



Planning Report

3469 York-Durham Line
Uxbridge, Ontario

Grainboys Holding Inc.

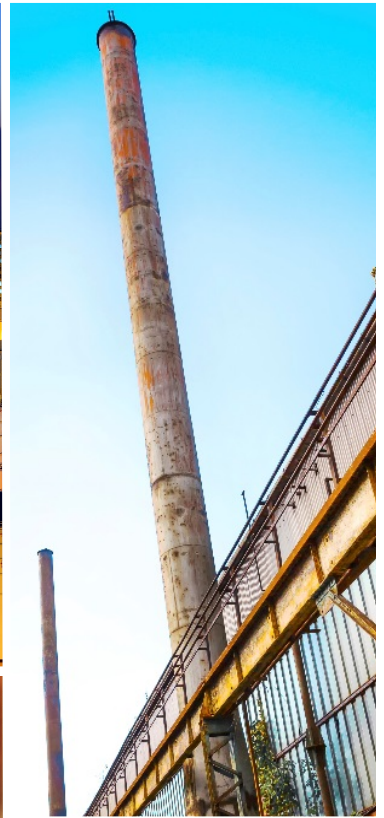




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1. Introduction

Grainboys Holding Inc. is proposing to develop a grain milling and blending facility located south of Durham Regional Highway 47 and on the east side of York-Durham Line in Uxbridge, Ontario. The proposed development will be located at the municipal address 3469 York-Durham Line, Uxbridge, Ontario. The subject lands comprise a total area of 36.3 hectares. Zoning By-law Amendment and Site Plan Approval applications have been filed to permit this development.

This report will provide the following information:

- A description of the subject lands and its surrounding site context;
- A description of the proposed development and required planning approvals;
- The proposed development's conformity to Provincial, Regional and local policy and the Planning Rationale supporting the required planning approvals;
- A summary of submitted technical reports supporting the proposed development; and
- A conclusion summarizing the above-mentioned and a recommendation to approve submitted applications.



2. Site Context

2.1 Location and Site Description

The property is located in Uxbridge's rural area, south-west of the Uxbridge Urban Area at 3469 York-Durham Line. The site is currently occupied by a single detached residential dwelling. The building is located at the centre of the property with a private driveway connecting it to York-Durham Line. Its average width (north/south) and frontage on York-Durham Line is ~410m. The average length (west/east) is ~900m. The site is located on the south of Regional Highway 47, a Type 'A' Arterial Road and abuts York-Durham Line, a Type 'B' Arterial Road, to the west.

Figure 1 shows the location of the site in the context of the surrounding properties. The following describes the nearby land uses:

South

- St. Lawrence Grains & Farm Supply Ltd. immediately south of the site
- Railway tracks owned by Metrolinx for the Stouffville GO line
- Granite Golf Club

West

- Vacant residential home
- York-Durham Line, a Type 'B' Arterial Road that connects to Regional Highway 47.

North

- Directly north is the Terra View Driving Range.
- Regional Highway 47, a Type 'A' Arterial Road
- Rural Employment Lands

East

- Directly east is a detached residential home.
- The majority of the land is used for farming agriculture



ORTHOGRAPHY PROVIDED BY FIRST BASE SOLUTIONS

N.T.S.



Grainboys Holdings Inc.

LOCATION PLAN

Job Number | 11198389
 Revision | A
 Date | August 2019
Figure 01

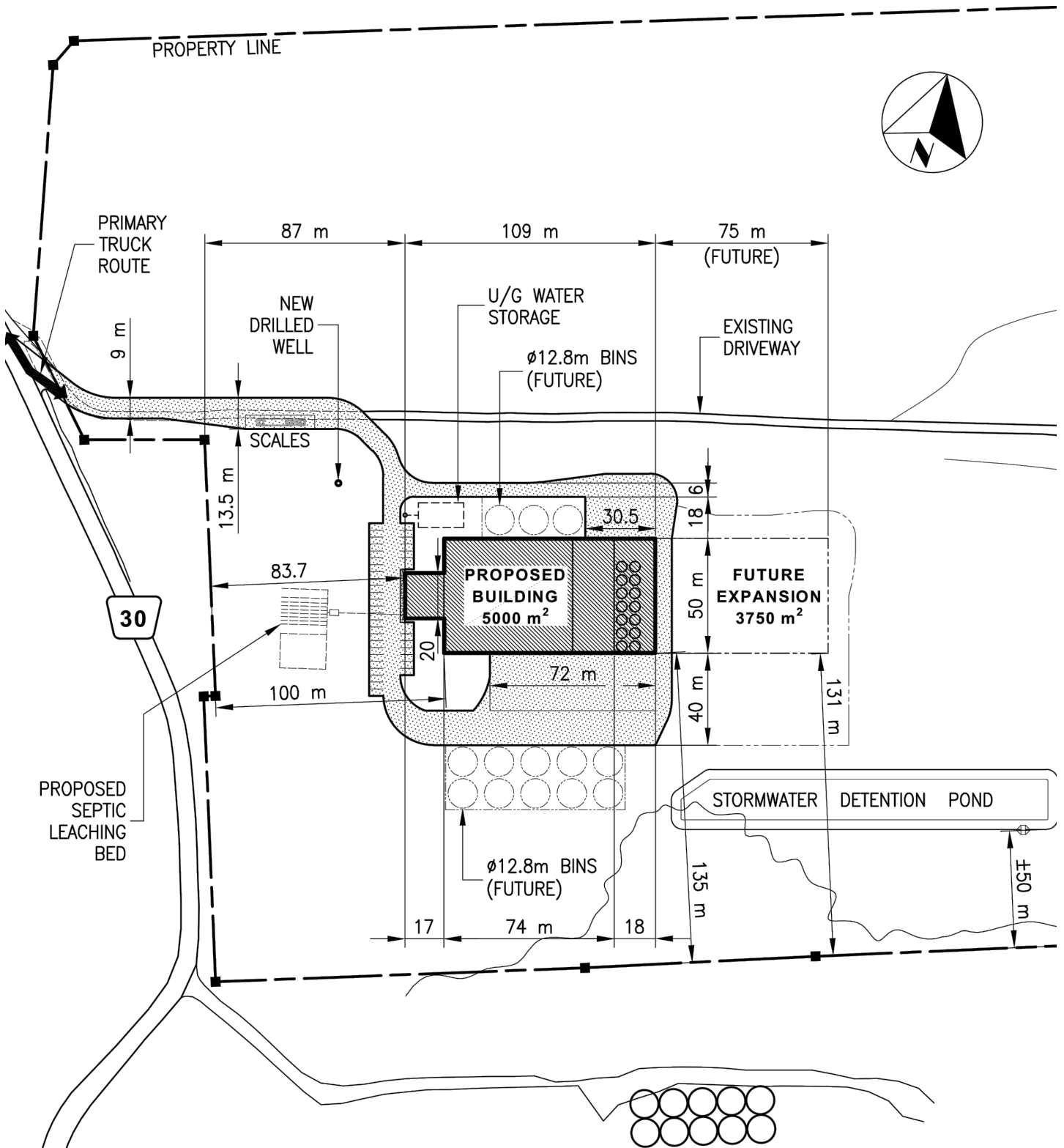
65 Sunray Street, Whitby Ontario L1N 8Y3 T 1 905 686 6402 F 1 905 432 7877 E info@ghdcanada.com W www.ghd.com



3. Development Proposal

The proposed development is a dry grain process plant with a private driveway entrance from York-Durham Line. The proposed operations will primarily consist of the milling, blending, packaging, warehousing and shipping of grain. The proposed location of the grain facility is on the south-west quadrant of the subject lands. The building faces west towards York-Durham Line. The offices are located at the front (west side) and the grain milling operations are placed in the back (east side). A total of 30 parking spots are provided for the facility for employees and visitors. The parking lot is located west of the offices. With the large front yard setback and existing tree coverage along the frontage, the parking is not highly visible from York-Durham Line.

The proposed building will be approximately 5,000m² in size and the entire facility is approximately 8,750m². The entire facility will consist of fourteen storage surge bins, two exterior receiving surge bins, two exterior surge bins for animal feed, concrete pads, scale, and silos and offices. The overall building coverage is 2.4%. **Figure 2** shows the conceptual site plan of the proposed development.



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Grainboys Holdings Inc.

Job Number | 11198389

Revision | A

Date | August 2019

SITE PLAN

Figure 02

65 Sunray Street, Whitby Ontario L1N 8Y3 T 1 905 686 6402 F 1 905 432 7877 E info@ghdcanada.com W www.ghd.com

Plot Date: 19 December 2019 - 4:55 PM

Plotted by: Jo-Anne Theurer

Cad File No: G:\11111198389\CADD\Drawings\Planning\Planning Report Figures\11198389-figures.dwg



4. Existing Official Plan Policy, Zoning By-law Provisions and Required Planning Approvals

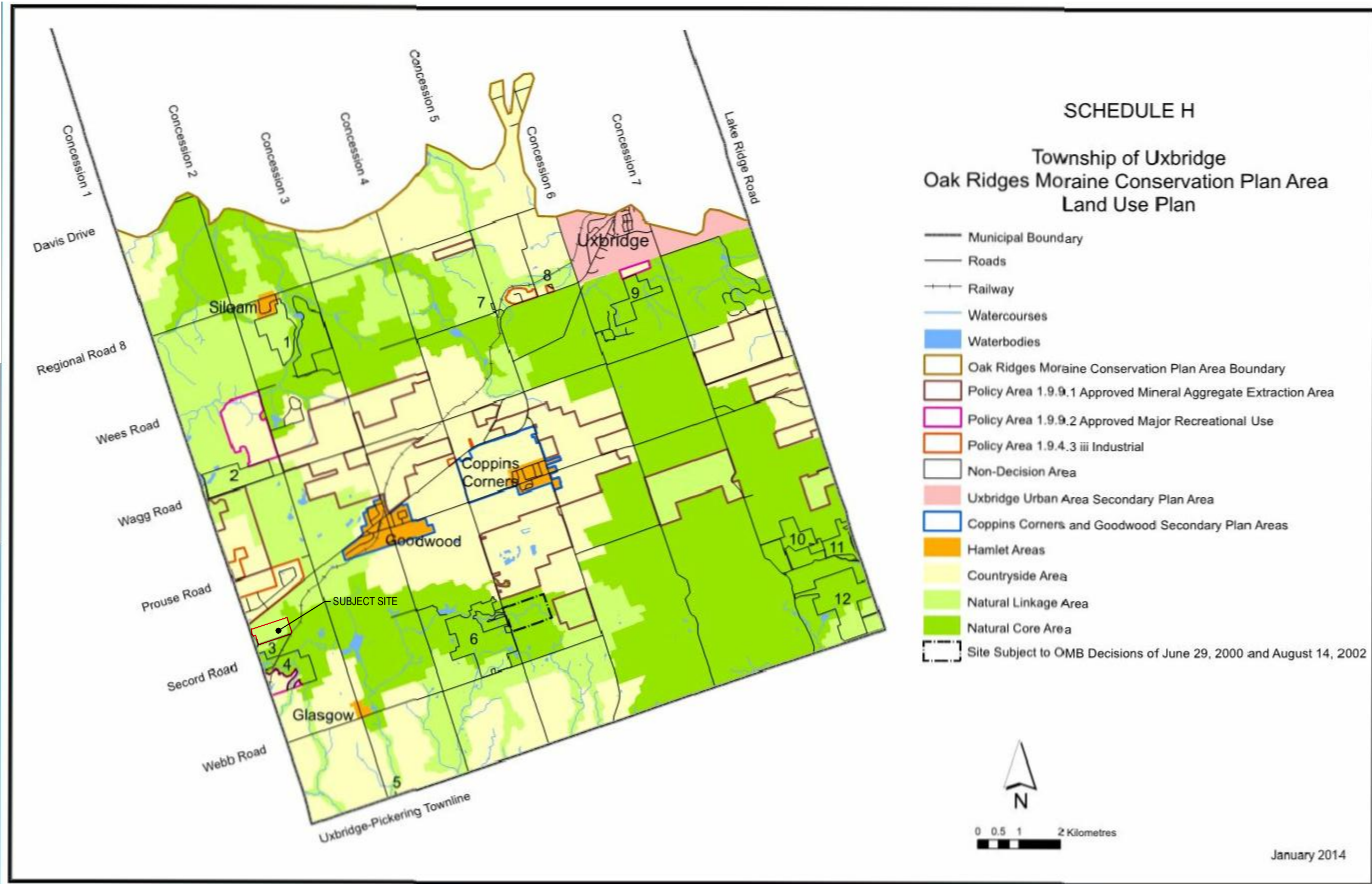
4.1 Existing Official Plan Policy

Figure 3 shows the site is currently designated as Natural Linkage Area on Schedule 'H' – Township of Uxbridge Oak Ridges Moraine Conservation Plan Area Land Use Plan from the 2014 Township of Uxbridge Official Plan. Definitions of terms applicable to lands in the Oak Ridges Moraine Plan Area are defined in the Oak Ridges Moraine Conservation Plan. Therefore, the proposed Grain Facility is defined as an agricultural related use as per the definition in the Oak Ridges Moraine Conservation Plan.

The permitted uses in a Natural Linkage area are listed in Section 1.9.4.2(ii) of the Township of Uxbridge Official Plan. The Township Official Plan does not permit an agriculture-related use in Natural Linkage Areas. However, the 2017 Oak Ridges Moraine Conservation Plan designates the property as a Natural Linkage Area and permits agricultural-related uses on lands designated as Prime Agricultural. The Ontario Ministry of Agriculture, Food and Rural Affairs has designated the lands as Prime Agricultural. As per OMAFRA designating the subject lands as Prime Agricultural Lands, the Oak Ridges Moraine Conservation Plan permits agriculture-related uses on the site and supersedes the Township of Uxbridge Official Plan.

The Natural Linkage Area designation permits agriculture-related uses as per the 2017 Oak Ridges Moraine Conservation Plan. Agriculture-related uses are defined in Part 1 – General Definitions in the Oak Ridges Moraine Conservation Plan as farm related commercial and industrial uses that are related to, compatible with, and support farming operations without negatively impacting those operations. Agriculture-related uses can also benefit from being in close proximity to farm operations or provide a product or to farming operations as a primary activity.

As a grain processing plant, the proposed use is an industrial type use that is compatible with, and supports the surrounding agricultural uses and provides no adverse effects to their current operations. Therefore, the proposed use is an agriculture-related use and an official plan amendment is not required to permit the proposed development.



Grainboys Holding Inc.

Official Plan

Job Number 11198389

Revision A

Date August 2019

Figure 03



4.2 Existing Zoning Provisions

Figure 4 is an excerpt of the Zoning Schedule 'A3' of the Township of Uxbridge Zoning By-law Number 81-19. The current zoning of the subject property is Rural (RU). This zoning does not permit a dry grain processing plant on the subject lands. To permit the proposed development, a zoning by-law amendment is required to change the zoning to allow a light industrial processing plant. This use is currently permitted in the Township's Rural Industrial (M1) zoning category. The following are the zoning provisions for a M1 as per Section 4.18.1.b. in By-law 81-19:

a.	Minimum Lot Area Requirement	4000 m ²
b.	Minimum Lot Frontage Requirement	45 m
c.	Minimum Yard Requirements	
i.	Front Yard Depth	15 m
ii.	Exterior Side Yard Width	15 m
iii.	Interior Side Yard Width	6 m
iv.	Rear Yard Depth	15 m
d.	Special Yard Provisions	Notwithstanding the yard requirements set forth under Section 4.18.2 (c) hereof to the contrary, where the interior side lot line abuts a Residential Zone the minimum interior side yard requirement shall be 15 m.
e.	Maximum Lot Coverage of All Buildings	40 %
f.	Minimum Setback from Street Centreline	
i.	Provincial Highway	33 m
ii.	Regional Road - Type "A"	33 m
iii.	Regional Road - Type "B"	28 m
iv.	Township Road	25 m
g.	Minimum Landscaped Open Space	10%
h.	Maximum Height of Buildings	12 m

The area being rezoned must be large enough to encompass a potential expansion for retail uses on site. It is anticipated that a special M1 zone will be required for the development. This will include site specific zoning provisions to:

- Include accessory wholesale and retail selling;
- Include accessory office facilities

4.3 Site Plan Application

An application for Site Plan approval has been submitted along with the Zoning By-law Amendment application.



5. Planning Rationale

The planning rationale for the proposed grain processing plant on the subject property flows from general to more specific planning policies at the Provincial, Regional and Municipal levels. This section will review the policy basis for the proposed processing plant that support its development on the subject property.

5.1 Provincial Policy Statement (PPS), 2014

The most recent Provincial Policy Statement (PPS) came into effect in April 2014. The policy document provides overarching policies to guide municipal decisions on land use planning matters. Decisions made by all planning authorities must be consistent with the policies set out in the PPS.

Section 1.1.4.1.i of the PPS states that opportunities for economic activities are encouraged in prime agricultural areas. The development of the grain mill can create employment opportunities and local and regional economic growth in the grain industry through the purchase and movement of grain by local and regional farms.

Section 2.3.3.1 permits agriculture-related uses. The Provincial Policy Statement defines agriculture-related uses as *“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.”*

The grain milling facility will support the existing agriculture and also benefit from their operation and close proximity. The proposed is a farm-related industrial use that provides service to all grain producing farms in the area through the purchase of their products.

5.2 Places to Grow Act (2005) and the Growth Plan for the Greater Golden Horseshoe (2019)

In 2005, the Places to Grow Act was adopted. The Growth Plan for the Greater Golden Horseshoe was created through this legislation and adopted in 2006. The Growth Plan provides policies to control and encourage growth in the upper and lower tier municipalities of the Greater Toronto and Hamilton Area. Agriculture System areas have been mapped by the province for the Greater Golden Horseshoe in 2017. The subject lands are included in the Agriculture System Area and are a part of the agri-food network. This agri-food network includes supporting and related uses of the agricultural system such as the proposed grain facility. An update on the Growth Plan came into effect in May 2019.

The Growth Plan contains policies that protect the existing agricultural system to maintain its viability. The proposed grain mill does not negatively impact the site and does not hinder its ongoing productivity for agricultural uses. The facility only covers a portion of the site. The balance of the site will permit continued agricultural uses during the duration of its operation and it is intended that remaining field areas will continue to be planted with grains. The proposed development is an agriculture-related use that is compatible with the surrounding use land uses and promotes the economic growth of nearby agricultural grain operations.



5.3 Oak Ridges Moraine Conservation Plan (2017)

The Oak Ridges Moraine Conservation Act was adopted in 2001. Through this legislation, the Oak Ridge Moraine Conservation Plan had been adopted in 2002. The plan provides land use and resource management direction for lands pertaining to the moraine. An update to the plan had been come into effect in May 2017.

The subject lands are designated Natural Linkage Area as per the Oak Ridges Moraine Conservation Plan Land Use Designation Map. Section 12.(1) describes Natural Linkage Areas as areas to:

Maintain, and where possible improve or restore, the ecological integrity of the Plan Area, and to maintain, and where possible improve or restore, regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors, by,

- (a) maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key heritage features, key hydrologic features and the related ecological functions;*
- (b) maintaining, and where possible improving or restoring natural self-sustaining vegetation over large parts of the area to facilitate movement of plants and animals;*
- (c) maintaining a natural continuous east-west connection and additional connections to river valleys and streams north and south of the Plan Area;*
- (d) maintaining the quantity and quality of groundwater and surface water;*
- (e) maintaining groundwater recharge;*
- (f) maintaining natural stream form and flow characteristics;*
- (g) protecting landform features; and*
- (h) protecting and restoring natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change.*

The site contains significant woodlands as per Schedule I of the Township of Uxbridge Official Plan. To maintain these areas, the development has been placed to specifically avoid disturbing the key natural heritage features. A Hydrogeological Study and Stormwater Report was completed and submitted. The reports discuss how the development will not negatively affect the ground water and surface water quality and maintain groundwater recharge, respectively.

The site is also identified as an Area of High Aquifer Vulnerability on the Reference Map for Ontario Regulation 140/02 (Oak Ridges Moraine Conservation Plan) made under the Oak Ridges Moraine Conservation Act, 2001. As per Section 29.(1) of the plan, the development is not proposing any of the prohibited uses listed in Section 29.(5).

The Landform Conservation Areas of the Oak Ridges Moraine Map No. 2 illustrations the site as a Category 2 Landform Conservation Area. Section 30.(6) requires development to demonstrate practices that will minimize disturbing the character of the landform, including:



- (a) maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
- (b) limiting the portion of the net developable area of the site that is disturbed to not more than 50 per cent of the total area of the site; and*
- (c) limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 per cent of the total area of the site.*

All key natural heritage features on the site will not be disturbed by the development. The proposed development has a coverage of 2.4% on the site and is well below the maximum net developable area in the above policies. The percentage of impervious surface will also be well below the required threshold.

The proposed use is permitted under the Oak Ridge Moraine Conservation Plan. Section 12.(3) lists out the permitted uses under the designation, including Agriculture-related uses, subject to being within a Prime Agriculture Area. The lands are designated as a Prime Agricultural Area by the Ontario Ministry of Agriculture, Food and Rural Affairs. The grain facility conforms to the policies set out in the Conservation Plan and works to maintain the ecological features effect by and on the site.

5.4 Durham Regional Official Plan

The current Durham Regional Official Plan (DROP) was adopted in 2017. The subject lands are designated as Oak Ridges Moraine Area as per Schedule 'A' – Map 'A2' – Regional Structure. Schedule 'B' – Map 'B3' – Oak Ridges Moraine Land Use further designated the land as Natural Linkage Area. Natural Linkage Areas in the DROP permit all uses permitted in a Natural Core Area listed in Section 10B.2.1(a), as well as mineral aggregate operations and wayside pits and accessory uses thereto. Agriculture-related uses are not included in the permitted uses for Natural Linkage Areas in the DROP.

However, the lands are also designated as Natural Linkage Area as per the Oak Ridges Moraine Conservation Plan which permits agriculture-related uses, provided the lands are designated as Prime Agricultural Lands, under their Natural Linkage Area designation. It is important to note that the Ontario Ministry of Agriculture, Food and Rural Affairs has designated the lands as a Prime Agricultural Area. The OMAFRA and Oak Ridges Moraine Conservation Plan both supersedes the Durham Region Official Plan, therefore, the OMAFRA Prime Agricultural Area designation and Oak Ridges Moraine Conservation Plan policies apply.



5.5 Township of Uxbridge Official Plan

The Township of Uxbridge contains policies pertaining to Natural Linkage Areas in the Oak Ridges Moraine Conservation Plan Area. Section 1.9.4.2 encourages maintaining the ecological integrity of the Moraine Area. The proposed grain mill is arranged to be outside of the key natural heritage features on the site and their vegetation protection zone.

Although agriculture-related uses is not listed in Section 1.9.4.2.ii) of the Official Plan as a permitted use, the 2017 Oak Ridges Moraine Conservation Plan permits the agriculture-related use subject to the lands being located in a Prime Agriculture Area. It was established by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMFRA) that the subject lands area located in Prime Agricultural Areas permitting agriculture-related uses on the site. Policies in the Oak Ridges Moraine Conservation Plan supersedes the Township's Official Plan. Therefore, the development is in conformity with the Official Plan by virtue of its conformity to the provincial policies and by OMAFRA's decisions to designate the site Prime Agriculture Area.



6. Supporting Studies and Reports

Multiple other documents were completed in support of the planning applications that have been submitted. This section provides a brief summary of the conclusions and the findings of the reports.

6.1 Archaeological Assessment

The Stage 1 background study and property inspection indicates that portions of the subject property retain the potential for archaeological resources and it is recommended that a Stage 2 archaeological assessment is required. The Stage 2 will be completed when weather and site conditions (removal of crop) permit.

6.2 Noise Impact Study

The acoustical measurements and analysis indicate that sound emissions of the proposed Port Royal Mills grain milling and blending facility can be within the applicable sound level criteria under typical “predictable worst case” operating conditions. This report has been prepared for the purpose of obtaining approvals for the proposed land use. When further details of facility plans and mechanical equipment selections are available, an acoustical engineer should verify that the source sound levels and locations of equipment conform to the assumptions made in this report, and that acceptable sound levels will result at all offside residential receptors.

6.3 Preliminary Air Quality Assessment

A Preliminary Air Quality Assessment was completed by MTE Consultants Inc. MTE had assessed potential air quality impacts relating to the proposed development. It is in MTE’s opinion that the proposed development will likely qualify for registration in the Environmental Activity and Sector Registry.

Notwithstanding the above, MTE offers the following best management practices that should be considered in design:

- Emission sources should be located as far from the property boundaries and sensitive receptors as possible;
- Exhaust stacks should be located at a higher elevation than air intakes;
- Ground level exhausts should be minimized and discharge points should be vertical and unimpeded;
- Planting vegetation along the boundaries of the Site should be considered;
- Equipping building exhausts with particulate control systems (i.e. fabric filter baghouses);
- Enclosure or partial enclosure of shipping/receiving area(s); and
- Use of pneumatic conveyance systems as opposed to mechanical conveyor Systems



Due to the nature of the activities at the proposed Facility (e.g. loading/unloading, uncaptured process emissions, track-out and re-entrainment of material) there is potential for the release of fugitive dust emissions at the Site. Grainboys Holding Inc. should consider preparing a Best Management Practices Plan for Fugitive Dust.

6.4 Phase One and Phase Two Environmental Site Assessment

The Phase One ESA identified potentially contaminating activities (PCAs) that, in the opinion of GHD, have resulted in areas of potential environmental concern (APECs) at the Property. The PCAs resulting in APECs were identified for a pole-mounted transformer, an above ground storage tank (AST), fill of unknown quality, adjacent rural industrial operations and a rail line in the vicinity of the Property.

The Phase Two ESA included the exploration of the subsurface by advancing six (6) boreholes to sample soil and groundwater. Monitoring wells were installed in three (3) of the boreholes. Soil samples were tested for pH, metals, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), organochlorine pesticides (OCPs), petroleum hydrocarbons (PHCs) and volatile organic compounds (VOCs). Groundwater samples were tested for metals, PAHs, PCBs, OCPs, PHCs and VOCs.

Results of the chemical analysis were compared to the Ministry of Environment, Conservation and Parks (MECP) Table 1 Full Depth Background Site Condition Standards for Agricultural or Other Property Use. The results meet the MECP Table 1 Standards. Based on our observations, the information collected and the present land use, it is our opinion that the Property has a low level of concern from an environmental perspective and is suitable for its proposed use. No further environmental investigation is required at this time.

6.5 Geotechnical Investigation Report

The Geotechnical Investigation Report was completed by GHD in support of the development of the Grain Milling Facility. Fieldwork was conducted on the site including: a site inspection, advancement of boreholes, soil sampling, water level monitoring, a well survey to compliment a review of available Ministry of the Environment, Conservation and Parks (MECP) well records, hydraulic conductivity testing and a water balance evaluation based upon design information.

The findings of the report explain the site is generally comprised of a surficial layer of topsoil underlain by silty sand/sandy silt or clayey silt glacial till with a layer of silty sand occasionally between the surficial topsoil layer and the glacial till. The report explains there are no significant constraints from the seasonal variations of groundwater. Any potential issues with the groundwater can be handled using applicable engineering techniques. From a geotechnical and hydrogeological perspective, the report concludes the proposed development is suitable to be constructed on the site.



6.6 Traffic Brief

A Traffic Brief was completed by R.J. Burnside & Associates Limited. The brief provides an analysis of the existing traffic counts, and the generated trips projected based on the proposed site plan/use. A sightline analysis and truck analysis was also conducted. R.J. Burnside & Associates Limited concludes the projected site traffic produced by the development is a small amount and will not be noticeable within the day to day variation of traffic volumes on York Durham Line. Further, the sightlines at the proposed site driveway meet Region requirements and the driveways are appropriate to accommodate large transport vehicles.

6.7 Functional Servicing Report

A servicing report entitled “Site Servicing and Development Review” prepared by Lassing Dibben Consulting Engineers Ltd. is provided in support of the application. The report indicates that the site and proposed activity may be serviced by conventional means. It is noted that the facility must be serviced by private services as there are no municipal services available to the site.

The mill is a dry operation. A drilled well will be required to supply water for employees. Water for firefighting purposes will be provided by an onsite storage facility.

The site will be serviced by an onsite septic sewage system. This will serve an occupant load of twenty people. Based on geotechnical findings the septic system will be in the form of a raised bed created with imported sand material. Adequate space exists on site in the vicinity of the building to provide a reserve bed location.

The report concludes that the proposed facility can be developed on private services and conform to the local and municipal requirements for servicing.

6.8 Stormwater Management Report

A Stormwater Management Plan was prepared by Jewell Engineering. Stormwater can be handled by conventional means that addresses TRCA requirements for the Duffins Creek watershed. Storm drainage will be directed to a centralized storm pond which will have an enhanced bottom to promote infiltration. The facility will be sized to control post-development runoff to the release rates specified by TRCA.

A hydrogeological report was prepared by GHD and provides details on ground water balance. The infiltration basin provided by the pond adequately offsets the loss of infiltration due to development of a portion of the site.



7. Conclusion

The proposed grain processing plant conforms to the existing Provincial, Regional, and local policies. The lands are designated as a Natural Linkage Area in the Oak Ridge Moraine Conservation Area. Agriculture-related uses are permitted in this designation if the lands are designated prime agricultural lands. As per the OMAFRA comments, it is confirmed that the lands are prime agricultural and this designation applies.

The Oak Ridge Moraine Conservation Plan has policies in place to maintain Natural Linkage Areas. Given the site's proposed use and the facility's small scale, the majority of the lands will remain untouched and the balance of the site will continue its ongoing agricultural use. The Township of Uxbridge Official Plan encourages the protection of the ecological integrity of the site. The proposed development is not anticipated to have any negative environmental impacts on key natural heritage features. The area to be altered on site is removed from all natural heritage features. The proposed building is also situated outside of the Toronto and Region Conservation Authority regulated area.

A number of supporting reports have been provided. These indicate that the development can be supported on the site without negative impact on the site features and adjoining land uses.

The proposed use is an agriculture-related use that provides grain milling and blending to surrounding area farms. As such, the location is suitably located near a supply of agricultural materials that it will service. Given the nature and location of the use, compliance with policy, and supporting studies indicating the development will have no adverse impacts, the proposed development represents good land use planning and the application may be recommended for approval.

All of Which is Respectfully Submitted,

GHD

Steve Edwards, MCIP, RPP

Samantha Chow, B.U.R.PI



about GHD

GHD is one of the world's leading professional services companies operating in the global markets of water, energy and resources, environment, property and buildings, and transportation. We provide engineering, environmental, and construction services to private and public sector clients.

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