

DATE: November 9, 2021

REPORT NO: PD-124-2021

SUBJECT: Recommendation Report - Authority to Sign an Amending Site Plan Agreement with West Niagara Agricultural Society (WNAS)

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- A site plan agreement was first signed in 2015 between the Township of West Lincoln and the West Niagara Agricultural Society (WNAS) to permit the agricultural society's new development to proceed at 7402 Mud Street.
- The original site plan was signed on March 23, 2015 and registered as Instrument No. NR378918.
- The site plan (attachment 2) as situated at 7402 Mud Street (attachment 1) contemplated multiple buildings.
- In 2016, an amendment to the site plan occurred to permit a pole barn type structure as a tie stall building.
- In 2018, an amendment to the site plan occurred to permit a midway area, tractor pull area and related berm and features.
- Now, there is a proposal to add a new building (livestock building) which is contemplated on the approved site plan and an additional tie stall barn that is not contemplated by the site plan.
- Staff proposed to add the second tie stall barn by another amendment to the site plan. The second amendment that occurred in 2018 was processed with the site plan fee being waived by Council.

RECOMMENDATION:

1. That, Report PD-124-2021, regarding "Recommendation Report, Authority to Sign an Amending Site Plan Agreement with West Niagara Agricultural Society (WNAS) ", dated November 9th, 2021, be RECEIVED; and,
2. That, a by-law be passed to authorize the Mayor and Clerk to sign an amending site plan agreement once completed to staff's satisfaction.

ALIGNMENT TO STRATEGIC PLAN:

Theme ##3

- Strategic, Responsible Growth

BACKGROUND:

The West Niagara Agricultural Society (WNAS) has slowly been building out as contemplated on the original site plan. Currently, there is a building permit under review for a new livestock building. A second permit is also being prepared for a new tie stall building. This tie stall building requires that the existing site plan be red-line revised.

CURRENT SITUATION:

Current discussions are underway to add a new livestock barn which is labelled as “existing” on the currently approved site plan.

A tie stall building was added in 2016 through a red-line revision. The first red-line revision was completed in 2016 and permitted a tie stall building with dimensions of 34 x 40 being 126m². A new tie stall building with dimensions approximately 34 x 40 being 126m² is now proposed. It is a separate building to the south of the existing tie stall building as a free standing structure.

A second amendment occurred in 2018 to permit the midway and tractor pull area and associated berms and features as shown on attachment 2.

An authorizing by-law is required to sign an amending site plan agreement.

FINANCIAL IMPLICATIONS:

Not applicable to this report.

INTER-DEPARTMENTAL COMMENTS:

The Planning and Building Department have been working jointly on this proposal.

CONCLUSION:

Staff recommend that an authorizing by-law be passed to sign an amending site plan agreement with the West Niagara Agricultural Society (WNAS) to permit the additional tie stall building.

ATTACHMENTS:

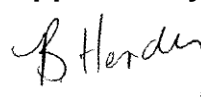
1. Location Map
2. Draft Amending Site Plan
3. Draft By-law

Prepared & Submitted by:



Brian Treble
Director of Planning & Building

Approved by:



Bev Hendry
CAO