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905-961-8553

Mayr Farms Ltd
Planning Justification
To Support
Minor Variance Application

Dear Planning Staff and Committee of Adjustment Members,

June 10, 2026

A minor variance application is presented to you for Mayr Farms Ltd., to permit an expansion of their grain handling facility located at 33652 Sider Road, Wainfleet. We are seeking relief from the 15 metre setback to the Municipal Drain, as a proposed new grain bin will be located 8.01 metres from the Municipal Drain.

History:

This grain handling facility has been in existence prior to 1997, when the Mayr family immigrated to Canada and purchased the property from the Konert's. At that time, some of the structures were located further to the South, closer to the Municipal Drain that is in question today. Shortly after the Mayr family purchased the property, the smaller bins that were close to drain were relocated to the north side of the grain elevator leg. At that time, there was limited access to the drain as the Township required an suitable area in order to maintain and clean out the municipal drain with their equipment. In addition, moving this structure allowed for a functional laneway to circle around the grain handling system, as is necessary for trucks, tractors and wagons to navigate efficiently for unloading as well as loading grain. This grain system has functioned well for the Mayr family for almost 30 years.

Purpose:

As some of the existing grain bins age, the metal near their base weakens with use. As with most structures, the growth of the farm outpaces the growth of the farm's structures. This property is no different, as farm acreage and yields have increased exponentially over the past 30 years. For example, in 1997, the average corn yield in the Township of Wainfleet was 120 bushels per acre. Currently, it is not uncommon for the average corn yield in the area to be 220 bushels per acre. This growth is due to consistent effort by area farmers to maximize a higher return in order to be profitable and sustainable for years to come. As the yields steadily increase each year, the need for larger storage space is essential as this allows the farmer to store their grain past harvest as typically the price in harvest is much lower than at other times of the year.

Justification:

Currently, at Mayr Farms location on Sider Road, their grain facility is well maintained and functions reasonably well. There is considerable infrastructure intertwined with the current grain bin set up, namely the pit for unloading wagons/trucks, the over head bins for loading trucks to deliver grain for export, the elevator leg, the grain drier, etc. The elevator leg is the back bone of any grain facility as it transports grain from unloading pit, to grain drier, to bin, to overhead bin. This leg is typically located at the centre of a grain facility in order to serve its main function of moving grain throughout the system.

To relocate this proposed grain bin to another location is not feasible mainly due to the existing location of the elevator leg. The Mayr's are limited to the radius surrounding the elevator leg.

In addition, the surrounding area of the proposed location has the following hinderances. Please see supplemental documentation attached showing an overhead map explaining the layout of the existing property:

East: Maintenance Shop

- Overhead doors for equipment to move in and out of them face west, and placing the new bin to the east of the proposed location would interfere with access to this building.

West: Prime Agriculture Land

- The Mayr family prefers not to take prime agricultural land out of production. The western area of the grain facility is also not within accessible reach of the grain elevator leg.

North: Two Large Agricultural Buildings

- The area to the north of the proposed location could not be the location of this new bin due to access to each of the buildings. It should also be noted that the unloading area for grain to be deposited into the grain facility is located to the north of the existing grain structures. Therefore, an extended reach would need to be obtained to build anything north of this. Again, the elevator leg is a limiting factor.

South: Distance to Municipal Drain

- As mentioned previously, the relocation of the structures originally on the South side of the grain system allowed for access to the drain.
- The proposed new grain bin will be located further away from the drain than the previous structures were. With our proposed location, there is plenty of room for access for drain maintenance as is confirmed by the Drainage Department in the pre-consultation notes.

Conclusion:

Recently, the Mayr Family met with Barry Myler (Ecologist) and a representative from the Niagara Region in order to gain some insight and direction to compile a restoration plan to best mitigate any potential problems affecting the Municipal Drain. It is the applicant's intention to work with all parties involved and to follow the advice and instructions outlined in Mr. Myler's report.

We trust that you will understand that our application is reasonable, with minimum impact to the surrounding environment. Please do not hesitate to reach out with any questions or concerns.

Respectfully,

Kim Hessels-Glenney (agent)

kcagsolutions@gmail.com

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33652 Sider Road

Legend

	Override 1		Override 3		Address Points
	Override 2		Override 4		Assessment Parcels

Date: 2026-06-10 Time: 8:30 PM

0 0.04 0.07 0.11 0.14 km

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