

**Gerrit Boerema**

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**From:** Steven Rivers - South Coast Consulting <steven.p.rivers@gmail.com>  
**Sent:** March 22, 2023 4:33 PM  
**To:** Gerrit Boerema  
**Subject:** Re: 8535 Twenty Road - PARKING AREA LAYOUT

Good afternoon Gerrit,

There is a:

- 54 square metre storage garage is strictly for storage, picnic tables, lawn chairs, extra shelving.
- 45 square metre merchandise storage is for extra merchandise, plus a seating area for staff breaks.
- 43 square metre retail area for ice cream, frozen chicken, fruits and vegetables, and flowers.
- 43 square metre freezer/utility room (hot water heater), a bathroom, a washing area (sink and small counter), freezers for the extra ice cream and chicken with
- 15 square metre "hallway" through the freezer/utility room allowing customers to move from the "ice cream etc." retail area to the "craft sales retail" area. This hallway will also be retail space for honey products.
- 39 square metres retail space for craft/home decor items.

Let me know if you require anything further.

***Steven Rivers***

**South Coast Consulting**  
**Land Use Planning & Development Project Management**  
**189 Clare Avenue**  
**Port Colborne, ON L3K 5Y1**  
**Mobile: 905-733-8843**  
**Email: [info@southcoastconsulting.ca](mailto:info@southcoastconsulting.ca)**

On Tue, 21 Mar 2023 at 11:07, Gerrit Boerema <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)> wrote:

Hi Steven,

We are working on a draft bylaw for this application and we want to place a limitation on the area of the building permitted to be used for the agri-tourism use. Do you know the area that Anja requires to operate the business out of the building on the property?

Gerrit,

**Gerrit Boerema**

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**From:** Brian Treble  
**Sent:** March 1, 2023 1:16 PM  
**To:** Dave Heyworth  
**Cc:** Gerrit Boerema  
**Subject:** Re: 8535 Twenty Road - PARKING AREA LAYOUT

[REDACTED]

*Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.*



**Brian Treble**  
**Director of Planning & Building**  
Tel: 905-957-3346 ext.5138  
Email: [btreble@westlincoln.ca](mailto:btreble@westlincoln.ca)  
Web: [www.westlincoln.ca](http://www.westlincoln.ca)



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On Feb 27, 2023, at 4:08 PM, Anja Lipiec [REDACTED] wrote:

Hi Steve

I will do my best to provide this information as it is hard to forecast. It will all be determined by how well the gardens do of course as well as the honey the bees produce. These are the main items grown on the property. Obviously the vegetables and flowers cannot be sold until they are ready to harvest and that goes for the honey as well.

I would say that  
45% of what is sold will be ice cream which will be brought in. (again this is seasonal, so this will differ throughout the year)  
30% being sold will be chicken (which is produced just up the road from the shop) and  
20% honey, flowers and vegetables that are grown on the property (again this is seasonal so it will differ depending on the time of year it is)  
5% crafts

If you have any other questions please let me know.

Anja

On Monday, February 27, 2023 at 03:39:36 p.m. EST, Steven Rivers - South Coast Consulting <[steven.p.rivers@gmail.com](mailto:steven.p.rivers@gmail.com)> wrote:

Hi Anja,

Can you provide me with the breakdown Gerrit is asking for?

**Steven Rivers**

**South Coast Consulting**

Land Use Planning & Development Project Management

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Email: [info@southcoastconsulting.ca](mailto:info@southcoastconsulting.ca)

----- Forwarded message -----

From: **Gerrit Boerema** <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)>

Date: Mon, 27 Feb 2023 at 15:26

Subject: RE: 8535 Twenty Road - PARKING AREA LAYOUT

To: Steven Rivers - South Coast Consulting <[steven.p.rivers@gmail.com](mailto:steven.p.rivers@gmail.com)>

Hi Steven,

In our initial technical report we had some questions regarding the proportions of what is being sold and what is being grown on the property. E.g. how much of the market store is selling items grown on the property, versus. selling chicken, versus other items? I don't think I have seen anything from you in regards to that? Can you confirm?

Gerrit,

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**From:** Steven Rivers - South Coast Consulting <[steven.p.rivers@gmail.com](mailto:steven.p.rivers@gmail.com)>  
**Sent:** February 21, 2023 3:59 PM  
**To:** Gerrit Boerema <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)>  
**Cc:** Anja Lipiec [REDACTED]  
**Subject:** 8535 Twenty Road - PARKING AREA LAYOUT

Good afternoon Gerrit,

The Parking Layout you requested is attached.

Let me know if you have any questions.

*Steven Rivers*

## South Coast Consulting

### Land Use Planning & Development Project Management

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# West

Respec



**Gerrit Boerema**

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**From:** Steven Rivers - South Coast Consulting <steven.p.rivers@gmail.com>  
**Sent:** March 8, 2023 5:53 PM  
**To:** Gerrit Boerema  
**Subject:** Re: 8535 Twenty Road - FARM PRODUCE OUTLET DEFINITION

Hi Gerrit,

I sent this a couple of days ago.  
Plagiarized from Lincoln.

I think it's better because it not only sets the floor space that has to only sell locally grown produce and limits the floor space of other items.

Given the seasonal nature of things, there will probably be lots of ice cream sales in the summer but hardly any in the winter.

Chicken, crafts, and honey (depending on the harvest) will be available all year round

Flowers and vegetables grown on the property are also seasonal and the volume of sales will vary depending on the time of year.

Trying to enforce the zoning based on sales at any given time would be difficult

Let me know if it isn't adequate.

FARM PRODUCE OUTLET means a building or portion thereof wherein the retail sale of the following products are offered for sale to the general public:

- Locally grown produce and locally produced crafts (a minimum of 60 percent of the retail floor area);
- Imported produce and clothing;
- Locally made bakery items and locally processed fruit, grocery, deli and dairy products (a maximum of 60 square metres retail floor area)
- Locally grown greenhouse and nursery products;
- Locally made floral products.

Anja has provided some revised numbers based on sales but I think the floorspace approach is more manageable from a zoning perspective.

***Steven Rivers***

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On Wed, 8 Mar 2023 at 15:44, Gerrit Boerema <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)> wrote:

Hi Steven,

There is a desire to have a recommendation report be brought forward to Council this month for a decision. Having said that, It is my understanding that you were going to provide us with some more information/justification regarding the proportions of the business selling a) agricultural products produced on the property, b) agricultural products from the surrounding area, and c) non-agricultural products.

Anja has provided some numbers, but there is a concern at staff level that the non-agricultural sales may be too large proportionally to support this as an agricultural related or on-farm use. If you could provide some more justification with respect to this, that would be helpful.

Brian also mentioned that you would provide us with a few examples and zoning of other similar country markets in the area. Are you able to provide those as well? Anything you can provide me, I will need by the end of the week to ensure that a report can be prepared.

Let me know if you have any questions.

Gerrit,

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<b>Gerrit Boerema</b>	
	<b>Senior Planner</b>
	Tel: 905-957-3346 ext.5133
	Email: <a href="mailto:gboerema@westlincoln.ca">gboerema@westlincoln.ca</a>
	Web: <a href="http://www.westlincoln.ca">www.westlincoln.ca</a>
	

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**From:** Steven Rivers - South Coast Consulting <[steven.p.rivers@gmail.com](mailto:steven.p.rivers@gmail.com)>

**Sent:** March 1, 2023 2:52 PM

**To:** Brian Treble <[btreble@westlincoln.ca](mailto:btreble@westlincoln.ca)>

Cc: Gerrit Boerema <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)>; Anja Lipiec [REDACTED]

Subject: 8535 Twenty Road - FARM PRODUCE OUTLET DEFINITION

Good afternoon Brian,

As discussed.

FARM PRODUCE OUTLET means a building or portion thereof wherein the retail sale of the following products are offered for sale to the general public:

- Locally grown produce (a minimum of 60 percent of the retail floor area);
- Imported Produce and clothing
- Bakery items and processed fruit prepared on the premises, grocery, deli and dairy products and locally made crafts (a maximum of 60 square metres retail floor area)
- Locally grown greenhouse and nursery products;
- Locally made Floral Products.

***Steven Rivers***

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**From:** Steven Rivers - South Coast Consulting <[steven.p.rivers@gmail.com](mailto:steven.p.rivers@gmail.com)>  
**Sent:** March 13, 2023 4:00 PM  
**To:** Gerrit Boerema <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)>  
**Cc:** Anja Lipiec [REDACTED] Brian Treble <[btreble@westlincoln.ca](mailto:btreble@westlincoln.ca)>; Dave Heyworth <[dheyworth@westlincoln.ca](mailto:dheyworth@westlincoln.ca)>  
**Subject:** Re: 8535 Twenty Road - PARKING AREA LAYOUT

Good afternoon Gerrit,

My Supplementary Planning Policy Justification and Impact Analysis Report including a draft Zoning By-law Amendment.

There updated OPINION states

The proposed Zoning By-law Amendment:

- Conforms with the provisions of the Planning Act; Provincial Policy Statement ; Growth Plan; Niagara Region Official Plan; and West Lincoln Official Plan.
- Permits the proposed Agri-tourism farm produce outlet use.

Council can be confident the Zoning By-law Amendment is consistent with the Provincial, Regional, and Township policies. The applicant is required to enter into a Plan Agreement ensuring the development is built and maintained as approved by the Township.

The approval of the proposed Zoning By-law Amendment allows an agri-tourism farm produce outlet use of an underutilized existing building. The proposal is similar to the previous agri-tourism farm produce outlet use of the building. The building was specifically designed for agri-tourism farm produce

outlet use. The proposed use can provide twice as much off-road parking on the subject property while still avoiding the neighbour's well and water line on the subject property. The proposed Planning Act application for a Zoning By-law Amendment is consistent with the policies for permitting and encouraging farm diversification within the Township. The proposed development constitutes good planning.

**Steven Rivers**

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On Mon, 13 Mar 2023 at 11:05, Gerrit Boerema <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)> wrote:

Thanks Steven,

Can you take this, the other definition that you sent me for 'Farm Produce Outlet' and what Anja has provided and put it together to provide us with a proposed zoning amendment showing exactly what you are looking for on 8535 Twenty Road? It would be helpful for us for you to provide us with some further planning justification/background of how the zone/site below and the farm produce outlet relate to what you are seeking on the subject property.

Gerrit,

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**From:** Steven Rivers - South Coast Consulting <[steven.p.rivers@gmail.com](mailto:steven.p.rivers@gmail.com)>  
**Sent:** March 13, 2023 10:20 AM  
**To:** Gerrit Boerema <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)>  
**Cc:** Anja Lipiec [REDACTED] Brian Treble <[btreble@westlincoln.ca](mailto:btreble@westlincoln.ca)>  
**Subject:** Fwd: 8535 Twenty Road - PARKING AREA LAYOUT

Good morning Gerrit,

Further to your email this morning, Anja has provided updated numbers.

The following is the zoning for a similar farm market outlet.

141. A-141 398 Canboro Road (273202001309000)

\*\*\*Amending By-law No. 1998 (1998)\*\*\*

In addition to the permitted uses of the Agricultural A Zone nothing shall prevent the use of the lands indicated as A-141 for the purpose of a seasonal farm market outlet and a tea room subject to the following special regulations:

(a) Minimum Front Yard 12.5 metres

(b) Maximum Retail Floor Area 148 square metres including Tea Room

(c) Parking 20 spaces

(d) The seasonal farm market outlet and tea room be of a seasonal nature having a duration of 6 months commencing May 1st to November 1st of each calendar year. In addition to the above regulations, the following special definition shall apply:

e) "Seasonal Farm Market Outlet"; be defined as a building or portion thereof wherein the retail sale of the following products are offered for sale to the general public:

(i) Ontario Grown Produce (a minimum of 70 % of the retail floor area)

- (ii) Bakery items and processed fruit, dli and dairy products and locally hand crafted products (a maximum of 25 square metres of the retail floor area); and;
- (iii) Locally grown greenhouse and nursery products

Anja's proposal is not seasonal. Chicken, greenhouse products, crafts, etc. will be year round.

Let me know if you need anything else.

**Steven Rivers**

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----- Forwarded message -----

From: **Anja Lipiec** [REDACTED]  
Date: Wed, 1 Mar 2023 at 14:27  
Subject: Re: 8535 Twenty Road - PARKING AREA LAYOUT  
To: Steven Rivers - South Coast Consulting <[steven.p.rivers@gmail.com](mailto:steven.p.rivers@gmail.com)>

Hi Steven

As per our conversation I have revised the percentages of items sold

These percentages are based on **one whole fiscal year January - December**

30% of what is sold will be ice cream which will be brought in. (again this is seasonal, so this will differ throughout the year) **This would most likely only happen in the months of June - September**

30% being sold will be chicken (which is produced just up the road from the shop) **this will be available all year round**

## Attachment 2 to PD-15-2023

25% honey, flowers and vegetables that are grown on the property (again this is seasonal so it will differ depending on the time of year it is) **my prediction of timing would be August until October**

15% crafts

I hope this revision helps. Let me know if I should change anything else.

Anja

On Wednesday, March 1, 2023 at 01:31:06 p.m. EST, Steven Rivers - South Coast Consulting  
<[steven.p.rivers@gmail.com](mailto:steven.p.rivers@gmail.com)> wrote:

Good afternoon Anja,

Brian is having trouble with the 45% ice cream.

Can you call me to discuss it?

***Steven Rivers***

**South Coast Consulting**

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On Mon, 27 Feb 2023 at 16:08, Anja Lipiec [REDACTED] wrote:

Hi Steve

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I would say that

45% of what is sold will be ice cream which will be brought in. (again this is seasonal, so this will differ throughout the year)

30% being sold will be chicken (which is produced just up the road from the shop) and

20% honey, flowers and vegetables that are grown on the property (again this is seasonal so it will differ depending on the time of year it is)

5% crafts

If you have any other questions please let me know.

Anja

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Hi Anja,

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**Steven Rivers**

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From: **Gerrit Boerema** <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)>  
Date: Mon, 27 Feb 2023 at 15:26  
Subject: RE: 8535 Twenty Road - PARKING AREA LAYOUT  
To: Steven Rivers - South Coast Consulting <[steven.p.rivers@gmail.com](mailto:steven.p.rivers@gmail.com)>

Hi Steven,

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Gerrit,

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**From:** Steven Rivers - South Coast Consulting <[steven.p.rivers@gmail.com](mailto:steven.p.rivers@gmail.com)>  
**Sent:** February 21, 2023 3:59 PM  
**To:** Gerrit Boerema <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)>  
**Cc:** Anja Lipiec [REDACTED]  
**Subject:** 8535 Twenty Road - PARKING AREA LAYOUT

Good afternoon Gerrit,

The Parking Layout you requested is attached.

Let me know if you have any questions.

*Steven Rivers*



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