

Zoning Amendment Application for adding housing for farm help.

A pre-consultation meeting was held on Feb 3rd and it was determined that a zoning amendment is necessary for my plan to move forward. I have attached the record of consultation. As discussed in the meeting, I want to plan a zoning amendment for our property at 5013 Yarmouth Centre Rd in Union. I am looking to expand our offshore housing by adding 6 more units on our farm over the coming years. We plan to have 6 men per unit. They will be used seasonally from July to October.

First off, we are a wholesale fresh market farm growing field peppers, tomatoes and many other smaller volume crops. We are considered a specialty crop farm with high labour demands. Last year we produced over 7 million pounds of peppers and tomatoes. These items are all hand picked and packed. It requires many hands to complete all the tasks during a short period of time.

We have been increasing our business with Loblaw's, Metro, the USA, the Toronto Food Terminal and many other contracts including Subway, Burnac etc. All customers are looking for more produce each year. We have invested a lot of money in land, buildings, equipment etc. to accommodate more production over the years. Our business is now maxed out due to labour shortages.

I am in desperate need of more labourers. One may ask why we do not hire locals. We do, many of them. Our local workforce includes not just our family of 4 but 2 full time positions, 30 full time seasonal positions and around 80 more hired through an agency. Most of the workers that are seasonal and through the agency are Vietnamese from London and are aging, averaging 62 years of age. Many are close to retirement and I need to plan ahead.

Due to the extremely seasonal nature, labour intensive and low wage jobs available here, we are not seeing any interest from existing Canadians. (I totally understand why.) In order to pay a good wage, food prices would have to go up 20% or more. We now currently hire 60 offshore workers as well. I am looking to expand our housing by adding 6 more units on our farm over the coming years.

I have attached some details of my hopeful plan. It includes pages,

1. Zoning By-law Amendment Application. 7 pages.
2. Google map of 147 acre farm.
3. Google map of existing farm buildings.
4. Drawing of the proposed site needed for the housing units.
5. Proposed site plan showing the services. (55M x 46M of area required)
6. Floor layout for each portable unit. (6 men/ unit)
- 7,8&9. Portable drawings.
10. Sketch of first septic system.

I know the attached plans are simple at this point but an engineer is in the works of having stamped drawings soon. The septic system may change slightly but is being designed by a licensed installer. The project will have proper building permits in place and will adhere to all applicable codes. My main objective at this point is to have the zoning amendment approved for housing for this location.

I am planning 2 units at this time, in the application I am looking for 6 units for the coming years.

Our farm is on municipal water, we have two Hydro services and also have natural gas on site.

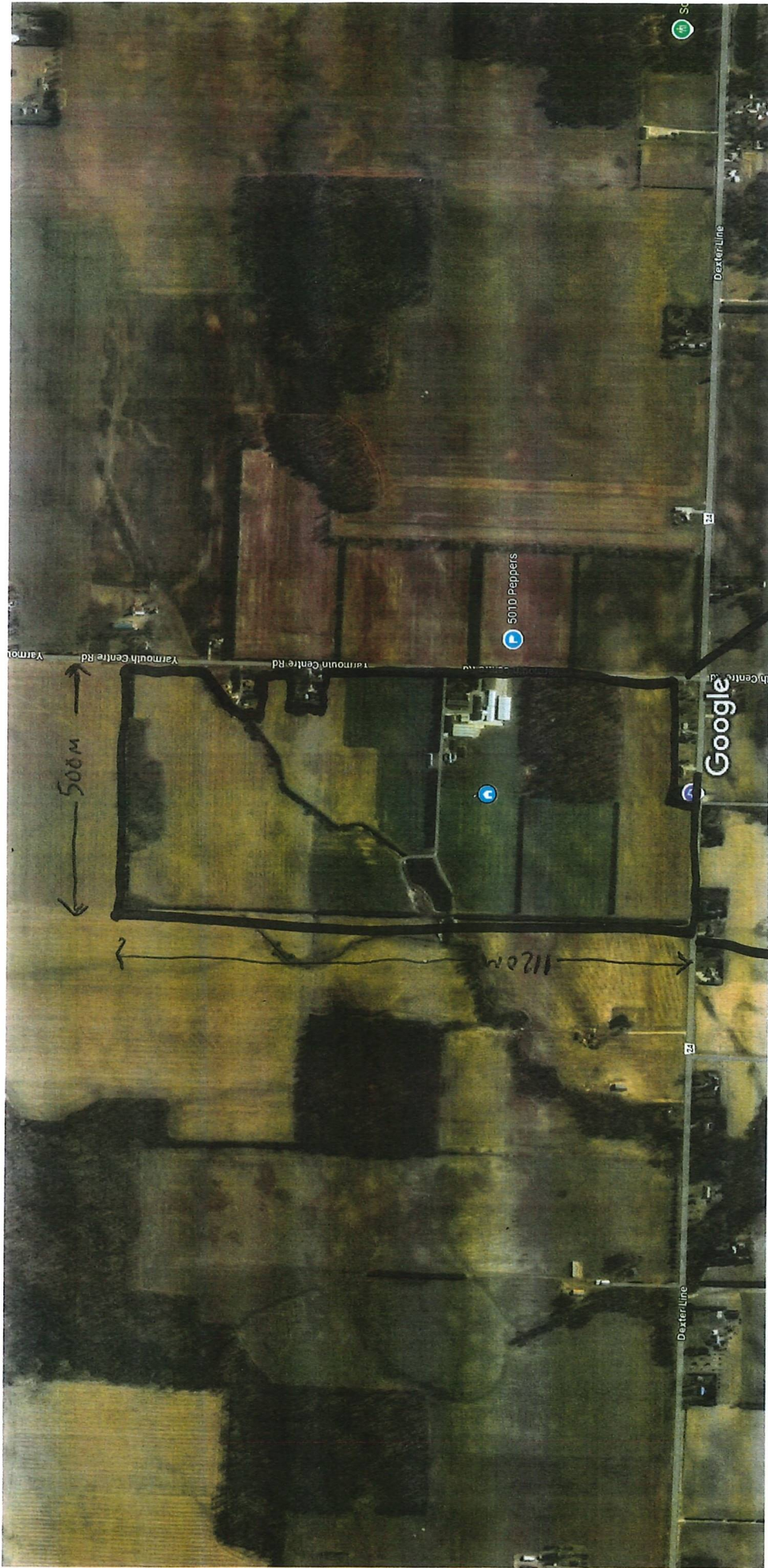
Thank you for your consideration.

Dan DeBackere

2 ←

5013 Yarmouth Centre Road

Google Maps



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2025 200 m

YARMOUTH CENTRE RD.

DEXTER LINE

FARM IS 147 ACRES
 1120M ON YARMOUTH CENTRE RD.
 500M ON DEXTER LINE

PG 2



DeBackere home farm

Google Maps

Home

Shop



5010 Pepper

Google

Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 20 m

PACK BARS

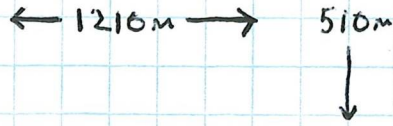
EXISTING

2 TRAILERS

FOR OFFSHORE HELP

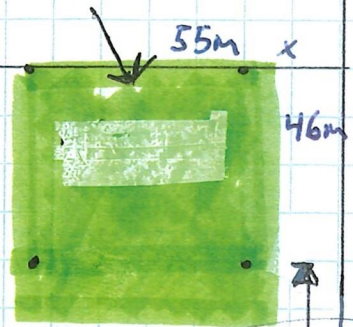
(PROPOSED AREA FOR HOUSING + WEEPING BEDS)

147 ACRE FARM
DIMENSIONS

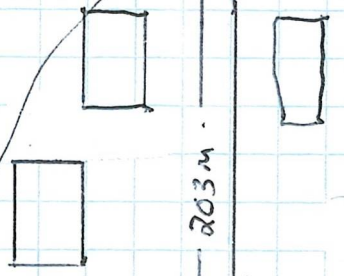


AREA WANTED
FOR HOUSING

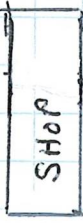
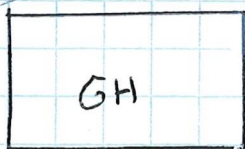
CENTRE OF FARM



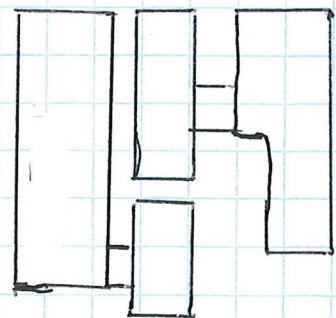
EXISTING
WEEPING BED



203m



EXISTING
BUILDINGS



FARM
LANE

YARMOUTH CENTRE RD.

PG 4



PROPOSED SITE LAYOUT
WITH SERVICES

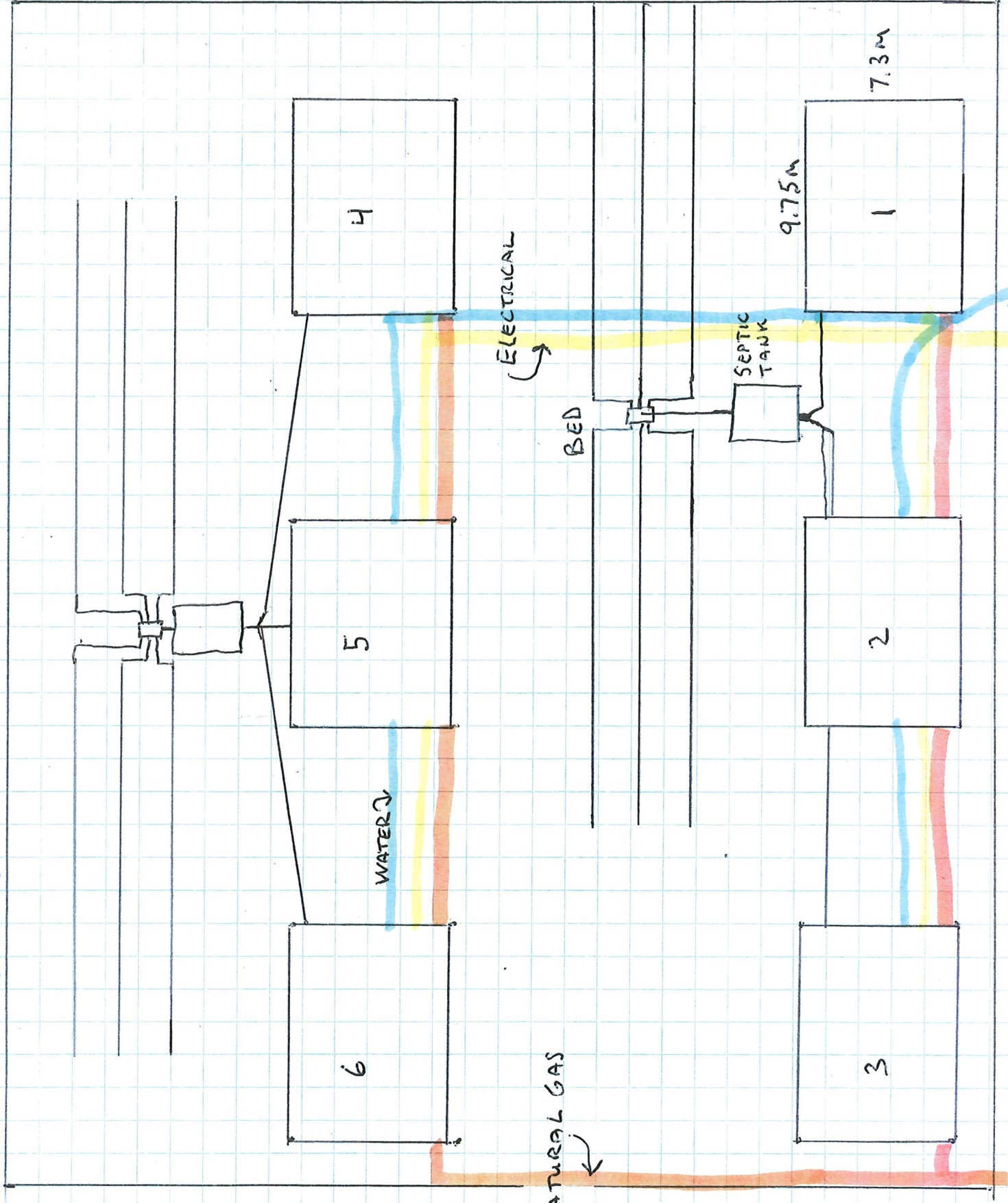
55m 180'



46m

150'

PG 5



WATER

ELECTRICAL

NATURAL GAS

BED

SEPTIC TANK

4

5

6

1

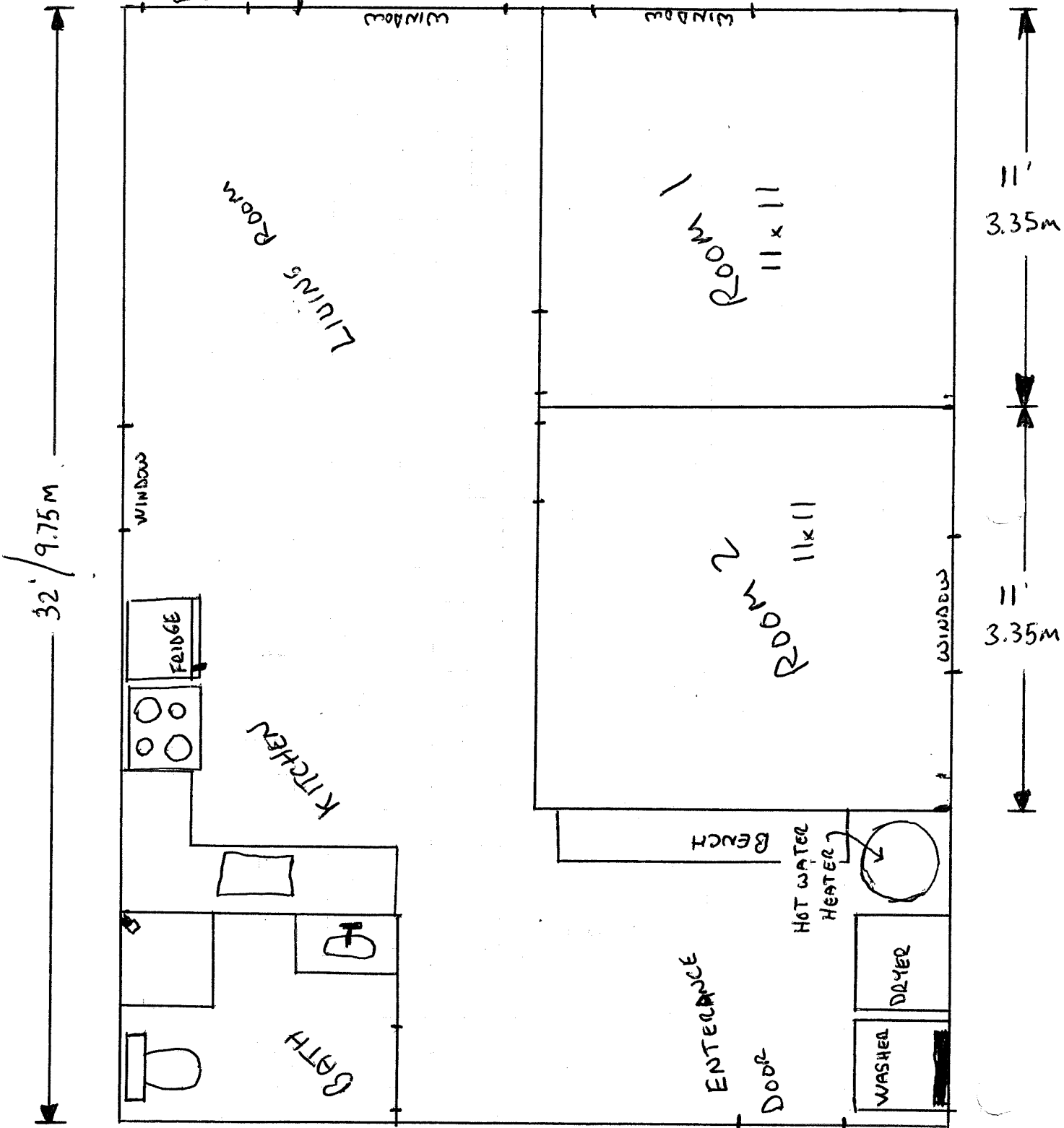
2

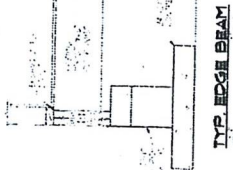
3

7.3m

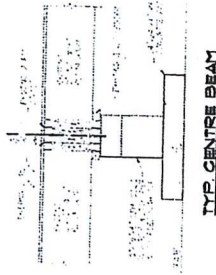
9.75m

FLOOR LAYOUT FOR FEASIBLE
EACH UNIT IS FOR 6 MEN

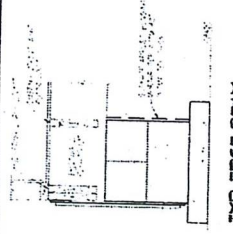




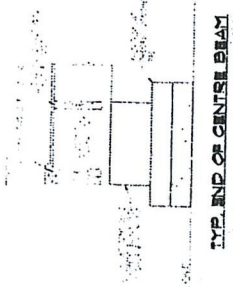
TYP. EDGE BEAM



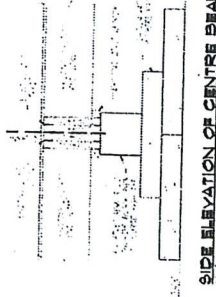
TYP. CENTRE BEAM



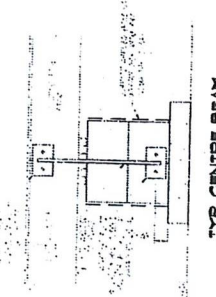
TYP. EDGE BEAM



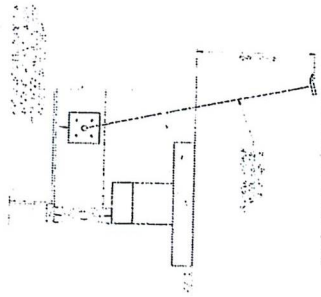
TYP. END OF CENTRE BEAM



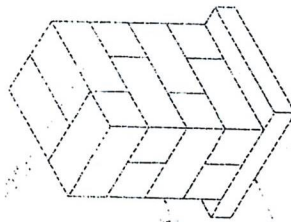
SIDE ELEVATION OF CENTRE BEAM



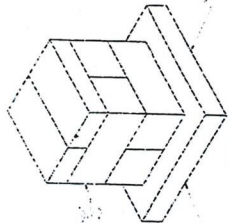
TYP. CENTRE BEAM



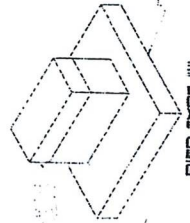
TYP. TIE DOWN DETAIL



PIER TYPE '2'



PIER TYPE '2'



PIER TYPE '1'

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NO.	DATE	REVISION

KE KALOS ENGINEERING

REDEMPTION BIBLE CHAPEL PORTABLES



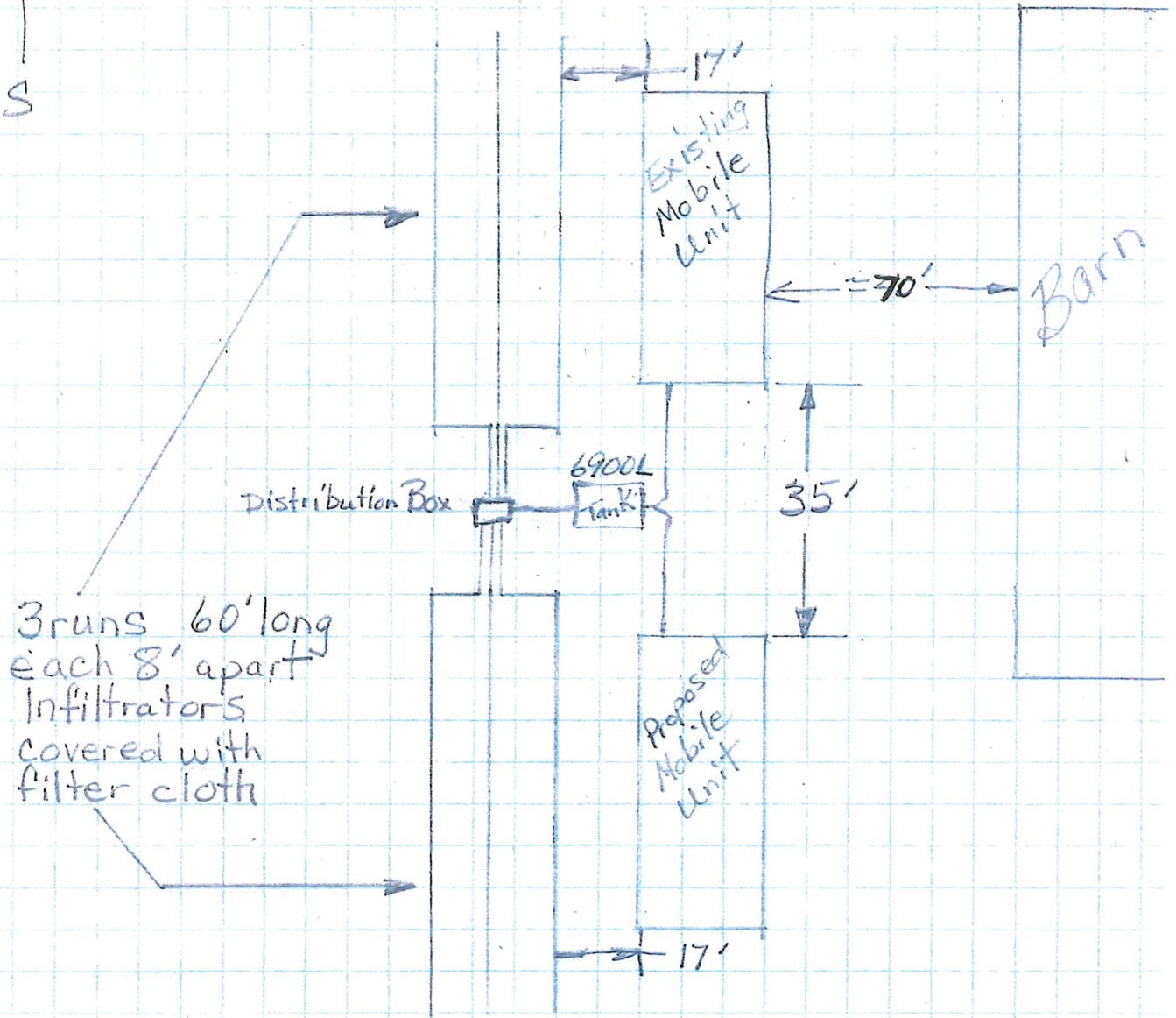
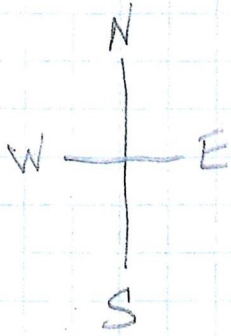
FOUNDATION DETAILS

DATE	NO.	BY	APP.
NOV. 2021	TM		
21236			

3

P099

Laneway



3 runs 60' long
each 8' apart
Infiltrators
covered with
filter cloth

N.T.S.