
Stovel and Associates Inc.
Planners, Agriologists and Environmental Consultants

June 19, 2025

Mariana Iglesias
Manager of Planning Services
Township of Centre Wellington
1 Macdonald Square
Elora, ON N0B 1S0

**RE: Planning Justification Letter Report – Proposed Zoning By-law Amendment
AWF Farm Drainage
6949 Wellington Road 7, Part of Lots 3 and 4, Concession 11
Township of Centre Wellington (Nichol)**

Dear Ms. Iglesias,

Stovel and Associates Inc. (“SAI”) was retained by AWF Farm Drainage to prepare a Planning Justification Report (“PJR”) in support of a proposed Site-Specific Zoning By-law Amendment for the lands municipally known as 6949 Wellington Road 7, located within Part of Lots 3 and 4, Concession 11, in the former Township of Nichol, within the Township of Centre Wellington (Figure 1). The proposed application is a farm drainage shop and equipment maintenance facility. The development is considered to be an Agriculture-Related Use.

The lands in question are approximately 4.53 ha in size and has frontage on Wellington Road 7. The parcel is triangular in shape and includes the following buildings: single detached dwelling, two barns, and a shed. Along the southern portion of the site is a watercourse that is regulated by the Grand River Conservation Authority (“GRCA”). The proposed development is well separated from the regulated watercourse.

This PJR provides a summary of the proposed use and evaluates the proposed use based on policies set out in the Provincial Planning Statement, 2024 (“PPS”) and the County of Wellington Official Plan and regulations included in the Township of Centre Wellington Zoning Bylaw.

1. Proposal Summary

The subject land is actively used for agricultural purposes and contains an existing farmstead. AWF Farm Drainage proposes to establish a shop for the repair and maintenance of farm drainage equipment and vehicles that directly support the agricultural community. AWF Farm Drainage will only be using the shop to maintain its own equipment. Figure 2 is a conceptual Site Plan of the proposed development. The conceptual Site Plan illustrates the existing and proposed use for the site. Relevant zoning provisions are set out on the Site Plan to illustrate compliance.

2. Policy and Regulatory Context

2.1 Provincial Policy Statement (PPS, 2024)

The PPS 2024 emphasizes the importance of maintaining and enhancing Ontario's agricultural system. Policy 4.3.1.1 states that "Planning authorities are required to use an *agricultural system* approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the *agri-food network*."

The PPS defines Agriculture-Related Uses as: "*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*" (Page 39).

Policy 4.3.2.1 states:

"In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.

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 provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives" (Page 23).

To assist in interpreting the PPS the Province prepared a document referred to as the *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas - Publication 851* ("*Guidelines*"). This document provides guidance on agricultural uses, agriculture-related uses and on-farm diversified uses. *These guidelines are meant to complement, be consistent with and explain the intent of the PPS policies and definitions.*

Policy 4.3.2.1 notes that Agriculture-Related Uses are permitted in the Prime Agricultural Area. states the criteria to qualify for an Agriculture-related uses in Prime Agricultural Areas. *Agriculture-Related Uses add to the vitality and economic viability of prime agricultural areas because they are directly related to and service farm operations in the area as a primary activity. These uses may be located on farms or on separate agriculture-related commercial or industrial properties* (page 11).

The Guidelines set out 6 criteria that must be met to qualify as *agriculture-related uses* in *prime agricultural areas*. These criteria are as follows:

1. *Farm-related commercial and farm-related industrial use.*
2. *Shall be compatible with, and shall not hinder, surrounding agricultural operations.*

3. *Directly related to farm operations in the area.*
4. *Supports agriculture.*
5. *Provides direct products and/or services to farm operations as a primary activity.*
6. *Benefits from being in close proximity to farm operations.*

The following table provides a summary of the conformity of the proposed use to the criteria set out in the Guideline.

Table 1: Assessment of Conformity of the Proposed Use to Criteria set out in the Guidelines – AWF Drainage

Criteria	Description	Conformity
Farm-related commercial and farm-related industrial use	The proposed use provides a service and product that supports the local agricultural community. Agricultural tile drainage is an important capital investment that will help to improve agricultural lands.	Yes
Shall be compatible with, and shall not hinder, surrounding agricultural operations.	The proposed use will not hinder the operation of adjacent agricultural operations. There will be no impact on these adjacent farms. The proposed use can be readily serviced by rural services and does not require municipal sewer or water. Access for the proposal will be via Wellington Road 7 (a regularly maintained County Road). A new lot will not be required to permit this proposed use. The proposed use will maintain the rural character of the local area. There are no MDS impacts to the adjacent agricultural operations. Guideline 35 (<i>MDS Setbacks for Agriculture-Related Uses and On-Farm Diversified Uses</i>) of <i>The Minimum Distance Separation (MDS) Document (Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks, Publication 853)</i> states: “MDS 1 setbacks from existing livestock facilities and anaerobic digesters will generally not be needed for land use planning applications which propose agriculture-related uses and onfarm diversified uses. However, some proposed agriculture-related uses and on-farm diversified uses may exhibit characteristics that could lead to potential conflicts with surrounding livestock facilities or	Yes

	<p><i>anaerobic digesters. Therefore, it may be appropriate for municipalities to require an MDS I setback to permit certain types of these uses. Typically, this subset of uses may be characterized by a higher density of human occupancy or activity or will be uses that may generate significant visitation by the broader public to an agricultural area. Examples include, but are not limited to: food service, accommodation, agri-tourism uses and retail operations. Surrounding land uses and geographic context can also play a role in determining the suitability of applying MDS I setbacks to proposed agriculture-related uses, on-farm diversified uses and agricultural uses. For these reasons, and in keeping with the intent of this MDS Document, municipalities may choose to require an MDS I setback for proposals, including lot creation, to permit certain types of agriculture-related uses or onfarm diversified uses. In these circumstances, agriculture-related uses and on-farm diversified uses shall be considered as Type A land uses. Municipalities shall include specific provisions in their comprehensive zoning by-law to clearly indicate the types of agriculture-related uses and on-farm diversified uses that will be required to meet MDS I setbacks, including provisions related to the measurement of MDS I setbacks from existing livestock facilities and anaerobic digesters. Otherwise, MDS I setbacks will NOT be required for these types of uses. Municipalities are strongly encouraged to develop policies in their official plans and provisions in their comprehensive zoning by-law to provide consistent direction on this issue” (Guideline 35, Page 36-37).</i></p>	
<p>Directly related to farm operations in the area.</p>	<p>The proposed use is directly related to farm operations in the local area. This portion of Centre Wellington and Mapleton has heavier soils that require improvement through agricultural drainage. Having a farm drainage contractor in the local area will help to improve</p>	<p>Yes</p>

	access to an important product/service for the farming community.	
Supports agriculture.	The proposed use supports agriculture. Agricultural drainage improvements are fundamental to improving subsurface conditions of agricultural soils.	Yes
Provides direct products and/or services to farm operations as a primary activity.	The proposed use, i.e. agricultural drainage contractor, provides a direct product/service to the local farming community as a primary activity.	Yes
Benefits from being in close proximity to farm operations.	The farming community will benefit from having an agricultural drainage contractor in close proximity to their farming operations. This will provide quicker access to the service/product and will also help to maintain competitiveness of the service for farmers.	Yes

Based on the preceding conformity exercise, it is my opinion that the proposed use conforms to these six criteria and is consistent with the PPS 2024.

2.2 County of Wellington Official Plan (2025 Consolidation)

The subject lands are designated **Prime Agricultural Area and Core Greenlands** in Schedule B1 (Land Use) – Figure 3. Section 6.4.3 of the County Official Plan (Permitted Uses) permits Agriculture-Related Uses provided they are compatible and do not hinder with surrounding agricultural uses.

Section 6.4.5 of the County Official Plan states: *“Small scale agriculture-related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms”* (6.4.5 Agriculture-related uses).

As previously described in Table 1, the proposed facility meets these criteria by servicing local farms with drainage systems essential for crop productivity.

The Core Greenlands portion of the site will not be altered or impacted by the proposed development.

2.3 Township of Centre Wellington Zoning By-law 2009-045

The subject land is zoned **Agricultural (A)** and **Environmental Protection (EP)**. Figure 4 illustrates the zoning for the site and surrounding lands.

The Permitted Uses in the Agriculture zone does not include an Agriculture-Related Use. Therefore, a Site-Specific Zoning By-law Amendment is requested to permit the proposed

Agriculture-Related Use. The proposed use will comply with the zoning regulations set out in 6.1.3.2 and variations are not required.

The EP portion of the site will not be impacted by the proposed development and no changes to the EP zone are proposed.

3. Additional Approvals

The proposed use will be subject to Site Plan Approval and a Site Plan Agreement with the Township of Centre Wellington. Following the approval of the zoning application, the applicant recognizes that a detailed site plan will be required.

4. Conclusion

AWF Farm Drainage is a local agricultural drainage contractor. They wish to establish their business in the Township of Centre Wellington, specifically on lands identified as 6949 Wellington Road 7. The proposed use is an Agriculture-Related Use.

A site-specific amendment to the Zoning By-law Amendment is required to permit the proposed use. No additional modifications to the regulations of the Township of Centre Wellington Zoning By-law (May, 2025) are needed.

This PJR has assessed the relative conformity with the PPS (2024) and the County of Wellington Official Plan. It is my opinion that the proposed use is consistent with the PPS and conforms to the County of Wellington Official Plan.

The proposed use represents good planning. The proposed use is permitted in the Prime Agricultural Area and is a reasonable use of the subject property (which is undersized and triangular in shape). The proposed use will support the rural economy and the agricultural system in Centre Wellington by enabling a use that is directly linked to local farm operations.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

Rob Stovel

Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P. Ag.

And

Rob Stovel Jr.

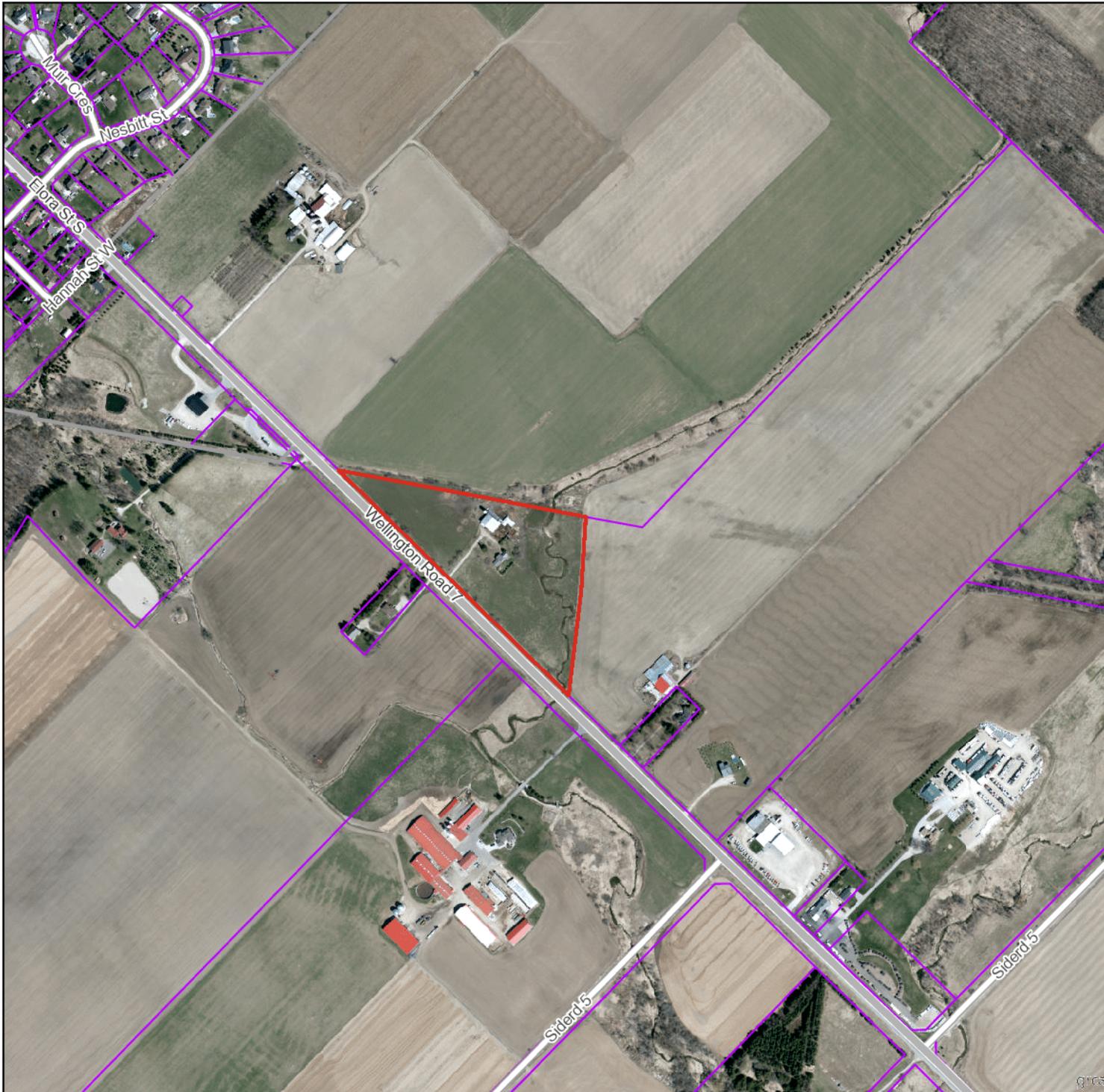
Robert L. Stovel, B.Sc.

Figure 1: Subject Lands

Date: Jun 03, 2025
Author: SAI

Legend

- Parcel - Assessment (MPAC/MNRF)
- Subject Lands

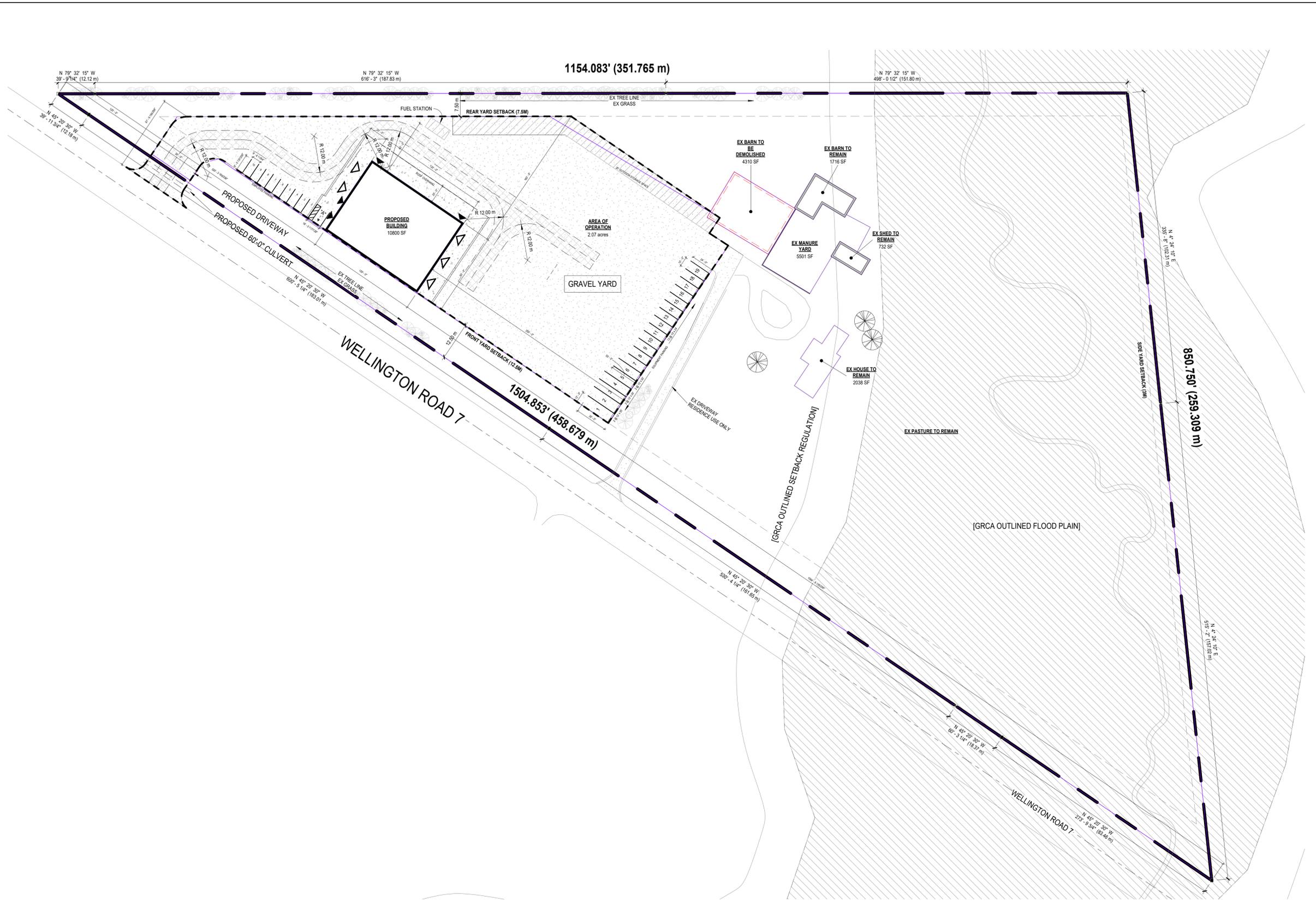


BYLAW REQUIREMENTS					
SECTION:	ITEM:	REGULATION:	PROPOSED:		
	AREA OF OPERATION FOR FARM OCCUPATION	N/A	8384 m ² (2.07 AC)		
SITE DATA					
TOWNSHIP	ZONE				
CENTRE WELLINGTON	AGRICULTURAL (A) ZONE				
PERMITTED USES					
MAINTENANCE SHOP					
REGULATIONS	REQUIRED	ACTUAL			
LOT AREA, MINIMUM	0.4 ha (1.0 ac)	4.53 ha (10 ac)			
LOT FRONTAGE, MINIMUM	30 m	458.88 m			
INTERIOR SIDE YARD, MINIMUM	3 m	221 m			
EXTERIOR SIDE YARD, MINIMUM ⁽¹⁾	12.5 m	N/A			
FRONT YARD, MINIMUM ⁽¹⁾	12.5 m	12.5 m			
REAR YARD, MINIMUM ⁽¹⁾⁽²⁾	7.5 m	21.64 m			
GROSS FLOOR AREA	-	1,003.35 m ² (10,800 SF)			
GROSS FLOOR AREA CALCULATIONS:					
EXISTING BUILDING AREAS:					
EXISTING AGRICULTURAL BARN = 159 m ² (1716 SF)					
EXISTING HOUSE = 189 m ² (2038 SF)					
EXISTING SHED = 68 m ² (732 SF)					
EX BARN TO BE REMOVED = 407 m ² (4389 SF)					
TOTAL EXISTING BUILDING AREA = 823 m ² (8858 SF)					
PROPOSED SHOP TOTAL AREA = 1003 m ² (10800 SF)					
PARKING, STACKING & LOADING AREA REGULATIONS					
PARKING REQUIREMENTS: 1 SPACE PER 30m ² (PER ZONING BY-LAW SECTION 5.5.1)					
PROPOSED PARKING FOR PROPOSED BUILDING:					
= 1003 m ² / 30 m ²	33	10			
TOTAL REQUIRED PARKING SPACES ⁽¹⁾	33	10			
TOTAL REQUIRED ACCESSIBLE PARKING SPACES (24-50) ⁽²⁾ :	3	2			
- TYPE A	2	1			
- TYPE B	1	1			
PROPOSED EQUIPMENT PARKING	0	19			
MAX. ANTICIPATED EMPLOYEES = 8					
MAX. ANTICIPATED VISITORS = 2	TOTAL = 10				
GENERAL PROVISION NOTES:					
1. SIZE OF PARKING SPACES: 2.7 m wide x 5.4 m LONG					
2. ACCESSIBLE PARKING SPACES SHALL MEET THE FOLLOWING:					
- TYPE A: MIN. WIDTH OF 3.4 m AND SIGNAGE THAT IDENTIFIES THE SPACE AS "VAN ACCESSIBLE";					
- TYPE B: MIN. WIDTH OF 2.4 m;					
- PROVIDE AN ACCESS AISLE FOR EACH SPACE WITH A MIN. WIDTH OF 1.5 m;					
- WHEN A TYPE A & B SHARE AN ACCESS AISLE THE MIN. WIDTH SHALL BE 2 m;					
- AN ACCESS AISLE MUST BE MARKED WITH HIGH TONAL CONTRAST DIAGONAL LINES;					
- HARD-SURFACED AND LEVEL;					
- LOCATED NEAR AND ACCESSIBLE TO AN ENTRANCE; AND					
- IDENTIFIED BY A SIGN WITH THE INTERNATIONAL SYMBOL FOR HANDICAPPED PERSONS.					
SITE NOTES					
#	NOTE				
1	ALL DIMENSIONS ARE APPROXIMATE. THIS IS NOT A SURVEY.				
2	ALL DIMENSIONS SHOWN ARE IN METERS AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.				
3	PROVIDE BARRIER FREE CURBING FOR ACCESSIBILITY TO BUILDING.				
4	ALL LANDSCAPING SHOWN IS EXISTING U.N.O.				
5	ALL SURFACE TREATMENTS ARE NATIVE GRASS U.N.O.				
6	FIRE TRUCK ACCESS ROUTE (TO CONFORM w/ THE REQUIREMENTS OF OBC 3.2.5.6).				
7	ENSURE THAT ALL LIGHTING IS DIRECTED DOWNWARD OR SHIELDED SO AS NOT TO PROJECT BEYOND THE OWNER'S LAND NOR TO CAUSE A GLARE THAT WOULD IMPACT ADJACENT PROPERTIES OR PASSING TRAFFIC.				
SITE LEGEND					
SYMBOL	DESCRIPTION				
	EXISTING GRAVEL				
	EXISTING ASPHALT				
	EXISTING CONCRETE				
	EXISTING PLANTING BED				
	PROPOSED GRAVEL				
	PROPOSED ASPHALT				
	PROPOSED CONCRETE				
	PROPOSED PLANTING BED				
	EXISTING PEDESTRIAN DOOR				
	EXISTING EQUIPMENT DOOR				
	NEW PEDESTRIAN DOOR				
	NEW EQUIPMENT DOOR				
	DENOTES AREA OF OPERATION FOR FARM OCCUPATION				
	BOLLARD				
	FIRE ROUTE - NO PARKING (SEE DETAIL)				
	EXTERIOR BUILDING HEIGHT				
	PROPOSED BARRIER FREE PARKING SPACE (SEE GENERAL PROVISION NOTE #2)				
AREA SCHEDULE (SITE)					
NAME	AREA (sf)	Area (ac)	AREA (m2)	AREA (ha)	% OF TOTAL
AREA OF OPERATION	90220 SF	2.07 acres	8384 m ²	0.84 hectare	18.49%
EX BARN TO BE DEMOLISHED	4310 SF	0.10 acres	400 m ²	0.04 hectare	0.88%
EX BARN TO REMAIN	1716 SF	0.04 acres	159 m ²	0.02 hectare	0.35%
EX HOUSE TO REMAIN	2038 SF	0.05 acres	189 m ²	0.02 hectare	0.42%
EX MANURE YARD	5501 SF	0.13 acres	511 m ²	0.05 hectare	1.13%
EX SHED TO REMAIN	732 SF	0.02 acres	68 m ²	0.01 hectare	0.15%
PROPOSED BUILDING	10800 SF	0.25 acres	1003 m ²	0.10 hectare	2.21%
REMAINING LOT AREA	372708 SF	8.56 acres	34626 m ²	3.46 hectare	76.37%
GRAND TOTAL	488055 SF	11.20 acres	45342 m ²	4.53 hectare	100.00%

1 SITE PLAN
A1.02 1" = 50'-0"

No.	Description	Date

Figure 2: AWF Site Plan



	Project:	AWF Farm Drainage New Maintenance Shop	Drawing Title:	Site Key Plan	Date:	May 23, 2025
	Address:	6949 Wellington Rd 7 Centre Wellington, ON N0B 1A0	Scale:	As indicated	Drawn by:	E.V
<p>2025-05-23 4:48:54 PM</p>			<p>PRELIMINARY PLANS ONLY NOT INTENDED FOR PRICING</p>		<p>Sheet No.:</p> <h1>A1.02</h1>	

Figure 3: County of Wellington Official Plan Designation

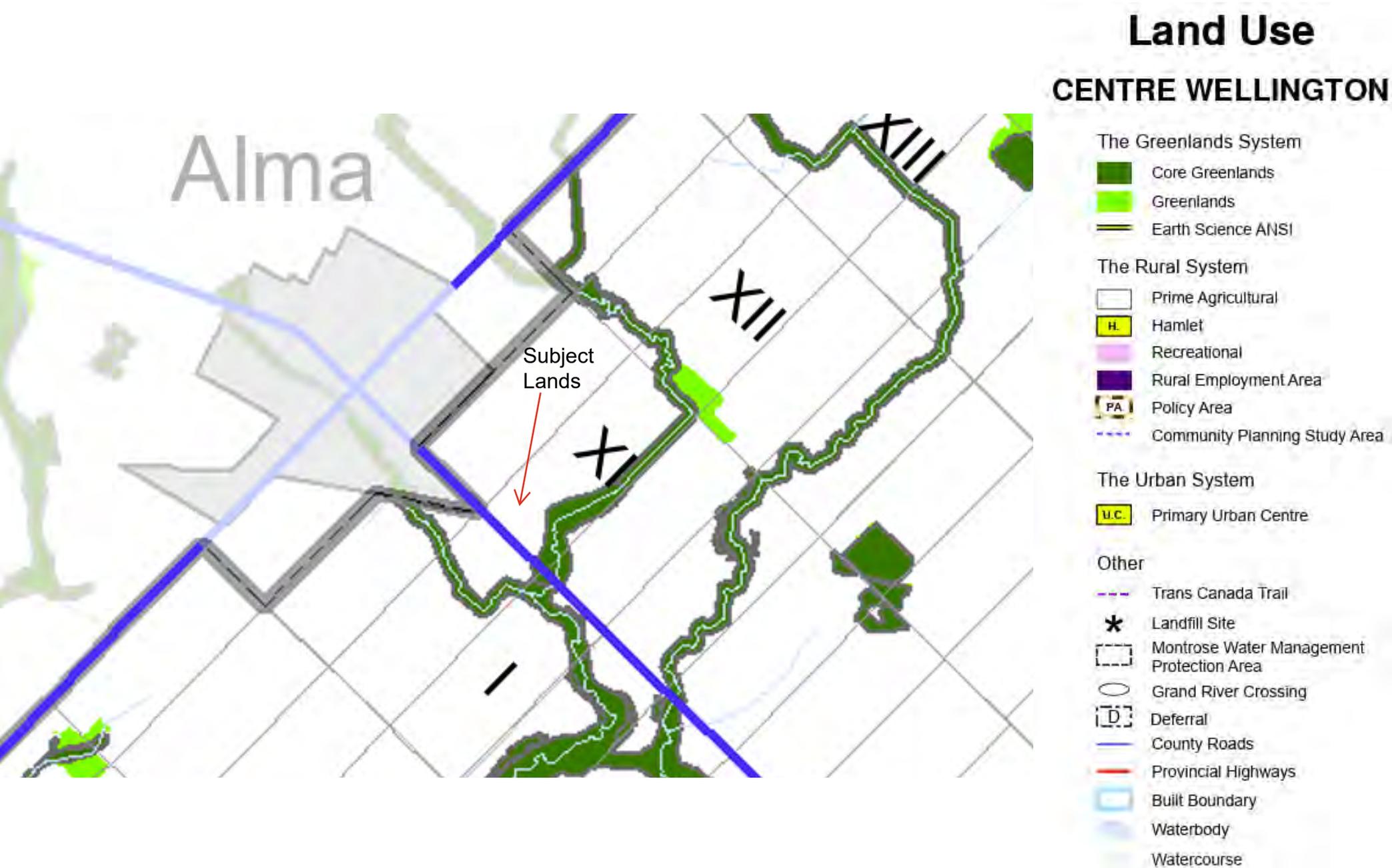
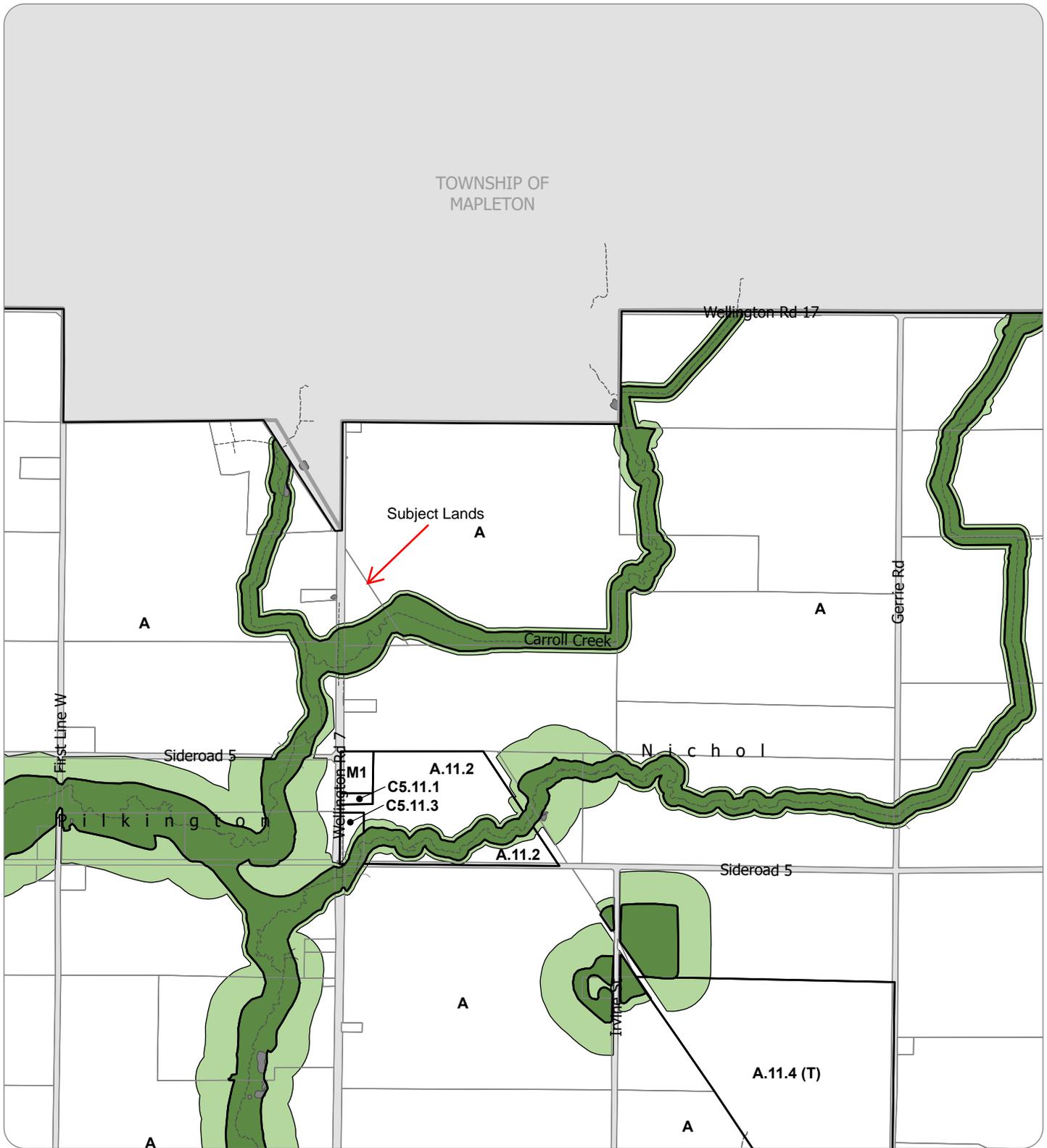


Figure 4: Centre Wellington Zoning

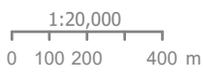


- Zone Boundary
- Environmental Protection
- Environmental Protection Overlay
- Urban Area
- Parcel Fabric
- Floodplain
- Flood Fringe
- Waterbody
- Watercourse
- Road

			21	27	33	39
1	6	11	16	22	28	34
2	7	12	17	23	29	35
3	8	13	18	24	30	36
4	9	14	19	25	31	37
5	10	15	20	26	32	38
				26	32	38
						44

Township of Centre Wellington
 Zoning By-Law
 Schedule "A"
Map 11
 Nichol-Pilkington

Sources: May include data from the Grand River Conservation Authority, County of Wellington, Teranet (2004) and © 2025 of the Queens Printer For Ontario. Data provided herein is derived from sources with varying levels of accuracy and currency. This is not a survey product. The Township of Centre Wellington disclaims all responsibility for the accuracy or completeness of information contained herein. The Township of Centre Wellington assumes no responsibility for errors arising from use of these mapping products. All rights reserved. May not be reproduced without permission. © 2025 The Township of Centre Wellington. Path: O:\DATA_ENTERPRISE\ZONING\ARPX\Zoning_ByLaw_Maps\Zoning_ByLaw_Maps.aprx



Author: cperez
 Date Saved: 2023-09

