

DATE: September 13, 2021

REPORT NO: PD-95-2021

SUBJECT: **Recommendation Report**
Site Plan Approval Authorization
5138 Concession 4 Road – Niagara Regional Sportsman Club
File No. 2100-011-21

CONTACT: Gerrit Boerema, Planner II
Brian Treble, Director of Planning & Building

OVERVIEW:

- An Application for Site Plan Approval has been made by John Verdonk of Verdonk Construction on behalf of the Niagara Regional Sportsman Club located at 5138 Concession 4 Road.
- The 10.6 hectare property which contains the gun club is proposing to replace an existing building on the property with a new 155.6 square metre building to be used as part of the gun club.
- Site Plan approval is required as the proposed development is located within the site plan approval area identified in the Township's site plan control bylaw and the proposed commercial related development is not exempt from site plan control.
- This would be the first site plan registered on the subject property as there is no current site plan on file.
- Staff are recommending that Council authorize the Mayor and Clerk to sign a site plan agreement permitting the development, once Staff complete the review of the site plan submission and determine it is satisfactory to the Township.

RECOMMENDATION:

1. That, report PD-95-2021, regarding "Recommendation Report, Site Plan Approval Authorization, 5138 Concession 4 Road, Niagara Regional Sportsman Club, File No. 2100-011-21" dated September 13, 2021, BE RECEIVED; and,
2. That, a Bylaw be passed to authorize the Mayor and Clerk to sign a Site Plan Agreement with the Niagara Regional Sportsman Club, and any mortgagees, once all site plan details are completed to the satisfaction of the Planning Department.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

- Strategic Responsible Growth

BACKGROUND:

An application for site plan has been made by John Verdonk of Verdonk Construction on behalf of the Niagara Regional Sportsman Club, located at 5138 Concession Road 4. The property is zoned a mix of environmental zones and Agricultural 'A-7' which permits a gun club to operate on the property. The current gun club has a number of smaller buildings on the property and firing ranges.

The gun club is proposing to replace one of the existing buildings that is in poor condition and construct a new 155.6 square metre building to be used as part of the gun club's regular activities.

The applicants attended a pre-consultation meeting and Township and Regional staff visited the site in early 2021. A site plan and landscape plan drawing was prepared and an application submitted on July 30, 2021.

Planning staff have also reviewed this application against the applicable planning policy and zoning regulations. A summary of that review is found below.

CURRENT SITUATION:

Provincial Policy Statement 2020 (PPS) & A Place to Grow Plan (Growth Plan)

The subject lands are located within the Prime Agricultural land designation which promotes agricultural and agriculturally related land uses. The PPS does not support the creation of new non-agricultural land uses unless they meet a number of criteria, however, the current gun club on the property has been operating for a number of decades and is a recognized permitted use in the Township's zoning bylaw.

The property is also impacted by Natural Heritage Features including Provincially Significant Wetlands. The proposed building is located outside of those wetlands and is also located outside of any buffer areas. Additionally, the applicants have provided a landscape plan that shows new plantings that will take place within the 30 metre vegetative protection zone in the general area of the development.

Niagara Region Official Plan

The Niagara Region Official Plan in alignment with the Provincial Growth Plan and PPS, also encourages the protection of agricultural lands for agricultural uses, however, they do recognize existing non-agricultural land uses within the agricultural area.

The Regional Official Plan also provides policy with regards to natural heritage features. As there are Provincially Significant Wetlands on the property, the majority of this property has been designated as Environmental Protection Area 'EPA' and Environmental Conservation Area 'ECA'. The proposed building does not fall within these designations, however, since it is nearby a Provincially significant wetland, the applicants have completed a landscape plan showing the 30 metre vegetative protection zone.

Township Official Plan

The subject property is located within the Good General Agricultural area of the Township of West Lincoln. In this area agricultural and agriculturally related uses are to be promoted and non-agricultural uses discouraged. The Official Plan does recognize that there are existing non-agricultural uses within the Good General Agricultural area in Policy 4.4.2 g), and that expansions to these uses can be considered through a Zoning Bylaw Amendment and site plan.

As this is not an expansion but only a replacement of an existing building, only site plan review and approval is required.

The replacement generally meets the intent of the Official Plan agricultural policies as well as the natural heritage policies as it remains outside of any significant environmental features and buffers.

Township Zoning Bylaw 2017-70 as Amended

The subject property is currently zoned Environmental Protection 'EP', Environmental Conservation 'EC' and Agricultural 'A-7'. The Environmental Protection zone does not permit any new development or uses but does allow for passive recreation. The Environmental Conservation Zone permits accessory buildings and structures if there are no alternative non-environmental zone locations. The Agricultural 'A-7' zone permits agricultural uses and a gun club use. The area where the new building and parking is proposed is within the Agricultural 'A-7' zone and is therefore permitted as a main building and meets all required setbacks.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL AND AGENCY COMMENTS:

The site plan application has been circulated to agencies and internal departments.

The Region and the NPCA both have commented with regards to the environmentally sensitive areas and regulations on the site. They have no objections with the plan as presented. The Township Public Works department also does not have any objections.

CONCLUSION:

An application for site plan amendment has been submitted by John Verdonk on behalf of the Niagara Regional Sportsman Club located at 5138 Concession 4 Road. The site plan approval is required to permit the Gun Club to construct a new 155.6 square metre building for the gun club. This building is proposed to replace a slightly smaller building in the same area.

Planning Staff recommend that the Mayor and Clerk be authorized to sign the site plan agreement and any other documents needed to facilitate the approval of the site plan once the site plan review is completed and satisfactory to the Director of Planning and Building.

ATTACHMENTS:

1. Proposed Site Plan
2. Proposed Landscape Plan
3. Draft Site Plan Control Bylaw – 5138 Concession 4 Road

Prepared & Submitted by:



Gerrit Boerema
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Approved by:



Brian Treble
Director of Planning & Building



Bev Hendry
CAO