

## **Description of Proposed Home-Based / Farm-Based Business Use**

This application relates to the use of an approximately **159 sq ft (13'6" × 11'9")** foyer located within an existing agricultural grow building. The building is used year-round for agricultural production and remains primarily and dominantly agricultural in nature. Only the approximately 159 sq ft pickup foyer is included in the business designation; all other areas of the building and the property remain agricultural and are excluded from this approval.

The foyer serves as an incidental pickup and display area for farm-gate produce. It is the existing entry space to the building and has not been converted or modified into a standalone retail storefront. No structural or functional renovations have been made.

### **Products:**

Items available for pickup include vegetables and herbs grown on-site, value-added agricultural products derived from those crops, and, on a limited and incidental basis, farm-branded or farm-adjacent household items that support or relate to the agricultural operation.

From time to time, a small selection of complementary, locally produced agricultural goods may also be included on an incidental basis where appropriate. All such items remain secondary to products produced on-site.

### **Traffic:**

Customer traffic is very low intensity, ranging from 0–5 visits per day and averaging approximately 5-10 visits per week. All pickups are pre-arranged.

### **Signage and Lighting:**

One small sign displaying “The Flying App” is located at the property entrance, similar to signage commonly used to identify named rural properties. No additional commercial signage or lighting is proposed.

### **Operations:**

The pickup activity operates year-round, reflecting year-round agricultural production. There are no fixed retail hours. The only individuals involved are the two resident owners; no additional employees are involved.

### **Nuisance Mitigation:**

The pickup activity does not generate noise, dust, odours, or exterior activity beyond normal agricultural operations. There is no outdoor display or storage associated with the business use.

**Water and Waste:**

The existing agricultural water system is sufficient for this low-intensity use. Waste generated consists of minimal packaging and plant material and is disposed of via the property's regular garbage bin service.

**Intensity of Use:**

The pickup foyer represents a very small fraction of the building and property area and remains fully incidental to agricultural production.

All other portions of the building — including grow rooms, equipment areas, and storage — as well as all outdoor agricultural areas and livestock facilities, remain part of the permitted agricultural use and are not included in this business designation.