 - Rural Area



Subject Lands

Source of Information: County of Grey,
OMAFRA, Niagara Escarpment Commission,
GSCA and MNR.

FIGURE 4

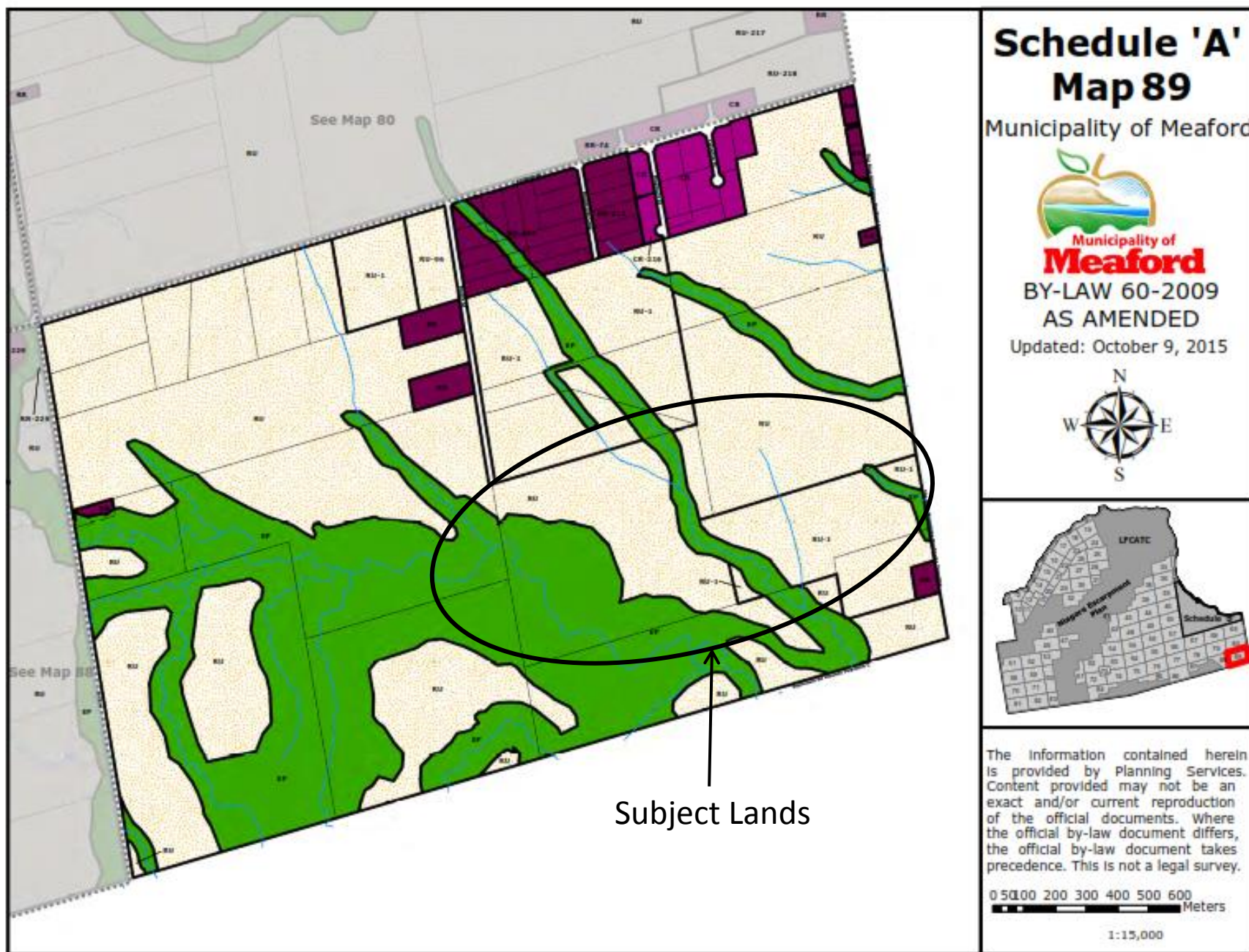


FIGURE 5

