

**PRELIMINARY PLANNING POLICY JUSTIFICATION REPORT
AND
IMPACT ANALYSIS
For
9109072 Canada Inc. (Raf Cervo)
5623 Twenty Mile Road / Regional Road 69
CONCESSION 6 PART LOT 24
Township of West Lincoln, Regional Municipality of Niagara**



DISCLAIMER

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INTRODUCTION

South Coast Consulting, Land Use Planning and Development Project Management, was retained in 2022 by 9109072 Canada Inc. (Raf Cervo) to prepare this [Preliminary Planning Policy Justification Report and Impact Analysis](#) for Zoning By-law Amendment and Site Plan Control Approval applications to permit an *agriculture-related use* on the subject property, specifically, the applicant is proposing to place an *agricultural service and supply establishment* on the subject property to sell farm tractor tires. The owner has been in the used tire transportation business since 2008. There are four (4) employees. The applicant is proposing to construct an approximately 225 square metre building on the subject property. This [Preliminary Planning Policy Justification Report and Impact Analysis](#) provides the planning rationale in support of the applications and provides justification for the *agricultural related use*.

The purpose of this Report is to also outline the nature of the proposed *development* and to evaluate how the *agriculture-related use* complies in the context of the good planning principles, the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe ([Growth Plan](#)), the [Niagara Region Official Plan](#), the [Township of West Lincoln Official Plan](#), and the [Township of West Lincoln Zoning By-law](#), applicable to the subject property.

On 2022-06-02 the Township of West Lincoln hosted a Pre-Consultation meeting for the proposal on the subject property. The meeting established *Planning Act* Zoning By-law Amendment and Site Plan Control Approval applications are required to accommodate the *agriculture-related use*. The Meeting determined reports, studies, and plans required to be submitted with the applications including a:

- Planning Justification Study.
- Survey Sketch.
- Stormwater Management Plan; and
- Vibration Study.

The subject property is **designated Prime Agricultural Area** in the [Regional Official Plan](#), (impacted by Stone Resource, Regional Road 69, the adjacent rail line, the Region's Strategic Cycling Network, and Areas of Archaeological Potential), **Good General Agricultural** in the [West Lincoln Official Plan](#) and zoned **Agricultural – A**. The A Zone does not permit an *agricultural service and supply establishment* without a Zoning By-law Amendment.

AGRICULTURE-RELATED USE DESCRIPTION

This section of the Report provides details about the proposed *agriculture-related use* uses, existing buildings, and their siting. When the Zoning By-law Amendment application is submitted the Description of the *agriculture-related use* will also provide a brief description of the other technical supporting studies submitted as part of the complete application identified at the pre-application consultation meeting, and how these studies relate to applicable planning policies.

Conceptual Site Plan

See [Annex 1, Agricultural Service and Supply Establishment Site Plan](#), prepared by LandPro Planning Solutions, dated 2022-10-04. There was a structure on the subject property that has been demolished and the existing aces is [proposed to be relocated]. The subject property is essentially triangular, with the rail line on its north / east side and Twenty Mile Road / Regional Road 69 on its south side. The subject property is an undersized parcel historically used as a salvage yard. The subject property has been cleaned up and gravel placed over most of the site.

The [Agricultural Service and Supply Establishment Site Plan](#) is an indicative plan reflecting a desirable development scenario for the subject property and an articulation of established best practices in design and land use planning. It provides a flexible framework and practical direction for development, and to the extent possible at this time, detail of the anticipated *building / structure* locations, and development parameters.

Survey Sketch

See [Annex 2, Draft Plan of Survey Showing Topographic Information](#), prepared by Chambers and Associates Surveying Ltd., undated.

Stormwater Management Brief and Grading

The Stormwater Management Brief by Arik Engineering Ltd., dated 2023-02-22 in [Annex 4](#), concluded onsite stormwater quantity and quality controls are not required for the subject property and the surface drainage has been diverted towards Twenty Mile Road ditch system.

Vibration Impact Study

The Vibration Impact Study, By GHD, dated 2022-11-09, in [Annex 5](#), concluded the development is feasible and will not be impacted by ground-borne vibration from the rail line.

Private Servicing Plan

Egger Excavating Ltd. designed and prepared an application for a Class 4 raised septic system for a 223 square metres agricultural warehouse with a water closet and sink.

Site Context

The site context is intended to provide an understanding of where the *agriculture-related use* is located and the characteristics of the site and the surrounding area. The subject property, Illustrated in [Figure 1, Subject Property Location](#), and [Annex 1, Agricultural Service and Supply Establishment Site Plan](#), on the north side of Twenty Mile Road / Regional Road 69, west of Saint Anns, has a total area of about 0.4 hectares and 80 metres frontage on Twenty Mile Road / Regional Road 69..

Figure 1
Subject Property Location



Surrounding Land Uses

Nearby uses are agricultural, ,large lot rural residential uses and the rail line. The *agriculture-related use* is compatible with the primarily agricultural use context of the neighbourhood as illustrated on the *Figure 2, Land Use Schematic*.

Figure 2 Land Use Schematic		
Use- Agriculture Official Plan- Good General Agricultural Zone- A	Use- Agriculture Official Plan- Good General Agricultural Zone- A	Use- Agriculture Official Plan- Good General Agricultural Zone- A
Use- Agriculture Official Plan- Good General Agricultural Zone- A	Subject Property	Use- Agriculture Official Plan- Good General Agricultural Zone- A
Use- Agriculture Official Plan- Good General Agricultural Zone- A	Use- Agriculture Official Plan- Good General Agricultural Zone- A	Use- Agriculture Official Plan- Good General Agricultural Zone- A

Development Concept

The subject property is a triangular parcel. A Zoning By-law Amendment is required to permit the tractor tire *agriculture service and supply establishment agriculture-related use*.

POLICY REVIEW SUMMARY

Provincial Policy Statement

The **Provincial Policy Statement** provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. A basic principle of policy led land use planning, iterated in the **Provincial Policy Statement**, is that, when more than one policy is relevant, decision-makers should consider all of the policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, assist decision-maker's understanding how the policies are to be implemented.

As stated in **Policy 1.1.1a**, the proposal promotes Ontario's long-term prosperity, environmental health and social well-being by efficiently using land through efficient land use and development patterns supporting sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. Healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns reflected by the proposed *agriculture service and supply establishment* and thus sustain the financial well-being of the Province and the Township over the long term.

Rural Areas

Rural Areas from the Provincial Policy Statement

Rural Areas like that surrounding the subject property are important to the economic success of the Province and the quality of life. *Rural areas* are a system of lands that may include *rural settlement areas*, *rural lands*, *prime agricultural areas*, *natural heritage features and areas*, and other resource areas. *Rural areas* and *urban areas* are interdependent in terms of markets, resources and amenities.

The *agricultural service and supply establishment* complies with [Policy 1.1.4.1](#), supporting a healthy, integrated, and viable *rural area* by:

- Regeneration / redevelopment of a *brownfield site* – a previously developed property that may be contaminated.
- Using existing rural *infrastructure* and *public service facilities* efficiently.
- Promoting diversification of the economic base.
- Providing opportunities for economic activities in *prime agricultural areas*.

On *rural lands* located in municipalities, uses permitted by [Policy 1.1.5.2](#) include rural land uses and [Policy 1.1.5.3](#) promotes economic opportunities, like those of the proposed *agricultural service and supply establishment*, compatible with the rural landscape and sustainable by rural service levels.

As required by [Policy 1.1.5.5](#) the proposed development is appropriate to the *infrastructure* available and avoids the need for the unjustified and / or uneconomical expansion of this *infrastructure* and supports an opportunity for diversified rural economy by not negatively impacting agricultural uses as envisaged by [Policy 1.1.5.7](#).

[OMMAFA Guideline 35](#) states *MDS I* setbacks from *existing livestock facilities* and *anaerobic digesters* will generally not be needed for land use planning applications which propose *on-farm diversified uses*. The land use complies with the *MDS formulae* as required by [Policy 1.1.5.8](#).

Rural Areas from the Growth Plan – Where and How To Grow

[Section 2.1](#) speaks to building compact and complete communities, and protecting agricultural lands, water resources, and natural areas that help reduce greenhouse gas emissions and ensuring communities are more resilient to the impacts of climate change. Strong, healthy; and prosperous rural communities are vital to the economic success of the *Greater Golden Horseshoe (GGH)* and contribute to the quality of life. The [Growth Plan](#) recognizes and promotes the important role of rural towns and villages as a focus of economic, cultural and social activities that support surrounding rural and agricultural areas across the [GGH](#).

Opportunities to support a diversified rural economy should be promoted by protecting farmland and the viability of the agri-food sector in *rural areas*. Healthy rural communities are important to the vitality and well-being of the larger region and *settlement areas* and applies protections similar to those in the Greenbelt Plan to provide consistent and long-term protection throughout the *GGH*.

Policy 2.2.9.1 encourages the Township to plan for a variety of economic opportunities serving the needs of rural residents and area businesses and *Policy 2.2.9.3* permits *development* outside of *settlement areas* may be permitted on *rural lands* for rural land uses not appropriate in *settlement areas* provided they:

- are compatible with the rural landscape and surrounding local land uses.
- will be sustained by rural service levels; and
- will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.

The *agricultural service and supply establishment* is compatible with the rural landscape and surrounding local land uses, sustainable by rural service levels, and will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.

Rural Areas from the Regional Plan

Unlike the broad concept of *rural areas* in the *Provincial Policy Statement* and *Growth Plan*, the *rural area* in the *Regional Official Plan* is land use designation. Section 4.1 of the *Niagara Regional Plan* states the agricultural land base is comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands*. The proposal satisfies:

- *Objective 4.1a)* to facilitate a strong, diverse, and resilient agricultural economy by providing a service specific to local farmers.
- *Objective 4.1b)* to protect the region's agricultural land base , *Objective 4.1c)* to ensure agriculture is the predominant land use in specialty crop areas and prime agricultural areas, and *Objective 4.1f)* to protect prime agricultural areas from fragmentation because it does not take land out of agricultural production and uses and underutilized, small brownfield not suitable for agriculture;
- *Objective 4.1d)* to restrict and control non-agricultural uses to minimize potential conflicts and *Objective 4.1e)* to ensure the long-term sustainability and function of uses within the agricultural system by limiting the use to an *agriculture-related use* on the subject property, specifically, the proposed business is a tractor tire *agricultural service and supply establishment*;
- *Objective 4.1j)* by recognizing and controlling changes to existing uses to ensure a viable agricultural system by limiting the use to an *agriculture-related use* on the subject property, specifically, the proposed business is a tractor tire *agricultural service and supply establishment*.

As provided for in [Policy 4.1.7.3](#) the proposal is for an *agriculture-related use* - a farm-related commercial use; compatible with surrounding agricultural operations; directly related to farms in the area; supporting agriculture, providing a service to farms; benefiting from proximity to farms in a *prime agricultural area*.

As required by [Policies 4.1.7.4 and 4.1.7.5](#) the proposed use is compatible with and does not hinder, surrounding agricultural operations and is consistent with the provisions of the Provincial Policy Statement, and conforms to the Growth Plan, and Greenbelt Plan.

Rural Areas from the West Lincoln Official Plan

Like the [Regional Official Plan](#), unlike the broad concept of rural areas in the [Provincial Policy Statement](#) and [Growth Plan](#), the *Rural Area* in the [West Lincoln Official Plan](#) is land use designation. One small area of the Township is designated as Rural Area and is predominately used for non-agricultural uses.

Infrastructure

Infrastructure from the Provincial Policy Statement

Policies with respect to *infrastructure* are in [Section 1.6.6](#) and specifically, [Section 1.6.6.4](#) states, where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not provided, *individual on-site sewage services* and *Individual on-site water services* may be used provided site conditions are suitable for the long-term provision of such services with no *negative impacts*.

Infrastructure from the Growth Plan

The [Growth Plan](#) is a 25-year plan to [among other things]:

- Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors such as agriculture.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.
- Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the *agri-food network*.

The infrastructure policies of the Growth Plan do not relate to rural areas.

Infrastructure from the Regional Plan

[Policy 8.B.19](#) states the Region will consult and co-operate with other authorities having jurisdiction for the issuance of permits for private water supply and sewage disposal systems to ensure a common objective. The following guidelines are proposed:

- Existing soils and drainage facilities should be compatible to permit such private Installations.

- Proper consideration shall be given to abutting existing development to ensure that problems will not be created for the existing or proposed *development*; and
- The operation of septic tank installations must not result in the pollution of watercourses.

Infrastructure from the West Lincoln Official Plan

Section 14.2 states the agricultural areas of the Township, operate on private water systems; either cisterns, or drilled / dug wells. There are no plans to provide municipal water to other areas of the Township. **Policy 14.3.1** states new development on private water or sanitary services in the agricultural and hamlet areas is only be permitted where the Township is satisfied that lot size, topography, soils, drainage, and siting of the buildings will permit the installation of an adequate means of sewage disposal. A design for a septic system has be prepared.

Agriculture

Agriculture from the Provincial Policy Statement

A significant theme in the **Provincial Policy Statement** is protecting agricultural. **Policy 1.1.5.7** provides opportunities to support and promote a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses and as required by **Policy 1.1.5.8**. the proposal complies with the *MDS*.

In *prime agricultural areas*, permitted uses and activities are, among others, *agricultural uses*, and *agriculture-related uses* (**Provincial Policy Statement 2.3.3.1**).

Policy 2.3.1 requires *prime agricultural areas* to be protected for long-term use for agriculture. In *prime agricultural areas*, permitted uses include *agricultural uses* and *on-farm diversified uses* compatible with, and that do not hinder, surrounding agricultural operations. *On-farm diversified uses* include *agri-tourism*, as proposed by this application, in **Policy 2.3.3.1**.

The Ontario Ministry of Agriculture, Food, and Rural Affairs **Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (OMAFRA Guidelines)** help interpret the policies in the **Provincial Policy Statement** on the range of the permitted uses. **Section 1.3** states the criteria for uses permitted in *prime agricultural areas* revolve around the objectives of maintaining the land base for agriculture and supporting a thriving agricultural industry and rural economy. The following summarizes the specific criteria for *agricultural*, *agriculture-related* and *on-farm diversified uses*. As required, the proposed *farm-related use*:

- Is farm-related commercial uses may include uses such as farm equipment repair shops.
- Is compatible with, and does not hinder, surrounding agricultural operations.
- Is directly related to farm operations in the area.

- Supports agriculture.
- Provides direct products and / or services to farm operations as a primary activity.
- Benefits from being in close proximity to farm operations.

Agriculture Related Use from the Provincial Policy Statement

As required by [Policy 2.3.3.1](#) states; the proposed tractor tire sales and service business is a permitted use in *prime agricultural areas*, compatible with, and not hindering, surrounding agricultural operations. The proposal for a tractor tire sales and service business satisfies the definition of an *agriculture-related use* - farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Agricultural System from the Growth Plan

The [Growth Plan](#), among other things supports and enhances the long-term viability and productivity of agriculture by protecting *prime agricultural areas*. The policies of the [Growth Plan](#) take precedence over the policies of the [Provincial Policy Statement](#) where they conflict, except where the relevant legislation provides otherwise.

An *Agricultural System* for the GGH has been identified by the Province. ([Policy 4.2.6.1](#)) and the proposed tractor tire and sales business as required by [Policy 4.2.6.3](#) achieves land use compatibility because there are no adverse impacts on the *Agricultural System*.

Agriculture from the Regional Plan

The proposed tractor tires sales and service business satisfies the [Objectives](#) of Regional Official Plan are to:

- Facilitate a strong, diverse, and resilient agricultural economy.
- Protect the region's agricultural land base.
- Ensure agriculture is the predominant land use in *specialty crop areas* and *prime agricultural areas*.
- Restrict and control non-agricultural uses to minimize potential conflicts.
- Ensure the long-term sustainability and function of uses within the agricultural system.
- Protect prime agricultural areas from fragmentation.
- Recognize and control changes to existing uses to ensure a viable agricultural system.

As provided for by [Policy 4.1.7.3](#) the proposed tractor tire sales and service business is an *agriculture-related use* compatible with surrounding agricultural operations; directly related to farms in the area; supporting agriculture, providing products or services to farms; and benefiting from proximity to farms, permitted in the *prime agricultural areas*.

As required by [Policy 4.1.7.4](#) the proposed agriculture-related uses is compatible with, and does not hinder surrounding agricultural operations and as required by [Policy 4.1.7.5](#) it is consistent with the provisions of the Provincial Policy Statement, and conforms to the Growth Plan.

As required by [Policy 4.1.7.7](#), the proposed *agriculture-related use*:

- Is not more appropriately located in a nearby *settlement area* because the subject property provides for a more rapid response to customers and is required for or in close proximity to local agricultural operation for it to support and agriculture;
- Is compatible with the surrounding farming operations.
- Is a scale of the activity is appropriate to the site.
- Is consistent with and maintains the character of the agricultural area.
- Does not generate potentially conflicting off-site impacts.
- Does not include a new residential use.
- Is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and private sewage treatment systems;
- Does not require significant improvements to infrastructure.
- Complies with all other applicable provisions of this Plan.

[Agriculture from the West Lincoln Official Plan](#)

The proposed tractor tire sales and service *agriculture-related use* satisfies the [Objectives](#) of West Lincoln Official Plan are to:

- Promote and protect a viable agricultural industry for the production of crop resources and livestock operations to enhance employment opportunities and strengthen the economic wellbeing of West Lincoln.
- Promote agriculture-related uses compatible with and not hindering surrounding agricultural operations.
- Promote, where feasible, opportunities for agricultural related value-added activities to support, promote, and develop the agricultural areas.
- The preservation of Good General Agricultural Lands for agricultural purposes.

As provided for in [Policy 4.2.1](#) the proposed *agricultural-related use* is permitted and related directly to, serving, and requiring close proximity to the surrounding agricultural areas and as required by [Policy 4.3.2](#) the proposed *agriculturally related use* has no effect on surrounding agricultural areas and the viability of agricultural operations.

As required by [Policy 4.6](#) the *agriculture-related use* may be because:

- The location of the use on the subject property imposes no operating constraints and results in no reduction of the efficiency of any existing farm.
- An adequate and potable cistern water supply is available.
- Soils are suitable or made suitable to support an individual waste disposal system subject to the approval of the authority having jurisdiction.

- Adequate drainage and outlets are available for stormwater run-off.
- Adequate entrances and exits to roads are located to minimize travel hazards.
- Adequate off-street loading, parking spaces and access points will be provided.
- Access points will be clearly defined by landscaping and /or other acceptable means.
- There is no outside storage.
- The municipality may impose appropriate controls through available legislation to ensure that the hours of operation of a use do not conflict with adjacent land uses.
- The land will be appropriately zoned and, if necessary, a development agreement will be required.
- The *development* is not on treed areas, steep slopes, ravines, watercourses and any other natural or cultural heritage resource.
- Development may be subject to site plan control.

The proposed tractor tire sales and service use is not more appropriately located in a nearby *settlement area* because it:

- Is required in close proximity to the agricultural operations to support and complement the agricultural activity;
- Is compatible with the surrounding farming operations.
- Complies with all other applicable provisions of the West Lincoln Official Plan and the Regional Official Plan.

The proposal satisfies [Policy 4.6.1](#) because it is small scale, relate directly to and be required in close proximity to farm operations. For efficient operation of the *agriculture-related use*, the products sold will be to surrounding local farm operations. To assess whether a proposed *agriculture-related use* meets the test of providing direct products and / or services to farm operations as a primary activity, the Township may require evidence demonstrating the use will service the local agricultural industry as the sole or main business activity.

The proposed *agriculture-related use* is:

- Not more appropriately located in a nearby urban or hamlet area.
- Compatible with the surrounding farming operations.
- At a scale of the activity appropriate for the site.
- Consistent with and maintains the character of the agricultural area.
- Does not generate potentially conflicting off-site impacts.
- Is limited to low water and low effluent producing uses.
- On a site capable of accommodating the use on private water and private sewage treatment systems.
- Does not require significant improvements to infrastructure, such as roads.
- In compliance with applicable regulations.

Efficient Development

Efficient Development from the Provincial Policy Statement

The **Provincial Policy Statement** says Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. Policy 1.1.4.1 states healthy, integrated, and viable rural areas should be supported by, among other things, using rural infrastructure and public service facilities efficiently.

The proposed *agriculture-related use*:

- Creates diversified opportunities for employment.
- Is the efficient use of an underutilized parcel of land.
- Does not create conflict between incompatible uses.
- Does not adversely impact farming.
- Does not introduce incompatible land uses within the agricultural area.
- Preserves agricultural lands because no land is removed from agricultural production.

Zoning By-law

The subject property is zoned “**Agricultural – A**”. The Zoning By-law provisions are outlined in the following table.

Zoning Relief Required

- Rezone from the A Zone to the AR Zone.
- Reduce the AR Zone *minimum lot area* from 0.4 hectares to 0.25 hectares to recognize existing lot area.
- Reduce the AR Zone *minimum front yard* from 15 metres to 10 meters to enable increased area for septic system.

POLICY AND PLANNING ANALYSIS SUMMARY

The Policy and Planning Analysis provides the basis for establishing why the *agriculture-related use* is appropriate and permitted. The Analysis provides an outline of applicable planning policy documents and regulatory context quoting specific policies that are relevant to the issue. The Analysis establishes the basis for a planning opinion by providing detailed analysis of the identified relevant policies and explaining how the *home occupation office* conforms to the policies. The Analysis discusses the appropriateness of the *home occupation office use* in relation to following planning:

- Provincial Policy and Legislation:
 - Provincial Policy Statement.
 - Growth Plan for the Greater Golden Horseshoe.
- Municipal Policy:

Regulation	Zone Requirements		Provided	Comment
	A Zone	AR Zone		
Minimum <i>lot area</i>	40 hectares	0.4 h hectares	0.27 hectares	<i>existing lot / underutilized brownfield</i> Minor reduction in requirement – adequate water and septic No negative impact
Minimum <i>lot frontage</i>	100 metres	50 metres	79 metres	satisfied
Minimum <i>front yard</i>	20 metres	30 metres	10 metres	<i>existing lot / underutilized brownfield</i> Minor reduction in requirement – provides increased area for septic system No negative impact
Minimum <i>interior side yard</i>	15 metres	7.5 metres	7.5 metres	satisfied
Minimum <i>rear yard</i>	20 metres	7.5 metres	>7.5 metres	satisfied
Maximum <i>lot coverage</i>	10 percent	40 percent	8.3 percent	satisfied
Maximum <i>height</i>	15 metres		TBD	Will comply
Minimum <i>landscaped open space</i>	No minimum			Satisfied
Maximum <i>outside storage</i>	5 percent of <i>lot area</i>	10 percent of <i>lot area</i>	8.3 percent	Will comply

Outside storage for purposes other than outside display and sales areas on the lot shall be located in a rear yard or side yard and screened from view from public streets and adjacent lots. No manure, compost or equipment storage area shall be permitted within 30 metres of a street line or a lot line of a separate lot that contains a residential use or the top of bank of a municipal drain or watercourse.

- Region of Niagara Official Plan.
- Township of West Lincoln Official Plan.

The Policy and Planning Analysis provides the rationale and opinion as to why the *agriculture-related use uses* is appropriate in terms of good planning principles. This includes a discussion of the *agriculture-related use uses*' potential negative impacts and any mitigation required.

The proposed tractor tires sales and service business satisfies the **Objectives** of Regional Official Plan are to:

- Facilitate a strong, diverse, and resilient agricultural economy.
- Protect the region's agricultural land base.
- Ensure agriculture is the predominant land use in *specialty crop areas* and *prime agricultural areas*.
- Restrict and control non-agricultural uses to minimize potential conflicts.
- Ensure the long-term sustainability and function of uses within the agricultural system;
- Protect prime agricultural areas from fragmentation.
- Recognize and control changes to existing uses to ensure a viable agricultural system.

The Township's Vision of continued viability of agriculture on prime agricultural lands is not offended because there is no impact on existing and potential agricultural operations. Supportive accessory uses are encouraged.

The Township's Goals and Objectives are satisfied including:

- Provision of an environment for sustainable agriculture and related activities through the protection of *prime agricultural land* and by preventing incompatible land *uses*.
- Recognition of the mixed-use landscape of agricultural areas.
- Encouragement of more diversified employment opportunities for residents of the Township through the promotion of new and expanding commercial businesses.
- Ensuring the long term sustainability of the Township by expanding the property tax base.
- Since there is no need for a Severance, support of a pattern of agricultural land holdings that increase the flexibility of agricultural operations and avoid the fragmentation of land ownership by developing undersized and underutilized rural parcels.
- Promoting small scale secondary *uses* compatible with and not hindering surrounding agricultural operations.

OPINION

The proposed Zoning By-law Amendment:

- Conforms with the provisions of the *Planning Act*; *Provincial Policy Statement* ; *Growth Plan*; *Niagara Region Official Plan*, and the policies of the *Township of West Lincoln Official Plan*.
- Permits the provided for *agriculture-related use*.

Council can be confident the Zoning By-law Amendment is consistent with the Provincial, Regional, and Township policies. The applicant is required to enter into a Site Plan Agreement ensuring the development is built and maintained as approved by the Township.

The approval of the proposed Zoning By-law Amendment allows a tractor tires sales and service *agriculture-related use three*. This *development* constitutes intensification and infill on a brownfield parcel. The proposed *Planning Act* application for a Zoning By-law Amendment is consistent with the policies for permitting and encouraging rural *development* within the Township of West Lincoln and will service to agriculture with no negative impact or loss of *prime agricultural land*. The proposed *development* constitutes good planning.

CLOSING

This report is intended solely for 9109072 Canada Inc. (Raf Cervo) (the “Client”) in providing the Township of West Lincoln this requested Planning Justification Report to obtain necessary *Planning Act* approvals for the proposed agricultural-related use development at 5623 Twenty Mile Road. This report is prohibited to be used by any other party without written consent by an authorized representative of 2198795 Ontario Limited Operating as South Coast Consulting (Steven Rivers). This report is considered Steven Rivers’ professional work product and shall remain the sole property of Steven Rivers. Any unauthorized reuse, redistribution of, or reliance on, the report shall be at the Client’s and recipient’s sole risk, without liability to Steven Rivers. The Client shall defend, indemnify and hold Steven Rivers harmless from any liability arising from or related to the Client’s unauthorized distribution of the report. No portion of this report may be used as a separate entity; it is to be read in its entirety and shall include all supporting drawings and appendices.

The conclusions and recommendations made in this report are in accordance with my present understanding of the proposed project, the current site use, surface and subsurface conditions, and are based on available information, a site reconnaissance on the date(s) set out in the report, records review and interviews with appropriate people and the work scope provided by the Client and described in the report and should not be construed as a legal opinion. Steven Rivers relied in good faith on the data and information provided by the Client and from other materials as noted in this report. Steven

Rivers has assumed that the information provided was factual and accurate. Steven Rivers accepts no responsibility for any deficiency, misstatement, or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted. Reliance on this report is only extended to the Client. No other representations or warranties of any kind, either expressed or implied, are made. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the sole responsibility of such third parties. If conditions at the property change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

I trust this information will meet your current requirements. Please do not hesitate to contact me should you have any questions or require additional information.

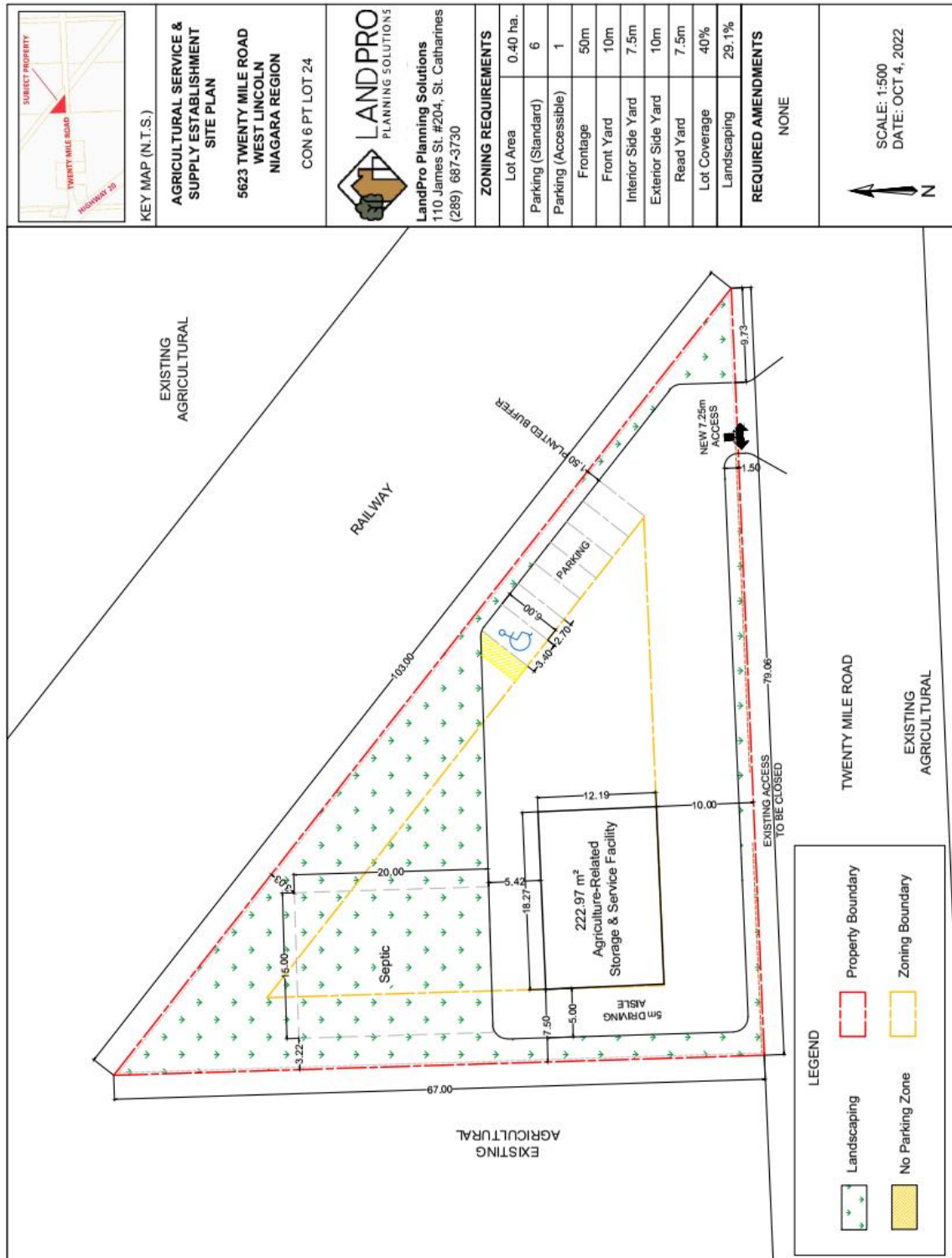
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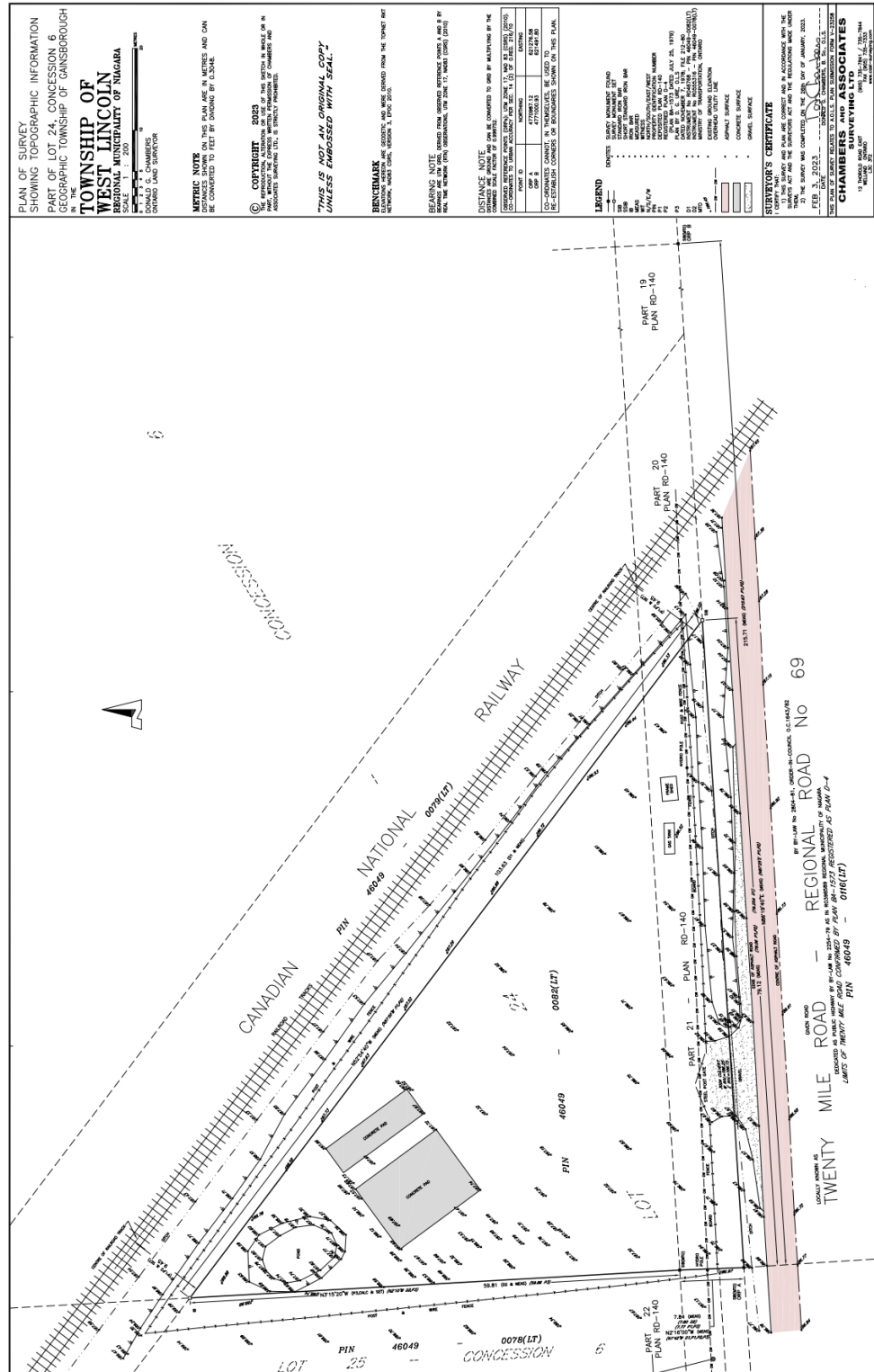
ANNEX 1

AGRICULTURAL SERVICE & SUPPLY ESTABLISHMENT SITE PLAN



ANNEX 2

DRAFT PLAN OF SURVEY



ANNEX 3

STORMWATER MANAGEMENT BRIEF AND DRAINAGE

UNDER A SEPARATE COVER

ANNEX 4
VIBRATION IMPACT STUDY

UNDER A SEPARATE COVER