



**COMMUNITY  
DEVELOPMENT**  
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October 8, 2020

(sent by e-mail only)

Dear Jamie and Kristin,

Thank you for taking the time out to discuss your business plans and property located on County Road 9 at the intersection of Hammill Road. I appreciate that the outcome of the meeting was not what you would have liked however, I hope it provided some clarity on the Municipality's position and the County policy regarding direct motor vehicle access onto County Road 9 from your property.

I am sharing this email with municipal counsellors and staff with whom I understand you have communicated and who have an interest on this matter.

First to confirm those who attended the meeting last week:

- Jeanette Davidson, Director of Works and Engineering
- Theodhora Merepeza, Planning Manager
- Emily Schaefer, Planner
- Tom Dodds, Director of Community Development

For the purposes of clarity, I would like to both advise and seek your confirm the following:

- The County's policy does not permit direct access from private property onto County Roads where there is an alternative to accessing a property by a municipal road, in this case Hammill Road.
- We understand from you that from a commercial perspective, the Hammill Road access point to your property is not as advantageous as direct County Road access, especially if you wish to proceed with your plans to develop a retail market for your produce. In fact, your view is that you are not prepared to proceed with a "farmers market" business on your property due to an anticipated loss of revenue compared to your current market location. Your view is the Hammill Road access would discourage persons from stopping at your proposed farmers market.

- You were concerned that currently Hammill Road cannot accommodate the proposed traffic of a farmer's market and that improvements to the Municipal road would be required (with costs to be borne by the proponent). We agreed that no improvements are required for the current use of the property (i.e. raising crops).
- You requested Municipality staff to explain to the County that Hammill Road is not suitable for the proposed use and therefore the Municipality should request the County provide access. The Works and Engineering Director has indicated that understandably she cannot put herself in a position to request the County to override their policies. In addition, she is unable to the position you are suggesting without having the evidence (such as a traffic engineering study) to support such a position. Please refer to the points that follow about conducting a traffic study.
- Northumberland County is responsible for access onto County Roads. As was suggested by the Director of Works and Engineering, should you wish to discuss the matter of County Road access, you may want to contact Mobushar Pannu, Director of Transportation, Waste & Facilities Department, email [pannum@northumberlandcounty.ca](mailto:pannum@northumberlandcounty.ca), (Phone 905-372-3329) to discuss this matter further. If a Conference or Zoom call is arranged with County and Municipal staff assistance is needed with regard to Site Plan approval matters, a representative of the Municipality can participate if requested.
- From a planning standpoint, we recognize that there is an error in the zoning on your particular property which we will be addressing as part of the zoning bylaw review. In the meantime, the planning department and Municipality have no objection to you continuing to use it for agricultural purposes as has been discussed.
- Should you wish to operate your business on your property at that location, you will need to apply for site plan approval. I have attached the pre-consultation notes that were prepared for the pre-consultation meeting that you have had previously in this regard. The notes are quite detailed and explicit in terms of advice and requirements for the site plan application.

One report of note is a **traffic engineering study** to assess how access to and from the property will affect both County Road 9 and Hammill Road in terms of the capacity to accommodate additional traffic resulting from the business you are proposing to establish there. It will identify the design requirements for access. Having a traffic engineer evaluate the property from an engineering and safety standpoint, would be useful both for the municipality and the County in determining how best to accommodate this new development, should you choose to proceed with it. The study would be helpful to both the County and Municipality in assessing access to the property.

- I understand and I wish to confirm, based on the discussion yesterday, that you do not plan to proceed with developing a retail produce business at this location if you are unable to secure access directly off of County Road 9 and not applying for a Zoning By-law amendment to establish a site specific use on the subject lands. I would be grateful if you could confirm my understanding of your position.

I trust this email is helpful to you. Should you have further questions, please contact any of us at contact information provided.

Sincerely,

Tom Dodds  
Director of Community Development

Cc: Jeanette Davidson, Director of Works and Engineering  
Theodhora Merepeza, Planning Manager  
Emily Schaefer, Planner  
John Bickle, Councillor  
Vicki Mink, Councillor  
Mobushar Pannu, Director of Transportation, Waste & Facilities  
Department  
Brooke Gillispie, Traffic & ROW Management Supervisor  
Transportation, Waste and Facilities Management

