



Planning Rationale

To: James Griffin, Planner

From: RFA Planning Consultant Inc.

Cc: Dune Hopper Brewing Company

Date: March 04, 2022

Re: Rezoning Application – Dune Hopper Brewing Company – 1613 County Road 12 – Lot 28, Registrar’s Compiled Plan No. 27, Except Part 2, 47R-2886, Township of Hallowell, Now in the Municipality of the County of Prince Edward (Gregory Emm)

This memo is to summarize our planning opinion in support of the Rezoning Application for the Dune Hopper Brewing Company located at 1613 County Road 12 in Ward 2 – Bloomfield/Hallowell.

The subject Rezoning has been reviewed for consistency with the Provincial Policy Statement (PPS), Provincial Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas and conformity to the County of Prince Edward Official Plan “Agricultural Area” designation general policies. In addition, the applicable Zoning By-law provisions for the “Rural 1 (RU1) Zone” of Zoning By-Law Number No. 1816-2006 are assessed. The Rezoning Application will permit an active farm to utilize crops grown on-site and produce value-added products. The primary use of the property will continue to be a farm and the proposed farm brewery will be an accessory use.

BACKGROUND

We were retained in April, 2021 by the registered owner, Greg Emm, to undertake a Rezoning Application for the subject property. Mr. Emm is also the co-owner of the Dune Hopper Brewing Company that wishes to establish a farm brewery on the site. The land is described as Lot 28, Registrar’s Compiled Plan No. 27, Except Part 2, 47R-2886, Township of Hallowell, Now in the Municipality of the County of Prince

Edward. The subject property has an area of approximately 7 hectares (17.4 acres) with 73.5 metres (241 feet) of frontage on the east side of County Road 12. The land to be rezoned contains a 193.4-square-metre (2,082-square-foot) single-detached unit that was constructed approximately in the 1860. A building permit was issued in the Fall of 2021 for a new 223-square-metre (2,400-square-foot) barn. The foundation of the building was completed in October, 2021. The new barn is located on the same footprint as the original barn structure that was built in the 1860's. The barn was in despair and was removed in the 1980's. The reconstructed barn will accommodate the proposed farm brewery and associated tasting room and retail space. Approximately 10 seats will be provided within the tasting room. Within the structure, approximately 167.6 square metres (1,804 square feet) will accommodate the farm brewery and 55.7 square metres (600 square feet) will be utilized for the associated tasting room/retail space and Tied House. All buildings are clustered near County Road 12, similar to what existed when the farmstead was first established in the mid 1800's.

In the field areas surrounding the farm building cluster, there are approximately 4.8 hectares (11.9 acres) available for crop cultivation. The owner intends to cultivate barley and hops in addition to existing corn and soy cash crops. The cash crops are currently rented to a local farmer, which will continue following planning approval of the proposed farm brewery. This will provide ingredients for the brewery and will allow the remainder of the farm to continue to be rented to a local farmer. An area of 427 square metres has been planted as a hop yard and is located in proximity to the proposed brewery. The owner intends to double the size of the hop yard this year. The site is surrounded by rural residential, tourist commercial and rural/agricultural uses. More specifically, the Isaiah Tubbs Resort and Conference Centre is located directly across from the site and Sandbanks Provincial Park is approximately two kilometres to the south. There are several trailer parks in the immediate vicinity such as Edgewater, West Lake Willows and Sandbanks Beach Resort, along with the Sand and Pearl Oyster Bar and various other tourist accommodations. It is also noted that the lands to the east and south are within a site-specific "Open Space (OS-7-H) Holding Zone" with special provisions. The zone permits a golf course among other uses and is subject to the completion of studies prior to removal of the Holding symbol. The subject property is serviced by private well and septic systems. Hedgerows separate the property from adjacent lands. **Figure 1** identifies the location of the property and surrounding area.

A Preliminary Site Plan has been prepared identifying the location of existing buildings and the proposed parking area/driveway in addition to the crop fields. A single access entrance is provided to the site. The farm field areas are currently rented to a neighbouring farmer who accesses the fields from his lands to the south and around the farm building cluster. Access to the fields is also provided from County Road 12 at the farm access road located on the north side of the property.

The registered owner purchased the property in October, 2013. He anticipates commencing renovations to the barn to accommodate the farm brewery once approvals are in place.

The subject property is designated “Agricultural Area” in the County of Prince Edward Official Plan and is zoned “Rural 1 (RU1) Zone” in the County’s Comprehensive Zoning By-law Number 1816-2006, as amended.

A summary of the subject lands is provided in **Table 1**, below:

Table 1: Background Summary

PIN 55045-0107	
Legal Description	Lot 28, Registrar’s Compiled Plan No. 27, Except Part 2, 47R-2886, Township of Hallowell, Now in the Municipality of the County of Prince Edward
Civic Address	1613 County Road 12
Lot Area	7.0427 hectares (17.4 acres)
Lot Frontage	73.5 metres (241 feet) on the east side of County Road 12
Access	County Road 12
Official Plan Designation	Agricultural Area (Schedule ‘A-3’: Land Use Designations)
Zoning	Rural 1 (RU1) Zone (Schedule ‘A6-1’- Hallowell Ward)

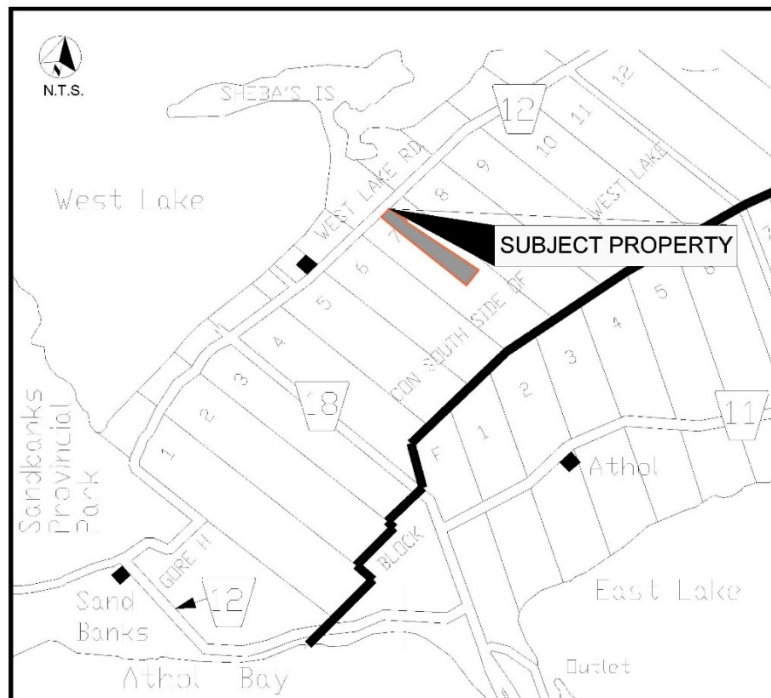


Figure 1: Location Map

The following photographs depict the existing conditions of the subject lands.



Photo 1 – Entrance and single-detached dwelling located at 1613 County Road 12



Photo 2 – Proposed location of Farm Brewery building and existing hop yard.



Photo 3 – Existing hop yard and north property line.



Photo 4 – View from future parking area and driveway towards farm brewery building site.



Photo 5 – View east over existing cash crop fields.



Photo 6 – Bed and Breakfast located immediately adjacent to the south.



Photo 7 – View from driveway entrance looking north along County Road 12.



Photo 8 – View from driveway entrance looking south along County Road 12.

APPLICATION FOR REZONING

The purpose of the Rezoning Application is to request the “Rural 1 (RU1) Zone” be amended to include special provisions. The requested special provisions would permit a farm brewery in addition to the uses permitted in the RU1 Zone. Further to pre-consultation, the County requested that similar provisions in the Zoning By-Law related to farm winery also be applied to the subject farm brewery. In this regard, it is requested that the on-site tasting room/retail space gross floor area shall not exceed 75 square metres or 25% of the total brewery area, whichever is the lesser, and a Tied House shall be permitted and shall not occupy more than 75 square metres or 25% of the floor area of the brewery, whichever is the lesser. The justification of the farm brewery as a permitted use is analysed below. The Zoning By-law requires a minimum lot area of 10 hectares for the RU1 Zone. A special provision is also requested to recognize the existing 7-hectare lot area. This special provision is technical in nature given that the subject property is an existing lot of record. All other zone provisions are met.

All necessary reports, as requested by the County, have been enclosed in support of the subject Rezoning. These reports include:

- Commercial Entrance/Traffic Brief; prepared by Greer Galloway, December 13, 2021;
- Servicing Study; prepared by Greer Galloway, February, 2022 ;
- Stormwater Brief; prepared by Greer Galloway, January 4, 2022;
- Fire Protection Assessment Letter; prepared by Greer Galloway, November 24, 2021; and
- General Grading Plan; prepared by Greer Galloway, January 11, 2022.

CONSISTENCY WITH THE PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS) applies to all planning applications effective May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. **Table 2** below provides an analysis of the PPS as it relates to the subject application. The application for the subject Zoning By-Law Amendment is consistent with the PPS.

Table 2: Provincial Policy Statement and Analysis

PPS POLICY	PLANNING ANALYSIS
1.0 BUILDING STRONG HEALTHY COMMUNITIES	
1.1 MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS	
1.1.4 Rural Areas in Municipalities	
<p><i>1.1.4.1 Healthy, integrated and viable rural areas should be supported by:</i></p> <ul style="list-style-type: none"> <i>a) building upon rural character, and leveraging rural amenities and assets;</i> <i>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;</i> <i>g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural and natural assets;</i> <i>i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.</i> 	<p>The proposal will enable the assets and amenities of the subject lands, in particular the agricultural setting, to be leveraged for economic advantages related to tourism and employment opportunities. Product packaging will also provide for potential tertiary economic opportunities within the County. Further, the rural character will be protected given that the primary use will remain farming, including but not limited to, growing corn, soy, barley and hops. The new barn construction will re-introduce a structure that had existed in that location since the 1860's. The reconstructed barn, combined with the farm house, will restore the agricultural character of the site. The mature vegetation will remain and crop fields will be undisturbed such that the economic activity can leverage the site's natural assets.</p> <p>The farm brewery will use agricultural resources and process them into value-added goods.</p>
1.1.5 Rural Lands in Municipalities	
<p><i>1.1.5.2 On rural lands located in municipalities, permitted uses are:</i></p> <ul style="list-style-type: none"> <i>a) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;</i> 	<p>The proposed use is located on rural lands and is considered an <i>on-farm diversified use</i> in accordance with Provincial Guidelines. Please refer to Table 2 of this report.</p>

PPS POLICY	PLANNING ANALYSIS
<i>1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.</i>	The farm brewery and associated retail space and tasting room would enhance the tourism and rural economic activity within the County, and in particular, along a designated Tourism Corridor with uses currently developed for recreation and tourism.
<i>1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.</i>	The proposed farm brewery/tasting room will be located within a new barn structure. The associated parking area will be located to the rear of the barn, visually buffered from County Road 12, and outside the crop field areas, thereby maintaining the agricultural/rural character of the site and area cultural landscape. No removal of vegetation, farm fields or farm access is required to accommodate the use, which will also maintain the rural character of the landscape. The Preliminary Site Plan shows the crop fields, existing building, proposed farm brewery, driveway and parking area. Private services can accommodate the proposed use as indicated in the Servicing Study prepared by Greer Galloway.
<i>1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.</i>	Private water and sanitary sewer services will be provided on site and there will be no additional demand on the County to increase services to the property. The private on-site infrastructure will be suitable to support the planned development as indicated in the Servicing Study prepared by Greer Galloway.
<i>1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where</i>	The proposed development supports a diversified rural economy by providing an on-farm diversified use that will enhance the economic

PPS POLICY	PLANNING ANALYSIS
<p><i>it will minimize constraints on these uses.</i></p>	<p>viability of the existing agricultural lands. The proposed use will not reduce the area available for farming or alter access to farm fields. The installation of the hop yard has increased the amount of land that was historically farmed on the lot. The introduction of hops and barley will diversify the crops currently grown on-site, which is considered desirable and a farming best practice.</p>
1.3 EMPLOYMENT	
<p><i>1.3.1 Planning authorities shall promote economic development and competitiveness by:</i> <i>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</i></p>	<p>The site is primarily used for agricultural purposes. Ancillary uses, including the proposed farm brewery/tasting room, provide diversified rural economic activities and employment opportunities within the County along a designated and established Tourism Corridor. These unique uses contribute to the tourism sector of Prince Edward County. The farm brewery use will assist in making the existing farming business more sustainable.</p>
1.6 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES	
<p><i>1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, 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.</i></p>	<p>The submitted Water and Sewage Servicing Study indicates that private sewage and water services are appropriate and will have no negative impact on adjacent wells or natural ecological features.</p>

PPS POLICY	PLANNING ANALYSIS
<p><i>1.6.6.7 Planning for stormwater management shall:</i></p> <p><i>e) maximize the extent and function of vegetative and pervious surfaces.</i></p>	<p>The Stormwater Brief indicates that the proposed development will not significantly impact storm water runoff conditions on the site. Existing conditions, combined with any constructed vegetated ditches, swales and sheet flow, will be adequate to address any storm water concerns that may result from the development. Further, there is no risk of damage to up or downstream property, the public road or the threat to safety or the natural environment.</p>
1.7 LONG-TERM ECONOMIC PROSPERITY	
<p><i>1.7.1 Long-term economic prosperity should be supported by:</i></p> <p><i>e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;</i></p> <p><i>h) providing opportunities for sustainable tourism development;</i></p>	<p>e) The reconstruction of a barn located on the same footprint as the original 1860's barn will assist in restoring the agricultural heritage character of the landscape. The existing farm fields will continue to be farmed, thereby further maintaining the cultural heritage landscape.</p> <p>h) The proposed farm brewery is located on County Road 12, a designated and established Tourism Corridor. The farm brewery will contribute to the economic prosperity of the County in a sustainable manner as the agricultural uses and rural culture will not be negatively impacted. The rural cultural landscape will be enhanced through the reconstruction of the original barn and addition of tillable area for cultivation through the new hops yard.</p>

PPS POLICY	PLANNING ANALYSIS
2.0 WISE USE AND MANAGEMENT OF RESOURCES	
2.3 AGRICULTURE	
2.3.3 Permitted Uses	
<p><i>2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.</i></p> <p><i>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.</i></p>	<p>The growing of crops is a permitted agricultural use. In addition, the proposed farm brewery is a permitted use, as it is considered an <i>on-farm diversified use</i>. Assessment of Provincial Guidelines for <i>on-farm diversified uses</i> is provided in the following section on Table 3 below.</p> <p>The proposed use will occupy a structure on an active farm and will be limited in area in accordance with provincial guidelines. A cedar rail fence is proposed to delineate the crop field areas to prevent the general public interfering with farm operations, which will be approximately 55 metres away. Access to the agriculture fields on the property, which are currently from the south and north and traverse around the farm building cluster, will be unaltered and unimpeded. Therefore, the farm brewery use will not negatively impact the surrounding agricultural operations.</p>
<p><i>2.3.3.2 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.</i></p>	<p>The primary and dominant use of the land will be for growing crops, primarily corn, soy and barley. Most recently in 2021, approximately 4.8 hectares were planted with corn.</p>
2.3.6 Non-Agricultural Uses in Prime Agricultural Areas	
<p><i>2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for:</i></p> <p><i>b) limited non-residential uses, provided that all of the following are demonstrated:</i></p>	<p>1. The farm brewery is limited in area and will not occupy any of the existing crop fields, which will be primarily used for cash crops and barley. The subject property does not comprise a specialty crop area.</p>

PPS POLICY	PLANNING ANALYSIS
<ol style="list-style-type: none"> 1. <i>the land does not comprise a specialty crop area;</i> 2. <i>the proposed use complies with the minimum distance separation formulae;</i> 3. <i>there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to accommodate the proposed use; and</i> 4. <i>alternative locations have been evaluated, and</i> <ol style="list-style-type: none"> <i>i. there are no reasonable alternative locations which avoid prime agricultural areas; and</i> <i>ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.</i> 	<ol style="list-style-type: none"> 2. The use complies with the MDS requirements of the Official Plan. 3. The Official Plan anticipates that growth opportunities in the County over the next 25 years will include, among other uses, <i>on-farm diversified uses</i>, in Agricultural Areas. 4. The farm brewery will produce value-added products from crops grown on the property, thereby requiring minimal transportation of ingredients. The barn structure will be utilized to accommodate the brewery and accessory uses. On this basis, and in conjunction with provincial guidelines, it is not warranted to evaluate alternative locations.
<p><i>2.3.6.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.</i></p>	<p>The farm brewery and accessory uses will occupy a new barn structure located on the same footprint of a previous barn. The farm building cluster will be similar to what existed in the 1860's. A gravel parking area and driveway will be provided. The Traffic Brief indicates that the proposal will not significantly impact existing traffic activity on County Road 12 and that the entrance is acceptable. In addition, surface water runoff conditions from the gravel parking area and driveway pose no risk to adjacent properties or the surrounding environment. Access to the farm fields will remain unimpeded. Therefore, there will be no negative impact on surrounding agricultural operations. In addition, it is proposed that the farm brewery be separated from the agricultural use with a cedar rail fence approximately</p>

PPS POLICY	PLANNING ANALYSIS
	55 metres away from the parking area. This will assist in differentiating the uses on the property and mitigate potential impact to farming operations on-site. No outdoor sitting areas is proposed.

CONFORMITY TO THE GUIDELINES ON PERMITTED USES IN ONTARIO'S PRIME AGRICULTURAL AREAS

Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (GPUOPAA) was released in February, 2015 in reference to Section 2.3.3.1 of the PPS. The Guidelines provide criteria and best management practices to evaluate development proposals within Prime Agricultural Areas to ensure they are "consistent with" the intent of the PPS. **Table 3** provides an analysis of the proposal as it relates to the Guidelines for On-farm Diversified Uses. The application for the Dune Hopper Brewery Zoning By-Law Amendment is consistent with the Guidelines.

Table 3: Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas and Analysis

GPUOPAA POLICY	PLANNING ANALYSIS
2.3 On-Farm Diversified Uses	
<i>Located on a farm</i>	The farm brewery is located on an active farm. Approximately 4.8 hectares (11.9 acres) are available for crops. Most recently, this acreage was planted with corn in 2021.
<i>Secondary to the principal agricultural use of the property</i>	The proposed farm brewery will be secondary to the principal farming use. The brewery will be limited in area and will occupy a new barn structure. The majority of the site will be used as cropland. The brewery and tasting room will not interfere with cropping cycles or harvesting given that the brewery will be located within a farm building cluster, and access to the fields will not be impeded. The farm brewery and parking area will be

GPUOPAA POLICY	PLANNING ANALYSIS
	<p>physically separated and delineated from all active field areas, thereby allowing the uses to co-exist.</p>
<p><i>Limited in area</i></p>	<p>Section 2.3.1.3 of the Guidelines indicates, where available, the use should be located in an existing building. This will reduce the amount of farmland consumed; maintain the agricultural/rural character; and assist in ensuring existing buildings are kept in good repair.</p> <p>Although the farm brewery will not be located within an existing building, it will be located within a reconstructed barn and located on the same footprint as the original barn. Given the farm brewery is to be located on the footprint of a demolished structure, the GFA of the structures is discounted 50% when calculating lot coverage of the on-farm diversified use. The new 223.3-square-metre barn (50% equates to 111.7 square metres) and the 1,170-square-metre parking area/driveway represent 1.8% of the lot area. Therefore, the total area dedicated to the on-farm diversified use is less than the recommended maximum 2% identified in the Guidelines and prescribed maximum within the PEC Official Plan.</p>
<p><i>Includes but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products</i></p>	<p>It is intended that the farm brewery will produce beer from ingredients grown on-site. Therefore, the farm brewery is considered to be a use that produces value-added agricultural products. The tasting room is a permitted agri-tourism use as identified in the Guidelines.</p>

GPUOPAA POLICY	PLANNING ANALYSIS
<p><i>Compatible with, and shall not hinder, surrounding agricultural operations</i></p>	<p>The farm brewery plus the parking area represent 1.8% of the lot area. This is considered “limited in area” in accordance with the Guidelines. The use is to be located in a new barn, which is to be built on the footprint of a barn that existed in the 1860’s. The farm brewery will be accommodated within a farm building cluster near County Road 12. The tasting room will be a minor component of the use given that only 10 seats will be provided. A cedar rail fence is proposed to delineate the farm fields from the farm brewery use. No outdoor patios are proposed. The rural/agricultural character of the site will be maintained such that the predominant use of the land will be farming and access to the fields will remain unimpeded.</p> <p>The Servicing Study completed by Greer Galloway indicated that that site can be appropriately serviced with private well and septic systems and will not negatively impact adjacent properties or the natural ecosystem. The Traffic Brief concluded that County Road 12, can appropriately accommodate traffic generated from the site and safe ingress/egress can be provided. The Stormwater Brief indicated that there will be no negative impacts on the natural drainage with the addition of the reconstructed barn, gravel parking area and driveway. Therefore, it is not anticipated that the use will hinder surrounding agricultural operations.</p> <p>The cumulative impact of the <i>on-farm diversified use</i> is negligible given that there are no other reported on-farm</p>

GPUOPAA POLICY	PLANNING ANALYSIS
	<p>diversified uses within a reasonable distance. Adjacent parcels of land with frontage on County Road 12 are rural residential and tourist commercial in nature. Numerous large farming lots exist to the rear of many of the rural residential lots. Therefore, there is an abundance of area available to accommodate new or expanding livestock facilities.</p> <p>It is concluded that there are no apparent compatibility concerns with respect to the proposed <i>on-farm diversified use</i> and surrounding agricultural operations.</p>

CONFORMITY TO THE COUNTY OF PRINCE EDWARD OFFICIAL PLAN

The County of Prince Edward Official Plan was approved by the Ministry of Municipal Affairs and Housing on July 7, 2021. The subject property is designated “Agricultural Area” on Schedule ‘A-3’: Land Use Designation of the County of Prince Edward Official Plan. Schedule ‘E’: Transportation and Infrastructure identifies County Road 12 as a “County Road – Special Service Selector Road”. Schedule ‘F’: Recreation and Tourism identifies County Road 12 as “Tourism Corridor (Municipal)”.

Relevant Official Plan policies are assessed below in **Table 4**.

Table 4: Official Plan Policies and Analysis

OFFICIAL PLAN POLICY	PLANNING ANALYSIS
2.0 COUNTY CONTEXT AND FUTURE DIRECTION	
2.4 GROWTH MANAGEMENT	
2.4.1 Approach	
<p><i>b) It is anticipated that growth opportunities in the County over the next 25 years will include:</i></p> <p><i>iii. Expanded agricultural, agriculture-related and on-farm diversified uses, including agri-tourism, in the Agricultural areas and Rural Lands;</i></p>	<p>The proposed farm brewery is an <i>on-farm diversified use</i> in the Agricultural area. The Official Plan anticipates that this type of use is a growth opportunity over the next 25 years.</p>

OFFICIAL PLAN POLICY	PLANNING ANALYSIS
3.0 SHAPING THE COUNTY- GENERAL DEVELOPMENT POLICIES	
3.1 ENVIRONMENTAL PROTECTION AND ENHANCEMENT	
3.1.6 Constraint Area Policies	
<p><i>Significant Groundwater Recharge Areas</i></p> <p>16) Significant Groundwater Recharge Areas are identified on Schedule 'D': Resource Areas. Groundwater needs to be protected to promote public health, and as an essential resource for urban and rural water supplies, agricultural production and the maintenance of the Natural Heritage System.</p>	<p>Schedule 'D' locates the site within a Significant Groundwater Recharge Area.</p>
<p>17) The County recognizes a relationship between groundwater and surface water in terms of recharge and discharge functions. The policies of this Plan are intended to address both groundwater and surface water protection. The County commits to pursuing the following directions to protect or enhance the function of Major Groundwater Recharge Areas:</p> <p>d) Ensure levels of wastewater treatment that are appropriate for the size, location and scale of development anticipated within, or in proximity to the identified Major Groundwater Recharge Areas;</p> <p>e) Ensure that development does not alter groundwater levels to the detriment of surrounding users and resources;</p>	<p>d) The Serving Assessment prepared by Greer Galloway indicates that the well testing did not demonstrate any negative impacts on surrounding properties or natural ecological features.</p> <p>e) The Servicing Assessment concludes that the site is large enough to accommodate the appropriate septic system to meet projected design flows. In addition, dilution calculations suggest that the site is large enough to meet reasonable use criteria with respect to nitrate in groundwater leaving the property.</p>
3.2.3 Economic Development Policies Agricultural Assets	
<p><i>Agricultural Assets</i></p> <p>1) Agriculture has long been the principal land use within the County and is an integral part of protecting the County's quality of place acting as a social, environmental, and economic driver. The County supports economic development initiatives in the</p>	<p>a) The farm brewery will utilize crops grown on the farm and will produce value-added products.</p> <p>g) The farm brewery and tasting room are intended to be year-round establishments and will therefore assist the County in providing year-round tourist attractions. Agriculture</p>

OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<p><i>agricultural sector to attract new farmers, and to keep as many farms in business as long as possible. These initiatives include:</i></p> <p>a) <i>Promotion and encouragement of associated food processing and value-added technology facilities integrated on farm properties, or elsewhere within the County;</i></p> <p>g) <i>Encouragement of economic development activities on-site that are intended to capture an increased share of tourism expenditures through developments that contribute to farm incomes, and do not conflict with agricultural operations or with applicable Provincial safety and health legislation;</i></p>	<p>is a significant component of the rural culture and heritage of Prince Edward County. Tourism in the County has expanded with the introduction of value-added production facilities such as wineries, cideries, distilleries and breweries. The proposed brewery will enhance the existing agricultural use of the property and become both more economically and ecologically sustainable through adding tillable cropland and diversifying crop types grown on-site. The construction of the farm brewery on the footprint of the former barn will protect the agricultural use of the property as no development will occur on land historically farmed.</p>
<p>7) <i>Developing new or expanding linkages between the County’s cultural and agricultural assets, such as museums, special event venues, galleries, artist studios, vineyards, and agri-tourism related businesses will be encouraged and promoted in support of their potential for economic growth within the Municipality.</i></p>	<p>The subject property is located on County Road 12 which is identified on Schedule ‘F’: Recreation and Tourism as a Tourism Corridor. The proposed farm brewery is an on-farm diversified use that leverages the site’s agricultural assets while providing an opportunity for agri-tourism economic growth within the County.</p>
3.3.7 Design Policies	
<p>3) <i>The principle of compatible development will be applied to all applications for development to ensure the sensitive integration of new development with existing built forms and landscapes in a way that contributes to the character of the local area and enhances the image and character of the County.</i></p>	<p>Appendix ‘C’ of the Official Plan provides Design Polices for Rural and Agricultural Areas and is reviewed at the end of this Table 4.</p>

OFFICIAL PLAN POLICY	PLANNING ANALYSIS
3.4 INFRASTRUCTURE	
3.4.3 Water and Sanitary Sewer Services Policies	
<p>3) <i>In general, new development will focus growth first within the Urban Centres, and, as a second priority, within the Villages. New development within the Hamlets, Rural Lands, and Shore Lands will also be permitted as a third priority. New development within the Agricultural areas may also be permitted, subject to applicability of PPS policies 2.3.5 and 2.3.6.</i></p>	<p>The proposal complies with Section 2.3.6 of the PPS as assessed in Table 2.</p>
3.4.3.5 Servicing Policies for Rural Lands, Agricultural areas and Shore Lands	
<p>1) <i>On Rural Lands, the Agricultural areas, and Shore Lands, the Municipality may permit individual on-site sewage services and individual on-site water services, only where municipal sewage services and/or municipal water services are not provided.</i></p>	<p>Individual on-site water and sewage services are permitted, as municipal services are not available to the property.</p>
3.4.3.6 Individual on-site water services and on-site sewage services Policies	
<p>1) <i>Individual on-site sewage services and individual on-site water services may only be permitted where site conditions are suitable for the long-term provision of such services with no negative impacts. In addition, these services may only be used for infilling and minor rounding out of existing development.</i></p>	<p>The Serving Assessment prepared by Greer Galloway indicates that the existing drilled well on the property appears to have sufficient yield to support the proposed farm brewery and the existing residential dwelling. Further, the well testing did not demonstrate any negative impacts on surrounding properties or the natural ecosystem.</p> <p>Water quality results identified acceptable water quality with respect to bacteriological parameters. However, results identified elevated levels of nitrate. Additional treatment will be required to reduce nitrate levels should</p>

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	<p>they be confirmed though planned re-sampling.</p> <p>The Servicing Assessment also determined that the site is large enough to accommodate the appropriate septic system.</p> <p>The Fire Protection Letter prepared by Greer Galloway indicates that the farm brewery does not require on-site water storage for fire protection and does not require automatic sprinkler systems.</p>
3.4.4 Stormwater Management Policies	
<p>3) <i>In the Rural Lands, Agricultural areas and Shore Lands, best practices including Low Impact Development (LID) for stormwater management will be encouraged, including the use of tree cover and natural vegetation and other permeable surfacing that reduces run off and facilitates groundwater recharge. Grading and drainage shall also mitigate to erosion and siltation that occurs with stormwater management.</i></p>	<p>The Stormwater Brief prepared by Greer Galloway indicates that the proposed development will not significantly impact storm water runoff conditions on the property. Existing conditions, combined with any constructed vegetated ditches, swales and sheet flow, will be adequate to address any storm water concerns that may result from the development. Further, there is no risk of damage to downstream property or the public road system. It was determined that there is no threat to safety or the natural environment that warrants a more detailed analysis.</p>
3.4.5 Transportation Policies County Roads	
<p>18) <i>County Roads - Special Service Collector designation applies to those roads, which provide access to major resort or recreational uses such as the Sandbanks, Lake-on-the-Mountain and North Beach Provincial Parks. These roads service primarily through traffic and serve to collect traffic from the Municipality and local collector roads.</i></p>	<p>Access to the property is from County Road 12, a designated County Road – Special Service Collector Road on Schedule ‘E’: Transportation and Infrastructure. The road is designed to move moderate amounts of traffic.</p>

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	<p>The Commercial Entrance/Traffic Brief indicates that the development will not significantly affect existing traffic activity. In addition, the Traffic Brief concludes the proposed entrance is acceptable for the proposed development.</p>
4.0 THE COUNTY LAND USE DESIGNATIONS	
4.2 AGRICULTURAL AREAS	
4.2.3 Policies	
<p>2) <i>The predominant use of land in this designation shall be all types, sizes and intensities of agricultural uses, including on-farm buildings and structures that are integral to the farm operation. The County may require appropriate studies, at its discretion, to support any potential farm related commercial or industrial development. In addition, the following uses may be permitted:</i></p> <p>b) <i>On-farm diversified uses, provided they meet the following criteria:</i></p> <ul style="list-style-type: none"> <i>i. Are located on a farm property that is actively in agricultural use;</i> <i>ii. Are secondary to the principal agricultural use of the property;</i> <i>iii. Are limited in area relative to the size of the property on which the use, or a combination of uses, is located, up to a total of 2% of the property, to a maximum of 1 hectare;</i> <i>iv. Are compatible with, and do not hinder, surrounding agricultural operations; Are appropriate to available rural services and infrastructure;</i> <i>v. Are at a scale and intensity of operation that are appropriate for</i> 	<p>The subject land is designated Agricultural Area on Schedule ‘A3’: Land Use Designations. The primary use of the property will remain farming. No removal of farmed area is required to accommodate the farm brewery or the associated parking. The hop yard and its proposed expansion, has resulted in additional lands being added to the site’s historically farmed area. <i>On-farm diversified uses</i> are also permitted in the Agricultural Area designation. The proposed farm brewery meets the Provincial Guideline policies with respect to <i>on-farm diversified uses</i> as analyzed in Table 3 of this report. The County Official Plan provides additional policy direction.</p> <ul style="list-style-type: none"> i. Most recently in 2021, 4.8 hectares of the property were farmed. Corn, soy and barley will be the primary crops grown in the farm fields. The diversification of the cash crops will increase the integrity of the farm, which is a desirable and farming best practice.

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<p><i>the site and the surrounding area;</i></p> <p>vi. <i>Maintain the agricultural character of the area; and</i></p> <p>vii. <i>Meet all applicable air emission, noise, water and wastewater standards and receive all relevant environmental approvals.</i></p>	<p>ii. The proposed farm brewery will be secondary (1.8% of lot area) to the principal farming use.</p> <p>iii. The farm brewery use will be limited in area such that the total area needed to accommodate the building, driveway and parking area is 0.13 hectares. The brewery will be located on the same footprint as the original 1860’s barn. The vast majority of the site will continue to be used for agricultural uses.</p> <p>iv. Given the farm brewery is to be located on the footprint of a demolished structure, the GFA of the structures is discounted 50% when calculating lot coverage of the on-farm diversified use. The 223.3-square-metre barn (50% equates to 111.7 square metres) and the 1,170-square-metre parking area/driveway represent 1.8% of the lot area. Therefore, the total area dedicated to the on-farm diversified use is less than the allowable maximum 2% prescribed in the Plan. The total area dedicated to the farm brewery is 0.13 hectares. This is significantly less than the 1-hectare maximum outlined in the Official Plan. Farm equipment can readily access the property along the right-of way off County Road 12. The current farmer renting the fields accesses the crops from his adjacent property located to the south. Therefore, farm equipment will not require</p>

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	<p>shared access with the brewery use.</p> <p>The farm brewery will not interfere with cropping cycles or harvesting given that the brewery will be located within a barn structure and access to the fields will not be hindered. A cedar rail fence will be constructed to delineate the farm fields from the farm brewery use – approximately 55 metres away. No outdoor patios are proposed. Given the large lots in the vicinity of the subject land, there is an abundance of area available to accommodate potential new or expanding livestock facilities. Therefore, the use will be compatible with and will not hinder surrounding agricultural operations. The Servicing Study completed by Greer Galloway indicates that site can be appropriately serviced with private well and septic systems and will not negatively impact adjacent properties or the natural ecosystem.</p> <p>The Commercial Entrance / Traffic Brief concludes that the farm brewery will not affect existing traffic activity on County Road 12 and safe ingress/egress can be provided.</p> <p>The Stormwater Brief concludes the proposed development will not significantly impact storm water runoff conditions on the</p>

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	<p>property. Further, there is no risk of damage to downstream property or the public road system.</p> <p>v. The scale of the <i>on-farm diversified use</i> is minimal given that the use will occupy approximately 1.8% of the lot area. The tasting room will be a minor component of the use given that only 10 seats will be provided. The vast majority of the land will remain in agricultural use.</p> <p>vi. The agricultural character of the area will be maintained given that the new structure will be a barn that is located on the same footprint as the original barn from the 1860’s. The reconstructed barn, combined with the existing farm house, will restore the site to the original farm-building-cluster heritage character. The addition of the hop yard has increased the area historically farmed.</p> <p>vii. Water and waste water requirements can be met as indicated in the Servicing Study.</p>
<p>5) <i>All development in the Agricultural area designation will comply with the Minimum Distance Separation (MDS) Formulae established by the Province, as amended from time to time.</i></p>	<p>In accordance with Section 5.1.18 (3) of this Plan, MDS setbacks are not required.</p>

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<p>6) <i>All new development shall be compatible with its surrounding context and shall reflect as appropriate the Design Policies for Rural Lands and Agricultural areas in Appendix C of this Plan.</i></p>	<p>Design Polices are reviewed below.</p>
<p>15) <i>Development of agriculture, agriculture-related, and on-farm diversified uses shall be consistent with the Guidelines on Permitted Uses in Ontario's Prime Agricultural areas established by the Province, as amended from time to time. Developments shall also be directed to areas of lower-class soils located on the property, wherever possible.</i></p>	<p>The proposed farm brewery is an <i>on-farm diversified use</i> that is consistent with the provincial <i>Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas</i> as assessed in Table 3 of this report.</p>
<p>16) <i>Wineries, cideries, nano- or micro-breweries, and small distilleries may be permitted as agriculture-related uses and/or on-farm diversified uses provided:</i></p> <p>a) <i>Such uses incorporate crops grown on-site and/or in the area to the greatest extent possible;</i></p> <p>b) <i>The criteria for the applicable use category, as set out in Section 4.2.3 policies 19) b) and c) of this Plan, are met;</i></p> <p>c) <i>The property will continue to be zoned for agricultural use and will be subject to appropriate standards for specific types of beverage alcohol uses in the implementing Zoning By-law; and</i></p> <p>d) <i>All provincial regulations, including licensing requirements of the Alcohol and Gaming Commission of Ontario, are met.</i></p>	<p>a) The farm brewery will use crops grown on-site, including hops and barley.</p> <p>b) A farm brewery and tasting room are permitted <i>on-farm diversified uses</i> as identified in Section 4.2.3.19 of the Official Plan.</p> <p>c) The property will continue to be within the Rural (RU1) Zone, which permits agricultural uses. A special provision is required to add the proposed farm brewery use as a permitted use and address the gross floor area of the tasting room and Tied House as accessory uses. A special provision will also be required to address the existing lot area.</p> <p>d) The owner will be required to acquire the appropriate provincial licensing.</p>
<p>19) <i>The following are permitted use examples of agriculture, agriculture-related, and on-farm diversified uses within the Agricultural area designation:</i></p>	<p>A brewery is listed as a permitted <i>on-farm diversified use</i> given that crops are used to make value-added products.</p>

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<p>c) <i>On-Farm diversified uses include, but are not limited to: home occupations, home industries, agri-tourism ventures, and uses that produce value-added agricultural products, such as an abattoir, a processor, packager, bakery, cheese factory, micro-brewery, cidery, and winery.</i></p> <p>i. <i>Agri-tourism uses are on-farm diversified uses and include, but are not limited to; a retreat, vacation suite, bed and breakfast, alcoholic beverage tasting room, café, wedding venues, farm-themed playground, horse trail ride, equine event and seasonal event.</i></p>	<p>Further, a tasting room is listed as a permitted agri-tourism use and is therefore permitted.</p>
4.5 OVERLAY DESIGNATIONS AND SYMBOLS	
4.5.2 Tourism Corridors	
<p>1) <i>The County is renowned as a scenic destination with a unique combination of water views, rural landscapes and heritage architecture. Linking picturesque towns, villages and hamlets through an ever-changing countryside are roads and trails that give access to businesses as well as cultural and recreational attractions of particular interest to tourists. These Tourism Corridors, the most significant being the Loyalist Parkway, are identified on Schedule 'F': Tourism & Recreation.</i></p>	<p>The subject property is located on County Road 12, a designated Tourism Corridor (Municipal) on Schedule 'F': Recreation and Tourism. Tourism Corridors provide access to business and activities of particular interest to tourists. The farm brewery is a business that will contribute to the tourism economy of the County and is appropriately located on a Tourism Corridor.</p>
<p>4) <i>Where permitted by the underlying designation along the Tourism Corridors, appropriate tourist-related developments are encouraged in suitable locations. They form the basis for building a critical mass in tourism activities and for making associated municipal decisions related to providing programs and services in support of the</i></p>	<p>Within the vicinity of the farm brewery are numerous other tourism related businesses including: Isaiah Tubbs Resort, a restaurant, trailer parks and vacation rentals, a municipal boat launch and Sandbank Provincial Park. Together they form a node of tourism activities.</p>

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<i>tourism industry.</i>	
7) <i>New high-quality attractions, facilities, services, and events are encouraged along the Tourism Corridors where they are permitted by the underlying designation. They must be compatible with the countryside character and charm of the County and are encouraged to be year-round to promote economic development throughout the year.</i>	The proposed farm brewery is small in scale and will not hinder the agricultural operations of the area. Ingredients will be grown on-site and the agricultural heritage of the County will be enhanced through the reconstruction of a barn located on the footprint of the original 1860's barn, restoring the historical farm building cluster.

The C2 Design Policies for Rural lands and Agricultural Areas are reviewed below:

- The pastoral qualities associated with the County's countryside will be maintained given that the farm brewery will be located in a new barn that is to be reconstructed on the footprint of the original barn from the 1860's. Open spaces will be maintained and no crop areas will be removed. A hop yard has been added to the site, thereby increasing the area that was historically farmed.
- The farm brewery will contribute to the sustainability of the farm, as value-added products will be produced and will contribute to the agri-tourism of the area with the inclusion of the tasting room and retail space. Crops will be diversified as a desirable and farming best practice through the introduction of hops and barley, also contributing to sustainable rural development. The site is located on a Tourism Corridor where tourist-related activities are to be encouraged. Farm lands will be preserved, as development will occur on land not currently farmed. The new barn, combined with the existing farm house will create a farm building cluster that is typical of Ontario farms, thereby maintaining the rural character of the County.
- The farm brewery will not negatively impact the agricultural use of the property given the brewery's limited area and access to the farm fields will not be altered. The farm brewery will leverage the rural residential character and agricultural resources to create an on-farm diversified use that is secondary to the primary agricultural use of the property. This will create a lifestyle opportunity not available in the more urban areas of the County.

- The new barn will be located on the footprint of the original barn built in the 1860's. This will restore the farm building cluster that had historically existed and is typical of historic Ontario farms. The barn will be sided with rough pine, characteristic of heritage rural barns. Existing mature vegetation adjacent to the road and the proposed driveway will be preserved. Mature trees located around the farm house, and between the farm house and proposed farm brewery, are intended to be preserved to maintain the rural cultural landscape and also benefit the proposed development by providing a rural and park-like setting.

The Official Plan provides design guidelines for new commercial buildings located within Rural and Agricultural Area designations. Those policies are addressed below:

- The reconstructed barn will be located on the footprint of the original barn constructed on the site in the 1860's. Therefore, the original farmstead built form will be restored to the property.
- The farm house and barn will be clustered and located on the historical building footprint. The open space farm land will be preserved. Mature vegetation will remain along the road frontage, driveway and between buildings, along with the around the surrounding farmland field areas.
- The parking area will be screened from the roadway as it will be located at the rear of the farm brewery building.
- A single entrance currently exists to the property.
- Any signage or lighting will be in accordance with municipal standards.

The C4 Design Policies for Tourism Corridors is reviewed below:

- The built form of the new barn will be 20 feet to the peak in height and therefore low profile.
- Vegetation will not be altered along the streetscape of County Road 12.
- The farm house and barn will be clustered to maintain the rural cultural heritage character of the County.
- Access to the farm brewery will be from County Road 12, a public road.

PLANNING OPINION AND CONCLUSION

The subject lands are located within the Agricultural Area designation of the County of Prince Edward Official Plan. The property currently accommodates a single-detached dwelling and agricultural uses. The proposed farm brewery is considered to be an *on-farm diversified use* and is therefore permitted in the Agricultural Area designation. The proposal meets the following *on-farm diversified use* criteria:

- ✓ Is located on a farm property that is actively in agricultural use;
- ✓ Is secondary to the principal agricultural use of the property;
- ✓ Is limited in area relative to the size of the property on which the use, or a combination of uses, is located, up to a total of 2% of the property, to a maximum of 1 hectare;
- ✓ Is compatible with, and does not hinder, surrounding agricultural operations;
- ✓ Is appropriate for the available rural services and infrastructure;
- ✓ Is at a scale and intensity of operation that is appropriate for the site and the surrounding area;
- ✓ Maintains the agricultural character of the area; and
- ✓ Meets all applicable air emission, noise, water and wastewater standards

The proposal maintains the intent of the Official Plan. The Rezoning Application will add a farm brewery as a permitted use in addition to the uses within the RU1 Zone. Special provisions will also address the gross floor area of the tasting room/retail space and Tied House. A special provision is also requested to recognize the existing lot area of 7 hectares, which is technical in nature. All other provisions of the Zoning-By-law can be met.

The Rezoning Application for the Dune Hopper Brewing Company in Ward 2 – Bloomfield – Hallowell Ward is consistent with the policies of the Provincial Policy Statement, the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, and the County of Prince Edward Official Plan. The proposed development complies with the provisions of the RU1 Zone in Zoning By-law No. 1816-2006 with special provisions to permit a farm brewery; limits the floor area of the tasting room and Tied House, recognizes the existing lot area and represents good planning.

In closing, if you have any questions about this information, please do not hesitate to contact our office.

Yours truly,



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Encl.