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May 30, 2011

K. Smart Associates Limited Job No. 10-107

PLANNING REPORT NO. PR-17/11 (Wehrli Zone Change)
FOR THE CORPORATION OF THE
TOWNSHIP OF NORTH DUMFRIES

Public Meeting Date: June 6, 2011

Complete & Received Date: March 22, 2011

Property Owner: Thomas and Heather Wehrli

Agent: Hugh Handy / Kendra Murphy, GSP Group Inc.

Property Description: Part Lot 38, Concession X
Township of North Dumfries
Regional Municipality of Waterloo
Municipal Address: 3431 Cedar Creek Rd.

Type: Zoning By-law Amendment Application No.: ZC-01/11

Purpose of Application: To amend the comprehensive Zoning By-law No. 689.83, to create site specific zoning in Subsection 20.1.278 of the Zoning By-law to permit a seasonal agricultural education and agri-tourism operation.

Effect of Application: To permit a seasonal educational farm experience, with activities such as farm yards and domesticated farm animal petting area, tractor rides, and miniland (to scale models) on the premises, and to allow for tents to be set up and used for presentations of farm animals and farm practises.

RECOMMENDATIONS:

That Council for the Township of North Dumfries (the "Township") receive the information provided herein and at the public meeting on June 6, 2011 regarding Township Application ZC-01/11 (the "Application") submitted by Thomas and Heather Wehrli.

INTRODUCTION:

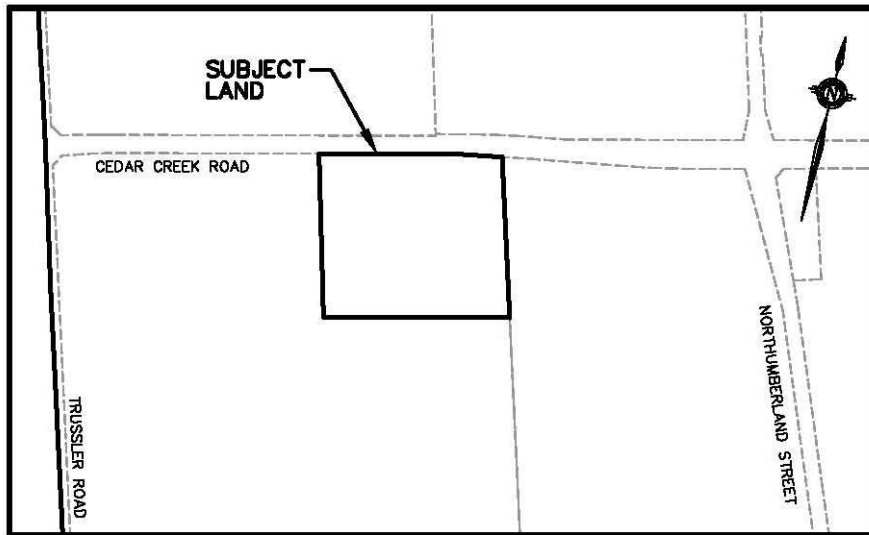
Township Council is holding the public meeting to hear comments from the public about the Application. The site is currently zoned Z.1 (agricultural) and is approximately 20 acres in size. The application requests to create site specific zoning conditions in subsection 20.1.278 of Zoning By-law No. 689.83. The provisions requested would permit the secondary agricultural education and agri-tourism operation to be established on the property of 3431 Cedar Creek Road.

The site is located on the south side of Cedar Creek Road (Regional Road 97), east of Trussler Road (Regional Road 70) and west of Northumberland Street (Regional Road 58).

The report provides Township Council and the public with background information to the Application, summaries of written comments received thus far from commenting governments / agencies and the public. Attached as appendices to this report are:

- Excerpts from the planning report prepared by GSP Group Inc. in support of the Application
- Copies of the correspondence received thus far regarding the Application as a result of the circulation to review agencies, Township staff, and the general public.

Key Map:



Scale: N.T.S.

BACKGROUND:

The subject property is located at Sub Division Part Lot 38, Concession X, and is known municipally as 3431 Cedar Creek Rd. The site is located on the south side of Cedar Creek Road (Regional Road 97), east of Trussler Road (Regional Road 70) and west of Northumberland Street (Regional Road 58). The lot is approximately 8 hectares / 20 acres in size.

The current designation is Rural Agricultural in the Township Official Plan and Zone 1 (Z.1 – Rural) in the Township Comprehensive Zoning By-law. Appendix B-1 shows the concept plan for the Agricultural Tourism and Educational operation, illustrating the layout of the different aspects included in the Wehrli’s proposed farm operation, including the seasonal location of various tents to hold presentations on farm related topics, parking, and miniature village. A semi-permanent tent is proposed to be used as an educational and performance venue as well as winter storage. No permanent structures are planned for the operation.

Appendix B-2 shows the site for “FarmAyr” in context of the surrounding area as designated by the Official Plan. This figure shows the current land use of the lands surrounding the property of 3431 Cedar Creek Road. The area around 3431 Cedar Creek Road is all zoned Z.1 (agricultural). The figure also includes the Ayr Urban Area, and the location of other small industrial, commercial, and rural settlement areas within the Township.

Appendix B-3 shows the distance of the proposal from a major turkey operation, as well as three other farm operations located nearby. The turkey operation is at 2915 / 2823 Alps Road, the proposed development meets the Minimum Distance of Separation of 335 meters from the turkey operation.

GOVERNMENT / AGENCY / PUBLIC CORRESPONDENCE:

Grand River Conservation Authority (“GRCA”) Appendix C-1 March 29, 2011:

The GRCA has no objection to the proposed educational farm establishment, they commented that the proposed site is outside the GRCA’s area of interest and no fee will be charged. A resource map has been included by the Grand River Conservation Authority.

Cambridge and North Dumfries Hydro (“Hydro”) Appendix C-2 April 7, 2011:

Hydro has no objections to the establishment of “FarmAyr” proposed by Thomas and Heather Wehrli. Hydro also commented that the Applicants would be responsible for any electrical servicing needed on the property, including upgrades to existing services, and the relocation of services if necessary.

Regional Municipality of Waterloo (“The Region”) Appendix C-3 May 26, 2011

The region provided comments stating no objections to the proposed agri-tourism operation (“FarmAyr”) being established subject to the following conditions:

1. That the final site-specific zoning by-law contain provisions to address the following
 - a. That the footprint of the area proposed for the secondary use is specified in the zoning by-law and is the minimum size required to support the secondary use and does not compromise the ability of the primary use (small scale working hobby farm) to exist on the subject property.
 - b. That any permanent structures associated with the secondary use be integrated with the main farm buildings and allow for ease of conversion to an agricultural use should the secondary use cease to exist.
 - c. That the retailing of products at the concession stand be limited to goods that are produced on the farm or manufactured primarily on the farm; and
 - d. That the proposed parking area remain temporary in nature and is not constructed with gravel or asphalt.; and
2. That prior to final approval, the owner obtain a Regional Road Access Permit and that the existing access is modified to comply with the Region’s Access Policy.

Enbridge Pipelines Inc. (“Enbridge”) Appendix C-3 March 23, 2011: No Objections

Waterloo Catholic District School Board (“WCDSB) Appendix C-4 March 23, 2011: No Objections

Waterloo Region District School Board (“WRDSB) Appendix C-5 March 23, 2011: No Objections

Union Gas Ltd. Appendix C-6 March 23, 2011: No Objections

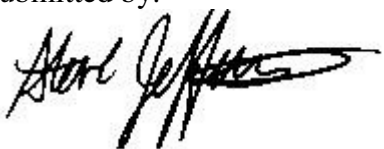

Area Residents: At the present time, no written submissions have been received from area residents.

NEXT STEPS:

Before Township Council makes any decisions regarding the Application:

1. The government / agency / public comments will be studied by both Township Council and its consulting Planners. Revisions to the draft proposed by-law might be appropriate.
2. Should the draft proposed by-law be revised, it will be made available to the public and governments / agencies that requested further involvement.

3. A further planning report will be made to Council.

<p>Submitted by:</p>  <p>Steve Jefferson, MCIP, RPP <i>Consulting Township Chief Planner</i> K. SMART ASSOCIATES LIMITED</p>	<p>Prepared by:</p>  <p>Jeff Sanderson <i>Student Planner</i> K. SMART ASSOCIATES LIMITED</p>
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- Attachments:
- Appendix A: A-1 Draft by-law text and schedules
A-2 GSP Group Report Excerpts
 - Appendix B: Figures
B-1 Proposed Concept Plan (GSP Group Inc)
B-2 Official Plan Land Use Map (Township of North Dumfries)
B-3 MDS Turkey Operation Setback (GSP Group Inc)
 - Appendix C: Correspondence
C-1 Grand River Conservation Authority
C-2 Cambridge and North Dumfries Hydro.
C-3 Regional Municipality of Waterloo
C-4 Enbridge Pipelines Inc.
C-5 Waterloo Catholic District School Board
C-6 Waterloo Region District School Board
C-7 Union Gas Limited

**THE CORPORATION OF THE
TOWNSHIP OF NORTH DUMFRIES**

BY-LAW NUMBER ____-2011

A BY-LAW TO AMEND BY-LAW NUMBER 689-83, AS AMENDED, BEING A
ZONING BY-LAW FOR THE TOWNSHIP OF NORTH DUMFRIES

Arising from Application No. ZC-01/11 (Wehrli)

WHEREAS the Council of the Corporation of the Township of North Dumfries (the
“Township”) under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13 deems it
desirable to further amend said By-law Number 689-83.

NOW THEREFORE, Township Council ENACTS AS FOLLOWS:

- 1. That By-law Number 689-83, as amended, is hereby further amended by adding
Section 20.1.278 as follows.

“20.1.278 Notwithstanding any other provisions of this By-law, the lands illustrated
in Schedule A – Section 20.1.278 of this By-law as ‘Part 1’ (the “subject
lands”) are located within Zone 1 – Z.1 but subject to the additional
following provisions regarding their use.

- a) In addition to the uses listed in Column 1 of Subsection 7.3.1 in this
By-law, a seasonal educational farm experience and agri-tourism
operation, with activities including but not limited to farm yard and
domesticated farm animal petting area, miniature model village
exhibit, tractor rides on the premises and tents set-up for presentations
of farm animals and farm practices shall be permitted.”

- 2. That By-law Number 689-83, as amended, is hereby further amended by adding the
map forming Schedule ‘A’ – Section 20.1.278 attached to and forming part of this
By-law.
- 3. That Part 75 of Schedule ‘B’ to By-law Number 689-83 as it existed prior to this By-
law is hereby repealed and By-law Number 689-83 as amended is hereby further
amended to include Part 75 of Schedule ‘B’ to this By-law in its place.
- 4. That except as amended by this By-law the subject lands as shown on Schedule ‘A’ –
Section 20.1.278 to this By-law shall be subject to all other applicable provisions and
regulations of By-law 689-83, as amended.
- 5. This By-law shall come into force and take effect on the final passing thereof by the
Council of the Corporation of the Township of North Dumfries subject to compliance
with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13.

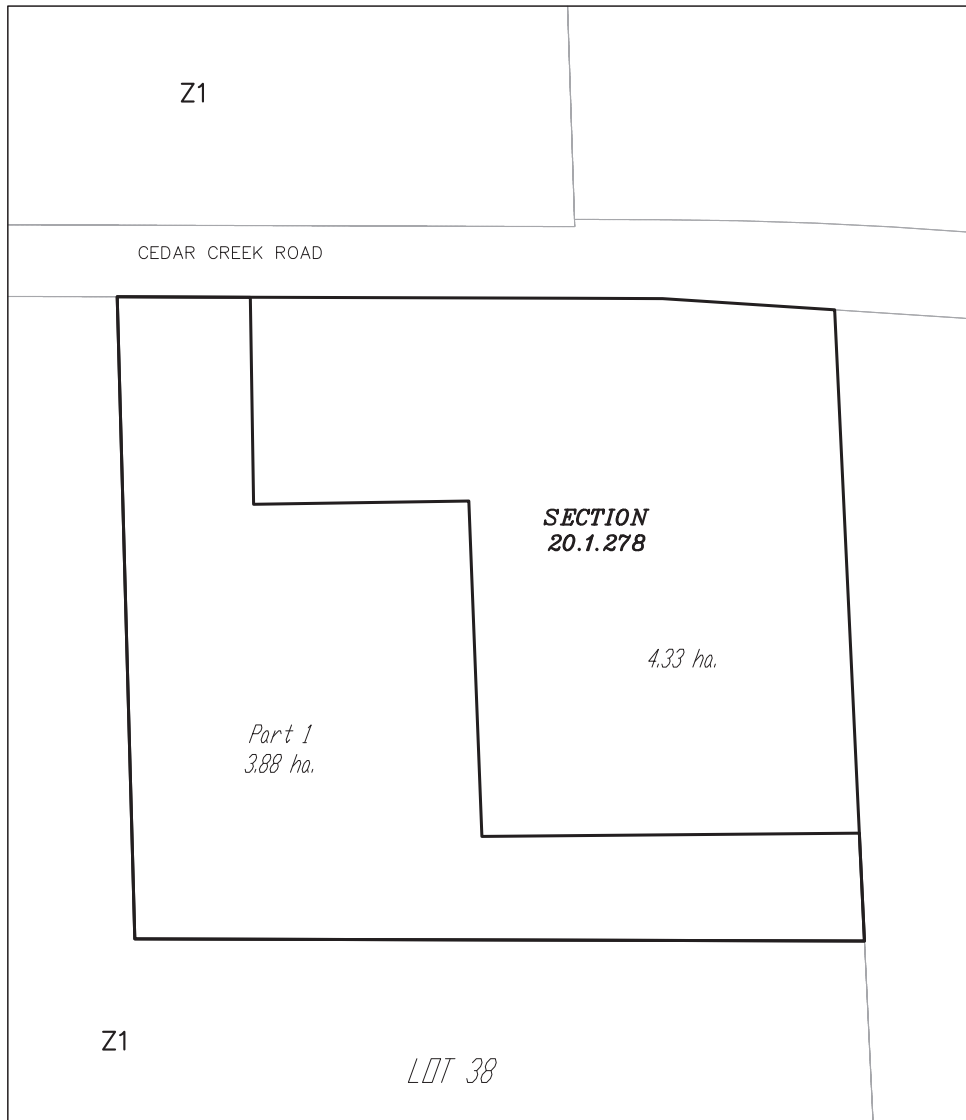
READ a first and second time in the Council Chambers of the Township of North
Dumfries this _____ day of _____, 2011.

Mayor  _____
Clerk

READ a third time and Finally Passed in the Council Chambers of the Township of
North Dumfries this _____ day of _____, 2011.

Mayor _____
Clerk

PART OF LOT 38
CONCESSION X
TOWNSHIP OF NORTH DUMFRIES



SEE PART 75 OF SCHEDULE 'B'

SECTION 20.1.278

THIS IS SCHEDULE 'A' TO BY-LAW 20.1.278.

PASSED THIS _____ DAY OF _____, 2011.

MAYOR

DRAFT

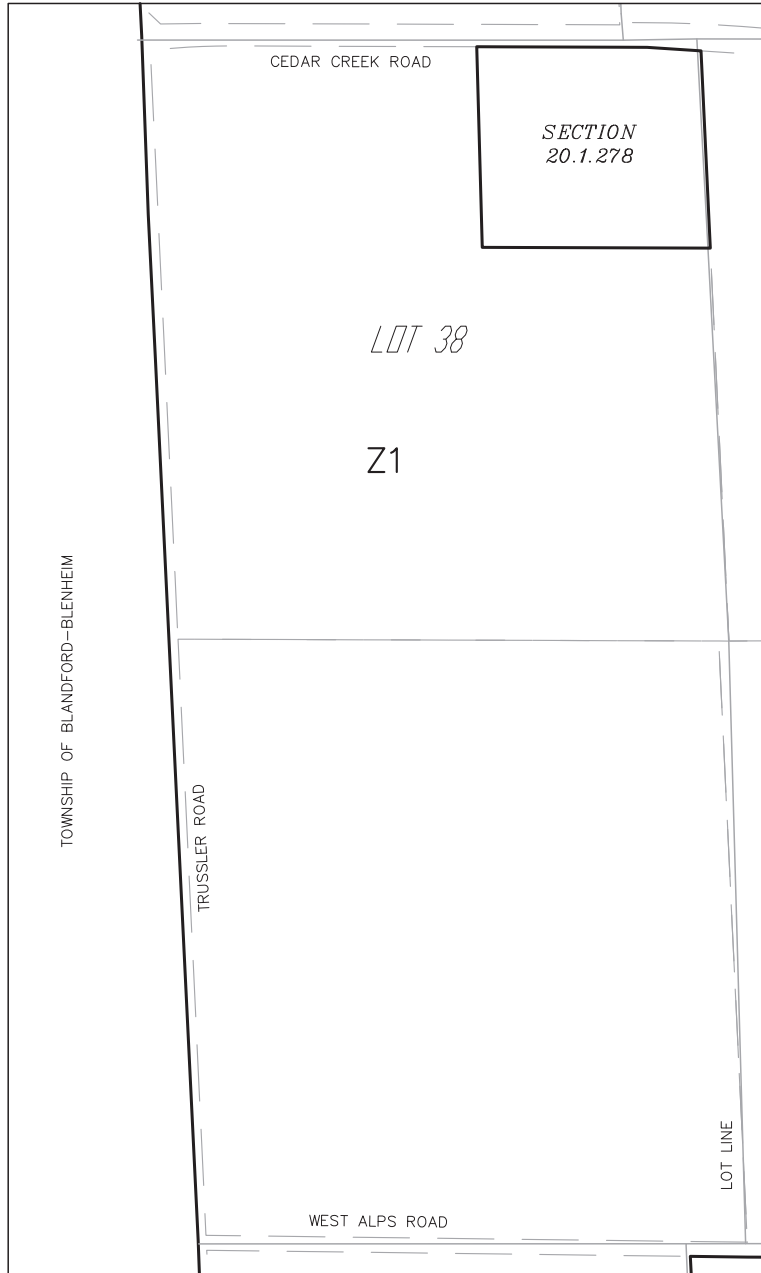
CLERK

SCALE: 1 : 2,500

Note:

The above map block amends Part 75 of Schedule 'B' to Zoning By-law 689-83, as amended. This title block is only a part of By-law No. _____-11

*LOT 38
CONCESSION X
TOWNSHIP OF NORTH DUMFRIES*



*THIS IS PART 75 OF SCHEDULE 'B' TO BY-LAW _____.
PASSED THIS _____ DAY OF _____, 2011.*

MAYOR

DRAFT

CLERK

SCALE: 1 : 8,000



**PLANNING REPORT
SITE-SPECIFIC ZONING
BY-LAW AMENDMENT**

THOMAS & HEATHER WEHRLI

**3431 CEDAR CREEK ROAD
TOWNSHIP OF NORTH DUMFRIES**

PLANNERS

URBAN DESIGNERS

LANDSCAPE ARCHITECTS

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MARCH 2011

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1.0 INTRODUCTION

GSP Group Inc. has been retained by Thomas and Heather Wehrli to prepare a Planning Impact Analysis Report in support of an application for a site-specific Zoning By-law amendment for the property located at 3431 Cedar Creek Road, North Dumfries (the "Site"). The Site-specific Zoning By-law amendment will permit the Site to be developed for "Farm Ayr": an entertaining, educational farm experience that will be grounded in agriculture.

This report describes the Site and its surrounding lands uses, outlines the development proposal, and summarizes the relevant planning policies and regulations in support of the site-specific Zoning By-law amendment application.

2.0 SITE LOCATION, DESCRIPTION AND SURROUNDING LAND USES

The Site is located on the south side of Cedar Creek Road (Regional road 97), east of Trussler Road (Regional Road 70) and west of Northumberland Street (Regional road 58), in the Township of North Dumfries, Region of Waterloo (Figure 1).

The Site is located within proximity of the cities of Kitchener, Waterloo, Cambridge and Woodstock, and is accessed easily from Highway 401, which runs south of the Site and Cedar Creek Road. The Site is also approximately 5km from Ayr, 6km from New Dundee and 11km from Plattsville.



View to the Wehrli Farm property

The Site is approximately 20 acres in size. There are three buildings on the Site: the Wehrli family home, and two barns that are currently used for storage. As part of the Proposed Development, the barns will be used to accommodate farm animals and the storage of hay and other materials.

The surrounding land uses are primarily agricultural along with some small-scale commercial and rural residential uses (Figure 2).

3.0 THOMAS AND HEATHER WEHRLI

Thomas and Heather Wehrli run hospitality and tourism and events management companies. Thomas and Heather Wehrli's experience ranges from the development of an educational recreational park in South Africa (Mini Cape), completed with a miniature town, petting zoo and children's circus; to the production of Cirque du Cap, a show featuring international artists and animals. Thomas Wehrli is also a qualified model builder and has built many model villages

throughout the world, including ones in South Africa and Switzerland. A complete description of the experience and background of Thomas and Heather Wehrli is contained in Appendix A.

4.0 DEVELOPMENT PROPOSAL

The development proposal for the Site is for an educational farm experience, to be known as “Farm Ayr”. The overall use of the property will be grounded in agriculture and will serve to teach the public about agriculture in an interesting and informative way (the “Proposed Development”) (Figure 3).



Thomas Wehrli's Model of
Cambridge Town Hall

Some of the uses that will be included as part of the Proposed Development include: a farm yard and a domesticated farm animal petting area; a small miniature model village handcrafted by Thomas Wehrli; tractor rides around the farm property; a small temporary tent to accommodate presentations on farm animals and farm practices; and a larger semi-permanent tent that could serve as an education/performance venue in the spring, summer and fall months and also provide much needed farm-related storage in the winter months. Each of these tents will essentially also function as temporary barn structures and as a ‘riding hall’ to exercise and train animals (i.e. ponies, goats, etc.)

It is intended that the Proposed Development will serve the general public as well as cater to special events and functions, including parties, corporate events, school field trips and children’s camps. Farm Ayr is intended to have a mostly seasonal operation, with most uses occurring from April to October.

There is the possibility of partnering with local farmers and food providers on educational activities and the promotion of farm-to-table opportunities in the area. Farm Ayr is also excited about potential partnerships with the 2012 Plowing March, to be held near Roseville, and other local annual festivals and events such as the Fresh Ayr Festival.

In order to provide a full experience for the attending public, the Proposed Development will also have some concession stand/food trailers on site to sell items such as snacks and beverages. Local food and beverages will be sourced wherever possible. The potential of having local produce sold on site at a small stall is also being explored.

In addition to the uses proposed as part of Farm Ayr, parking will also be accommodated on a cut hayfield portion of the Site, adjacent to the existing driveway lane, as shown on the Concept Plan. This parking area will not have a gravel or paved surface.

Other than the buildings that are currently on the property, the Proposed Development will have no permanent structures, and as such the agricultural viability of the entire Site will be maintained. The portion of the Site on which the temporary and semi-permanent tents are to be erected on a cut hayfield, and once removed, can continue to be harvested. It is intended that the main field area be converted to organic farming as part of the Proposed Development.

5.0 SIMILAR AGRI-TOURISM AND FARM EDUCATION OPERATIONS

A number of similar agri-tourism and farm education operations exist in Ontario in rural/agricultural areas. Some of these operations are noted below.

5.1 Steckle Heritage Farm, City of Kitchener

The Steckle Heritage Farm is located within the urban area of the City of Kitchener. Steckle Farm is a non-profit farm organization that strives to connect people to agriculture and the heritage of Waterloo Region through a working farm experience. The farm offers an Early Years Program, a Leader-in-Training Program, an Agriventure Camp, and a Market Stand, and also accommodates classroom field trips.

5.2 Yee Haw Adventure Farm, City of Hamilton

The Yee Haw Adventure Farm in Kirkwall, Ontario, caters to groups and parties, camps and school tours. The Yee Haw Farm offers a haunted barn, silo climbing, pig races, a farm animal show and a corn maze. This “agri-tainment” farm has an educational component that connects people to farming.

5.3 Snyder Family Farm, County of Oxford

The Snyder Family Farm on Blenheim Road in Bright (County of Oxford), originally started out as a pumpkin patch in the 1990s, and has since grown to include a ‘Family Fall Festival’ with a corn maze, hay ride, haunted barn, glow-in-the-dark mini golf, clown show and animal zoo. The Snyder Family Farm also offers ‘Night Terrors’ for the weekends leading up to Hallowe’en, which includes the hayride of horror, CarnEvil and the Barn of Fear. There is also a flower nursery and produce stand. Similar to Chudleigh’s, the Snyder Family Farm is a seasonal operation that is open for the spring, summer and fall months.

5.4 Chudleigh’s Apple Farm, Town of Halton Hills (Halton Region)

Chudleigh’s Apple Farm on Highway 25 in Halton Hills, Ontario, was established in 1957 and has evolved from a fruit tree nursery, to a simple “pick your own” apple farm to what it is today, a 100 acre fruit orchard complete with a children’s play area, licensed waterfall dining area with views of the Niagara Escarpment and an ‘Entertainment Farm’. The Entertainment Farm is

comprised of old farm equipment, farm animals, face painting, straw maze, trail walks and tractor and pony rides. Chudleigh's is open to the general public and also to corporate and group events, schools and camps from the beginning of July to the end of October.

5.5 Strom's Farm, County of Wellington

Strom's Farm is located on Wellington Road 32 in Guelph. Strom's began as a corn and pumpkin farm, and has grown to become an operation that includes family events and local produce. The 'Family Fun Area' at Strom's is comprised of a tile maze, wagon rides, a straw shack and a pumpkin launch. Strom's operates from the beginning of August to the end of October, and sells corn, pumpkins, baked goods and seasonal produce on site.

6.0 LAND USE POLICY AND REGULATORY CONTEXT AND ANALYSIS

The Provincial Policy Statement 2005 (PPS), the Growth Plan for the Greater Golden Horseshoe, as well as the Region of Waterloo Official Plan and the Township of North Dumfries Official Plan and Zoning By-law provide the context for planning policy and regulatory framework for planning decisions, including the directives to be considered in the reviewing the site-specific Zoning By-law amendment application.

6.1 Provincial Policy Statement

The 2005 Provincial Policy Statement ('PPS') provides direction on matters of Provincial interest related to land use planning and development, and as such is applicable to the Site's development. All land use planning decisions 'shall be consistent with' the PPS, as mandated by the Planning Act.

Section 2.3 of the PPS, Agriculture, contains policies that are especially relevant to the Proposed Development. Section 2.3 of the PPS states:

2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2 and 3 soils, in this order of priority.

2.3.3 Permitted Uses

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, secondary uses and agriculture-related uses.

Proposed new secondary uses and agriculture-related uses shall be compatible with, and shall not hinder, surrounding agricultural operations. These uses shall be limited in scale, and criteria for these uses shall be included in municipal planning documents as

FARM AYR

Introduction

I was born and educated in Switzerland. I obtained qualifications as a model builder and in tourism. After leaving my country of birth I lived in South Africa for almost 30 years where I extended my qualifications in the hospitality industry- tourism and in management. I formed my first company in 1989: an event and tour operator business. I also developed an educational, recreational park which was linked to tourism and special events. This educational recreational park consisted of a 'Miniland' (miniature models of buildings and landscapes), a farmyard (petting zoo), and the Children's Circus (participation by children in a show). I was also the founder of 'Cirque Du Cap' - A Circus which engaged international artists and farm animals (no wild animals). Cirque Du Cap did support the Tygerbear Foundation- a Charity organisation supporting the Tygerburg Hospital for abused and traumatized children. I also produced various productions and shows.

Although my wife, Heather, was born in Cambridge On, Heather lived most of her life in South Africa. She has had a very important role in the company on the financial side as well as supported me in all my challenges at all times. We moved to Cambridge ON in 2008 and we now enjoy living in Ayr with our two children.

Farm 3431 Cedar Creek Road

We purchased the above mentioned farm in May 2010. We have renovated the old farm house and now live on the farm. The farming activities that we have will continue. We have harvested corn and hay in 2010. Our intention is, with the generous help of my brother Markus Wehrli (who is a farmer) and others, to convert to organic farming.

Proposal

Our proposal to open our farm to the public is not simply an idea or even less a business proposal. My passion, love and ambition is to educate the community, especially children! This is not only an ideology but should also be seen as a social responsibility. Our ambition, experiences as well owing many assets i.e. miniature models, tents and much more, will make our project possible and successful!

Farm Yard/ Petting Zoo

It is vital for our children to realize that in today's 'computer world' it is important not to forget the basics! Let us teach children where milk comes from, what a pig looks like or a goat feels like and teach the importance of farming and nature conservation! We anticipate having a few cows, goats, geese and other farm animals in our educational project. These few farm animals cannot only be touched and be fed by the children but will also be involved in live presentations with the children. See below.

Miniature Models

As a professional model builder I have built for many years many models of historical buildings, farm houses, churches etc. I have brought some models from overseas with me - which are all built to scale 1:25 including a model of a 350 year old farm house in Switzerland which I grew up in. These models are all built of materials of high quality and are designed to be displayed outdoors. I have also recently completed a model of the historic old Town Hall of Cambridge ON. I am planning not only to build more models of farms, churches, and other historical buildings but also of landscapes, forests and even the Rocky Mountains. I also am in possession of an outdoor train collection of the same scale. I will also include model of grain trains etc...I am planning to create a small farm dam in our garden to display all models around it. The area required is approx. 30 by 30 meters (excluding the dam). Models will be numbered and visitors can read in a brochure about each model. We will even offer guided tours for visitors and schools. Through models we can teach history, nature conservation and about agriculture. Many Minilands are a big attraction all over the globe. There is no Miniland of this nature in Canada!

Presentations

In order to be able to teach children we would like to do live presentations. An excellent concept to combine education and entertainment was always and will be my Children's Circus. Children participate in an hour long show acting not only as a clown but also as animals, such as horses, cows, donkeys etc... For schools we also intend to include in our presentation real farm animals such as cows, goats etc. Our ponies have always been a big highlight. Presentations, shows, birthday parties will make our farm come alive! In order to host these presentations we require some weather proof facilities. We therefore propose to erect each year during summer months a fully equipped round tent of a radius of approx. 13m. There should be also an 'indoor entrance hall' where visitors i.e. schools or birthday parties etc. can be welcomed. Visitors including parents will be able to refresh themselves with a snack or beverages. We also would like to offer picnic baskets to families to enjoy on the farm. It is for this reason why we also propose to make use of some trailers i.e. a kitchen/concession, office, and a washroom trailer. All trailers will have septic tanks and comply with all Ontario health regulations etc. All erected facilities are removable at any stage and will not damage our farm land!

Special Events

We would also like to be able to participate in bigger events, such as i.e. the Ploughing Matches held in North Dumfries in 2012 or other attractive presentations/ events. For these occasions we propose to erect a round tent of 59m which requires a modest area of approx. 850sqm. This tent will also be erected on one of our hay fields. The bleachers have very few metal legs and will hardly touch the grounds (see picture). The stage in the centre is also on a metal frame. We also want to be able to make use of the tent as a horse riding hall. The centre will be filled with sawdust where we can not only exercise our ponies and horses but also train and exercise our farm animals such as goats etc. under any weather conditions.

All tents are certified and comply with all essential regulations, fire department, health and safety requirements.

We propose and commit ourselves to work with the Township of North Dumfries for each special Event taking place in this portable venue.

Commitment/ Agriculture Land

This is to confirm that we will continue farming on our newly purchased farm. The limited size of our farm, approx. 20 acres, will not allow us to depend exclusively on our farm for a reliable income. However, being involved my whole life in similar projects; I propose that the farm can be open to visitors and that we will still make use of the land primarily for agriculture but offer visitors the opportunity to learn about agriculture. We will continue to produce crops and hay. The agriculture use of the land will remain almost the same:

Existing house, barns, stables, workshops and private garden	
With my model exhibition:	approx. 1 acre
Agriculture land for crops (corn and hay) which includes	
Approx. 1500 sqm for our tents	approx. 19 acres

Sufficient parking will also be provided on the land where the hay has been cut. In this way the area of cultivated agriculture land will not be reduced! We would commit ourselves to appoint professional help, additional staff as well as to require assistance from the traffic police (to regulate the traffic) for special events held in the bigger tent (i.e. Ploughing Matches 2012).

Summary/ Conclusion

a) Highlights/ Attraction

The highlights of our agriculture, recreational and educational farm open to the public and schools will be:

- Agri Tourism
- Seasonal Summer Outdoor Activities
- Camps and Educational Workshops
- Educational Miniature Buildings/ Models
- Farm Education
- Public Presentations and Special Events

b) Seasons

The farm will be open to the public during summer months only- probably May to September every year.

c) Benefits

We also anticipate employing approximately 2 to 3 permanent staff as well as offer training to temporary staff from the area.

My wife and I feel that not only the local community will benefit in many ways. This will not be an amusement park rather a real farm we can be proud of! It is vital to educate the children about farming! Farming is not a trade it is a necessity which must be preserved.

We sincerely hope that our application will be well received and approved so that our small farm can remain being a farm and will be able sustain itself.

I hope my dream becomes true!

Thomas and Heather Wehrli

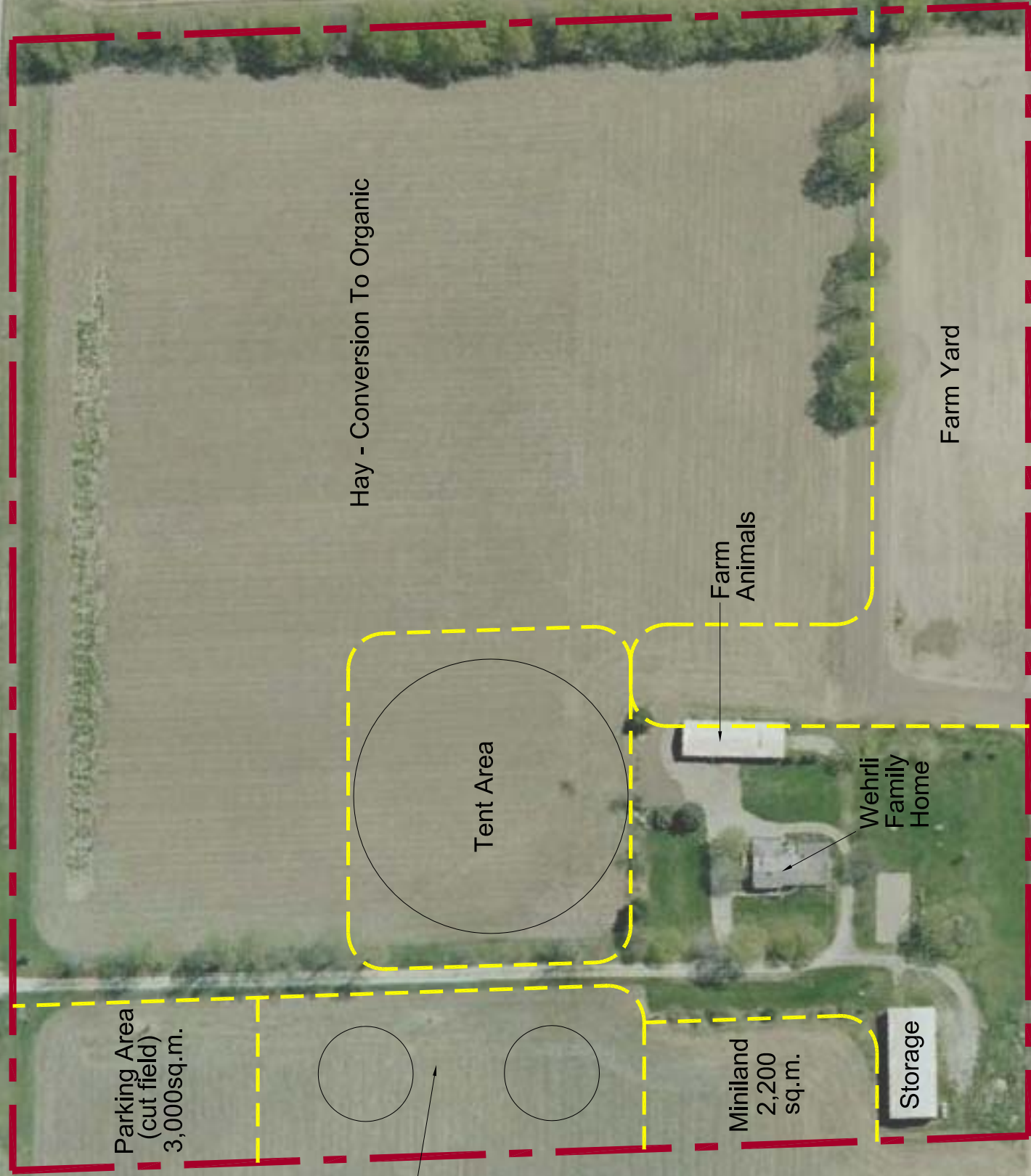
Cedar Creek Road

Concept Plan

3431 Cedar Creek Road



Scale 1:1,500
January 14, 2011
Project No. 10066
Drawn By.: S.L.



Temporary Tents
(Apr - Oct)
Washroom Trailer
Office Trailer
Concession

Parking Area
(cut field)
3,000sq.m.

Tent Area

Miniland
2,200
sq.m.

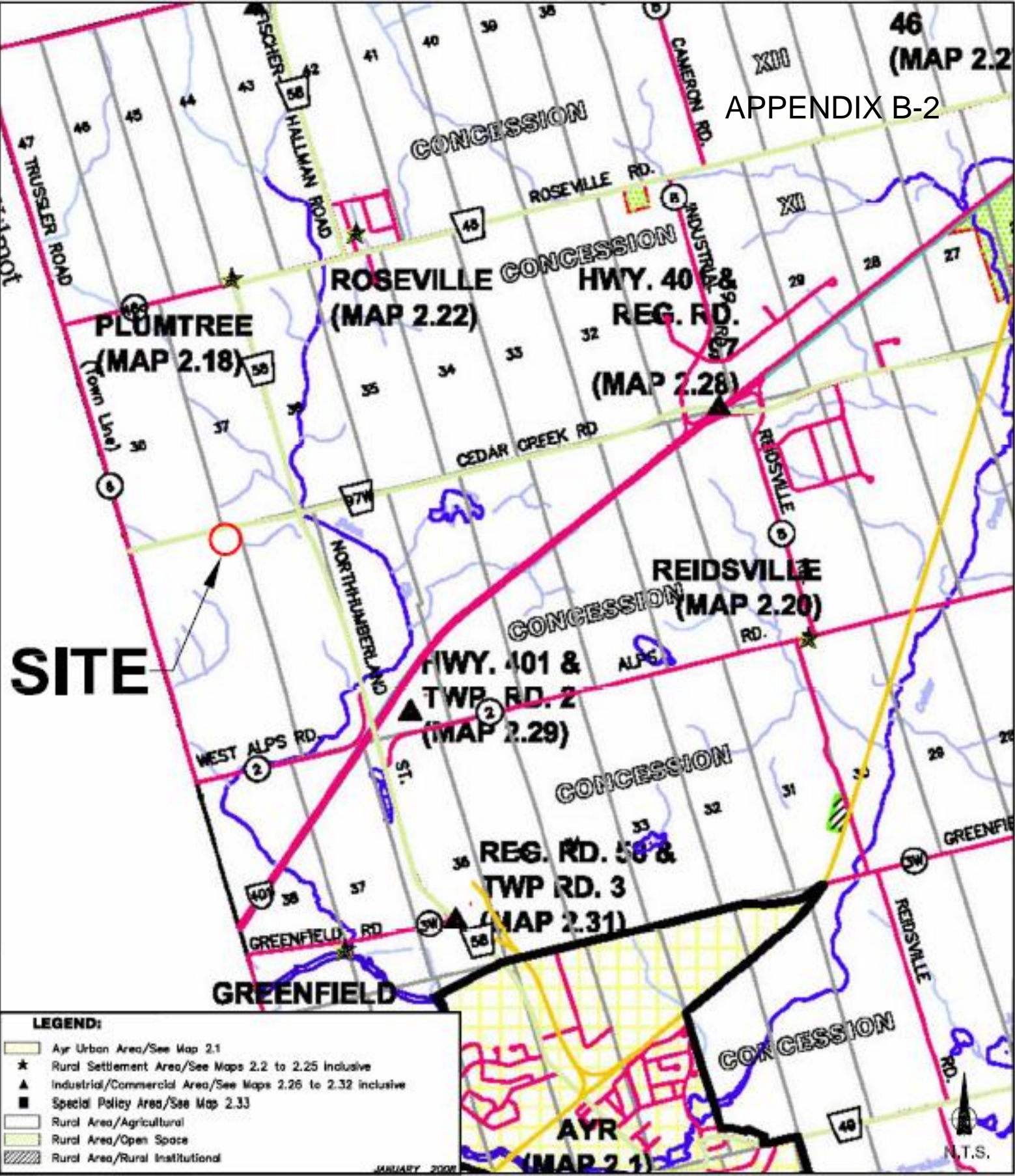
Storage

Farm
Animals

Wehrli
Family
Home

Farm Yard

Hay - Conversion To Organic



SITE

LEGEND:

- Ayr Urban Area/See Map 2.1
- Rural Settlement Area/See Maps 2.2 to 2.25 inclusive
- Industrial/Commercial Area/See Maps 2.26 to 2.32 inclusive
- Special Policy Area/See Map 2.33
- Rural Area/Agricultural
- Rural Area/Open Space
- Rural Area/Rural Institutional

JANUARY 2008



Figure 5
Official Plan

3431 Cedar Creek Road, North Dumfries

Source: Township of North Dumfries Official Plan, Map No. 2A; Land Use Map (January 2008)

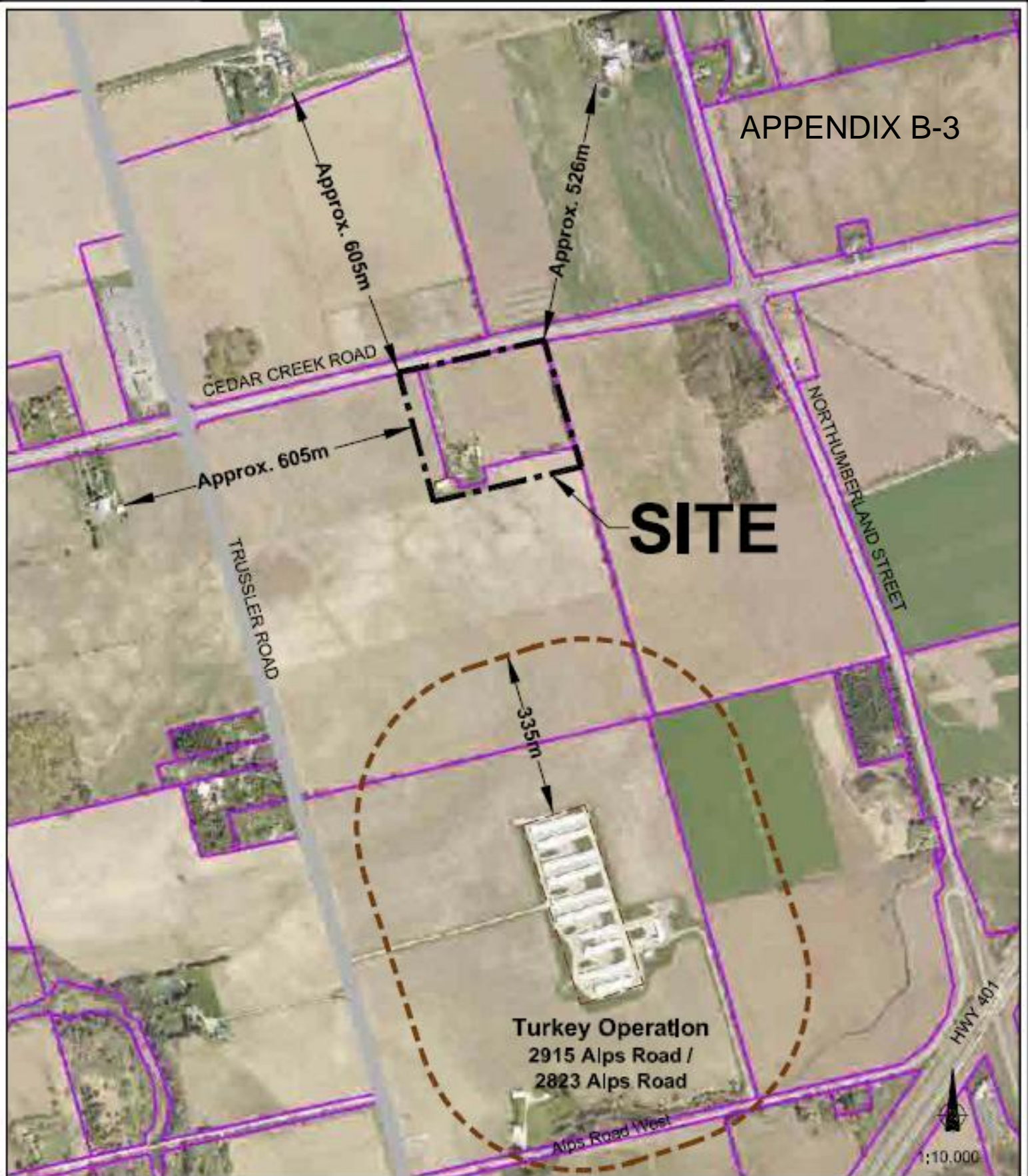
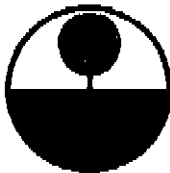


Figure 4
Turkey Operation MDS Setback (335m)

3431 Cedar Creek Road, North Dumfries

Source: Grand River Conservation Authority Online Mapping (www.grandriver.ca)



Grand River Conservation Authority
Resource Management Division
Melissa Larion, Resource Planner

APPENDIX C-1

400 Clyde Road, P.O. Box 729
Cambridge, Ontario N1R 5W6
Phone: (519) 621-2761 ext. 2319
Fax: (519) 621-4945
E-mail: mlarion@grandriver.ca

PLAN REVIEW REPORT:	Township of North Dumfries Joan Ready
----------------------------	--

DATE: March 29, 2011

RE: **Zone Change Application (ZC-01/11)**
3431 Cedar Creek Road, Ayr
Thomas and Heather Wehrli

RECEIVED

APR 1 - 2011

GRCA COMMENT:

The General Membership of the Grand River Conservation Authority passed Resolution No. 122-01 on September 28, 2001 for the implementation of plan review fees in the Regional Municipality of Waterloo. The Grand River Conservation Authority will now apply a review fee for all new Planning Act applications within the Grand River Conservation Authority areas of interest received after October 1st, 2001.

Based on current information available at our office, the above-noted application is outside the Grand River Conservation Authority area of interest. As such, we will not undertake a review of this application and a plan review fee will not be required. A copy of our resource mapping is attached for your reference.

Should you have any questions, please do not hesitate to contact the undersigned.

Melissa Larion
Resource Planner
Grand River Conservation Authority

** These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.*



APPENDIX C-2

RECEIVED

APR 12 2010

CAMBRIDGE AND NORTH DUMFRIES HYDRO INC.

1500 Bishop Street, P.O. Box 1060, Cambridge, Ontario N1R 5X6 • Telephone 519-621-3530 • Facsimile 519-621-7420
 Website www.camhydro.com

April 7, 2011

File: L10 – Rezoning Applications
 File: U06 – Cedar Creek Road

The Corporation of the
 Township of North Dumfries,
 1171 Greenfield Road, R.R. # 4,
 Cambridge, Ontario. N1R 5S5

Attention: Joan Ready, Deputy Clerk

Via E-Mail and Canada Post

**Re: Amendment to the Zoning By-law – Thomas and Heather Wehrli
 3431 Cedar Creek Road – Part of Lot 38, Concession X, North Dumfries**

I wish to advise that Cambridge & North Dumfries Hydro Inc. has no objection to the proposal by Thomas and Heather Wehrli to amend the Zoning By-law to allow for the creation of "Farm Ayr" an educational & entertainment farm experience destination on their property located on the south side of Cedar Creek Road, east of Trussler Road.

The Applicants should be made aware that they will be responsible for the costs for any upgrades to the existing electrical service that may be required as a result of this proposal. In addition, the Applicants will be responsible for all costs to relocate existing electrical services, if required as a result of their proposal.

Cambridge and North Dumfries Hydro Inc. will provide specific comments once we have had an opportunity to review the Site Plan Drawing or the Site Servicing Drawing.

Should you require additional information, do not hesitate to contact me at your convenience.

Yours truly

CAMBRIDGE AND NORTH DUMFRIES HYDRO INC.

A handwritten signature in black ink that reads "Marilyn L. Fisher".

Marilyn L. Fisher
 Easement Officer, Engineering Department

c.c.	1)	Regional Municipality of Waterloo Attn: Alyssa Bridge	Via E-Mail
	2)	K. Smart Associated Limited Attn: Steve Jefferson	Via E-Mail
	3)	GSP Group Inc. Attn: Hugh Handy	Via E-Mail



Region of Waterloo

APPENDIX C-3

PLANNING, HOUSING AND COMMUNITY SERVICES

150 Frederick Street, 8th Floor
Kitchener ON N2G 4J3 Canada
Telephone: 519-575-4533
Fax: 519-575-4449
www.regionofwaterloo.ca

Alyssa Bridge 519 575 4757 ext. 3417
May 26, 2011
File: C14-60/3/11002

Mr. Rodger Mordue
Administrator/Clerk-Treasurer
Township of North Dumfries
1171 Greenfield Road, R.R. #4
Cambridge, ON N1R 5S5

Dear Mr. Mordue:

**Re: Regional Comments
Zone Change Application ZCA 11/002
Thomas and Heather Wehrli
3431 Cedar Creek Road (Regional Road No. 97)
Township of North Dumfries**

The purpose of this application is to amend the zoning on the subject property to add site specific zoning to permit the establishment of a secondary use consisting of a farm education center, a model display area and an associated parking area. The property is approximately 8 hectares (20 acres) in size and is currently used as a small-scale hobby farm. The subject property is identified as on Map No. 7 of the Regional Official Plan as Prime Agricultural Area.

Regional Official Plan

Secondary uses are defined in the Regional Official Plan (ROP) as "uses secondary to the principal use of the property, including but not limited to home occupations, bed and breakfasts, home industries, agri-tourism activities and uses that provide value-added agricultural products from the farm operation on the property."

Policy 6.C.8 of the ROP outlines the criteria for establishing secondary uses and states that Area Municipalities will establish policies in their official plans to permit secondary uses within the Prime Agricultural Area and Rural Areas designations, subject to the following:

- (a) the secondary use will be clearly accessory to the principal use of the property;

The property is currently used as a small-scale working hobby farm. The area proposed to accommodate the secondary use is small scale, any structures proposed are temporary in nature and the proposed use would remove minimal land from agricultural production. The Region requires that as part of the site specific zoning by-law, the footprint of the area proposed for the secondary use is specified in the zoning and is the minimum size required to support the secondary use.

- (b) the secondary use will be small in scale and compatible with surrounding agricultural operations;

The submitted Planning Report, prepared by GSP Group, contains Minimum Distance Separation calculations for the adjacent agricultural operations and demonstrates that the proposed use is compatible with the surrounding agricultural operations.

- (c) for secondary uses located on a farm, any buildings, structures or facilities associated with the secondary use, except roadside produce stands, will be integrated with the main farm buildings and will be constructed in a manner that will allow for ease of conversion to an agricultural use should the secondary use cease to exist. Minor retailing of products will be permitted directly from the farm provided that sales are limited to those goods produced or manufactured primarily on the farm.

The structures and parking area proposed to be utilized for the secondary use are temporary in nature. The Region requires that any permanent structures associated with the secondary use be integrated with the main farm buildings and will allow for ease of conversion to an agricultural use should the secondary use cease to exist.

The proposal currently includes a concession stand and the Region requires that the retailing of products at the concession stand be limited to goods that are produced on the farm or manufactured primarily on the farm.

Furthermore, the Region requires that the proposed parking area remain temporary in nature and is not resurfaced with gravel or asphalt.

- (d) the severance of a lot for a secondary use created in accordance with this policy will not be permitted.

No severance of the secondary use will be permitted.

Transportation Planning

Prior to final approval of the zone change application, the owner will be required to obtain a Regional Road Access Permit. The existing access must be modified to comply with the Region's Access Policy and have a minimum width of 7.6 meters.

In summary, the Region has no objections to the proposed application subject to the following:

1. That the final site specific zoning by-law contain provisions to address the following:
 - a. That the footprint of the area proposed for the secondary use is specified in the zoning by-law and is the minimum size required to support the secondary use and does not compromise the ability of the primary use (small scale working hobby farm) to exist on the subject property;
 - b. That any permanent structures associated with the secondary use be integrated with the main farm buildings and allow for ease of conversion to an agricultural use should the secondary use cease to exist;
 - c. That the retailing of products at the concession stand be limited to goods that are produced on the farm or manufactured primarily on the farm; and
 - d. That the proposed parking area remain temporary in nature and is not constructed with gravel or asphalt.; and

2. That prior to final approval, the owner obtain a Regional Road Access Permit and that the existing access is modified to comply with the Region's Access Policy.

General Comments

Any issuance of a building permit for future development on the lands subject to the above-noted application will be subject to the provisions of Regional Development Charge By-law 09-024 or any successor thereof. Please accept this letter as our request for a copy of the draft by-law, decisions and minutes pertaining to application noted above. Should you require Regional Staff to be in attendance at the meeting or have any questions, please do not hesitate to contact the undersigned.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Alyssa Bridge, MAES
Principal Planner

cc: Steve Jefferson, K. Smart Associates
Hugh Handy/Kendra Murphy, GSP Group

APPENDIX C-4



**CORPORATION OF THE
TOWNSHIP OF NORTH DUMFRIES**
1171 Greenfield Road, R.R. #4, Cambridge, Ontario - N1R 5S5

March 23, 2011

Enbridge Pipelines Inc.
c/o Ann Newman, C.E.T.
801 Upper Canada Drive
P.O. Box 128
Sarnia, ON N7T 7H8

Dear Ms. Newman:

Re: 3431 Cedar Creek Road, Avr. ON

The Township of North Dumfries has received for the above noted a **Zoning By-law Amendment Application**.

We are requesting your agencies comments relative to the above noted application(s).

Should the municipality not receive any comments from your agency within 20 days from the mailing date, we shall presume you have no comments nor objections.

If you require additional information regarding these applications, please contact the undersigned.

Sincerely,

Joan Ready
Deputy Clerk

Very Interesting proposal.

P.S. - Please cc the Region with your comments

If you have no concerns or comments, please sign, date and FAX this letter to Joan Ready at (519) 623-7641.

Ann Newman - ENBRIDGE PIPELINES INC.
Name (print): _____

Date: April 13/11

Signature: Ann Newman

No Facilities in this area -

Attn: Joan Ready

APPENDIX C-5 RECEIVED

MAR 23 2011



**CORPORATION OF THE
TOWNSHIP OF NORTH DUMFRIES**
1171 Greenfield Road, R.R. #4, Cambridge, Ontario - N1R 5S5

March 23, 2011

Waterloo Catholic District School Board
c/o Shuyu Zhou
35 Weber Street, W., Unit A
P.O. Box 91116
Kitchener, ON N2G 4G2

Dear Sir/Madam:

Re: 3431 Cedar Creek Road, Ayr, ON

The Township of North Dumfries has received for the above noted a **Zoning By-law Amendment Application**.

We are requesting your agencies comments relative to the above noted application(s).

Should the municipality not receive any comments from your agency within 20 days from the mailing date, we shall presume you have no comments nor objections.

If you require additional information regarding these applications, please contact the undersigned.

Sincerely,

Joan Ready
Deputy Clerk

P.S. - Please cc the Region with your comments

If you have no concerns or comments, please sign, date and FAX this letter to Joan Ready at (519) 623-7641.

Shuyu Zhou
Name (print): _____

Date: Apr. 07. 2011

Signature: S Zhou

RECEIVED MAR 28 2011



CORPORATION OF THE
TOWNSHIP OF NORTH DUMFRIES
 1171 Greenfield Road, R.R. #4, Cambridge, Ontario - N1R 5S5

APPENDIX C-6

March 23, 2011

Waterloo Region District School Board
 c/o Mr. Shawn Callon
 51 Ardelt Avenue
 Kitchener, ON N2C 2R5

Dear Mr. Callon:

Re: 3431 Cedar Creek Road, Avr. ON

The Township of North Dumfries has received for the above noted a **Zoning By-law Amendment Application**.

We are requesting your agencies comments relative to the above noted application(s).

Should the municipality not receive any comments from your agency within 20 days from the mailing date, we shall presume you have no comments nor objections.

If you require additional information regarding these applications, please contact the undersigned.

Sincerely,

Joan Ready
 Joan Ready
 Deputy Clerk

P.S. - Please cc the Region with your comments

If you have no concerns or comments, please sign, date and FAX this letter to Joan Ready at (519) 623-7641.

Shawn Callon

Name (print):

Date:

Mar 31/11

Signature:

Shawn Callon

Attn: *Juan. Ready*

APPENDIX C-7



**CORPORATION OF THE
TOWNSHIP OF NORTH DUMFRIES**
1171 Greenfield Road, R.R. #4, Cambridge, Ontario - N1R 5S5

March 23, 2011

Union Gas Limited
~~c/o Mr. Bruce Pullen~~ *Ms. Yvonne Huang*
P.O. Box 340
603 Kumpf Drive
Waterloo, ON N2J 4A4

Dear Mr Pullen

Re: 3431 Cedar Creek Road, Ayr, ON

The Township of North Dumfries has received for the above noted a **Zoning By-law Amendment Application**.

We are requesting your agencies comments relative to the above noted application(s).

Should the municipality not receive any comments from your agency within 20 days from the mailing date, we shall presume you have no comments nor objections.

If you require additional information regarding these applications, please contact the undersigned.

Sincerely,

Joan Ready
Deputy Clerk

P.S. - Please cc the Region with your comments

If you have no concerns or comments, please sign, date and FAX this letter to **Joan Ready (519) 623-7641**.

Yvonne Huang
Name (print): _____

Date: *March 31, 2011*

Signature: