

DATE: January 13, 2025

REPORT NO: PD-01-2025

SUBJECT: **Technical Report- Application for Zoning Bylaw Amendment – 7880 Concession 7 Road and 7793 Young Street,”**

CONTACT: Gerrit Boerema, Director of Growth and Sustainability
Madyson Etzl, Senior Planner

OVERVIEW:

- A Zoning Bylaw Amendment application for was submitted by Serberras Engineering Group on behalf of the property owners of 7880 Concession Road 7 and 7793 Young Street. Agri-plastics, a local plastic manufacturing business that supports the agricultural sector, is located on 7880 Young Street and this rezoning is to facilitate a future expansion.
- This application for rezoning is required as a condition of consent for a Severance File B01/2024WL. This consent application was approved on February 18th 2024 to permit a boundary adjustment where 1.2 acres from 7880 Concession Road 7 was added to 7880 Young Street to accommodate an existing parking lot as well as a future 2,679 square metre building addition which will connect the three existing warehouse buildings. The full planning review for the boundary adjustment can be found in the [Committee of Adjustment Report COA-03-2024](#).
- This application proposes to rezone the Agricultural ‘A’ farmland that had been severed and used as a parking lot on the west side of the property to the Agricultural Related ‘AR-51’ zone with the existing site specific exception that covers the remainder of the property.
- This application also requests to extend the Agricultural Related ‘AR-51’ zone to the east of the property as well to cover the warehouse that is being used as part of the business and the proposed expansion.
- Administration will prepare a Recommendation Report following input from the public meeting and any agency comments, and will be presented at a future Committee or Council Meeting.

RECOMMENDATION:

1. That, Technical Report PD-01-2025, titled “Technical Report- Application for Zoning

Bylaw Amendment – 7880 Concession 7 Road and 7793 Young Street,” dated January 13th 2025, be received; and,

2. That, a Recommendation Report be submitted to a future Committee meeting once a full administration and agency review has been completed.

ALIGNMENT TO STRATEGIC PLAN:

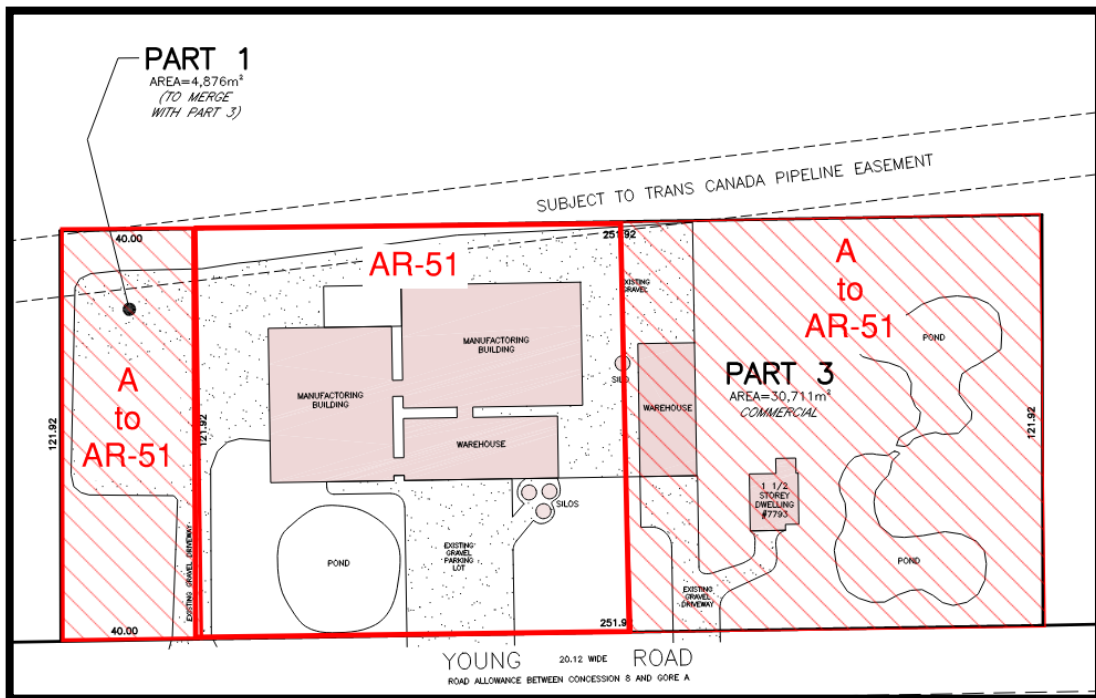
Theme #2 & #3

- **Champion** – Strategic Responsible Growth
- **Enrich** – Strong Agricultural Legacy

BACKGROUND:

An application for a zoning bylaw amendment has been made by Serberras Engineering Group on behalf of property owners of 7880 Concession 7 Road and 7793 Young Street. 7793 Young Street is approximately 3 hectares (7.59 acres) in size and is home to a local plastic manufacturing facility known as Agri-Plastics. Agri-Plastics is an agriculturally related use which manufactures livestock and other agriculturally related plastic products. The property is situated on the north side of Young Street, east of Grassie Road and west of South Grimsby Road 10. 7880 Concession 7 Road is an abutting 148 acre farm property surrounding the business property and which a portion is also being rezoned.

In February of 2024 the Township Committee of Adjustment approved a conditional consent application which severed over an acre of land from the farm located at 7880 Concession 7 Road (Part 1 on the severance sketch below) and added it to the commercial business property located at 7793 Young Street (Part 3). This boundary adjustment is to provide for additional parking to the manufacturing facility, as well as to allow for a future expansion of the building.



The rezoning application proposes to zone Part 1 and Part 3 from Agricultural 'A' to Agricultural Related 'AR-51' to match the existing zoning of the business. Part 3 currently contains a dwelling and a portion of the business and is zoned Agricultural 'A'.

CURRENT SITUATION:

Township administration have completed a preliminary review of the application to determine alignment with the relevant Provincial, Regional and Local policies.

Provincial Planning Statement 2024

The Provincial Planning Statement permits agriculturally related uses in the Prime Agricultural Area provided that the agriculturally related use is compatible and shall not hinder surrounding agricultural operations. Further criteria has been established through the provincial guidelines on permitted uses in Ontario's Prime Agricultural areas.

The existing and proposed expansion is an agriculturally related use that services the local and international agricultural sector and the existing use has not had any negative impacts on surrounding agricultural operations.

Niagara Official Plan, 2022 and Township of West Lincoln Official Plan 2014

The Niagara Official Plan (NOP) designates the subject property as Prime Agricultural Area while the Township's Official Plan has the subject property designated as Good General Agriculture. Both Official Plans, in alignment with the Provincial Planning Statement, support existing, new and expanding Agriculturally Related Uses.

The subject property in the Regional Official Plan has a special policy designation (Policy 8.13.2) which permits the property to be used for an agriculturally related use. This was related to a Regional Official Plan Amendment that was approved by the Region in 2007.

The applicants have indicated that the boundary adjustment and expansion is for continued production of products that support the agricultural sector and would still fall within the definition of Agricultural Related Use.

Township of West Lincoln Zoning Bylaw

The subject farm property located at 7880 Young Street is currently zoned Agricultural 'A'. The benefitting business property located at 7793 Young Street is zoned Agricultural 'A' and Agricultural Related 'AR-51' with a site specific exception which permits an industrial use that is limited to the manufacturing, warehousing, and distribution of primarily agriculturally-related plastic. Furthermore, the site specific exception permits a minimum lot area of 1.5 hectares, a minimum lot frontage of 1.5 metres, a minimum rear yard of 18 metres, a maximum lot coverage of 30% and the existing driveway to have a width of 6 metres and partially located on the adjacent lot to the west is permitted.

The zoning bylaw application is proposing to rezone the remaining area of 7793 Young

Street to Agricultural Related 'AR-51' as well as to rezone the lands that were severed from 7880 Concession 7 Road from Agriculture 'A' to Agriculture Related 'AR-51'. These zoning amendments would recognize an existing parking area used as part of the business as well as facilitate a building expansion on the property.



FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL COMMENTS:

Notice of the Public Meeting was circulated to all relevant agencies and departments on December 4th, 2024 and the notice was also posted to the Township's website.

Regional of Niagara – The Region of Niagara had provided comments as part of the consent application and have no objection to the boundary adjustment or the related zoning bylaw amendment.

The Niagara Peninsula Conservation Authority (NPCA) – The NPCA provided comments as part of the consent application and have no objection to the boundary adjustment and related zoning amendment.

Building – The Township Building Department has provided comments outlining the need to apply for building permits and the potential for development charges. The Building Department also requests that an Ontario Building Code Matrix be provided which would determine the need for water for firefighting and sprinkler systems.

Engineering - No Comments at this time. Comments will be provided at time of site plan review.

PUBLIC COMMENTS:

A Notice of the Public Hearing was mailed to all residents within 120 metres of the subject property on December 4th 2024. In addition, a yellow sign was posted on the property on December 5th, 2024. As of the preparation of this Report, Staff have not received any public comments regarding this application.

CONCLUSION:

An application for a zoning bylaw amendment has been made by Serberras Engineering Group on behalf of property owners to rezone a portion of 7880 Concession 7 Road and 7793 Young Street. This rezoning application proposes to rezone the Agricultural 'A' farmland that had been converted into a parking lot on the west side of the property to the Agricultural Related 'AR-51' zone with the existing site specific exception that covers the remainder of the property. This application also seeks to extend the 'AR-51' existing zoning to the east of the property as well to cover the warehouse that is being used as part of the business and the proposed expansion.

Administration will consider any comments received and will bring a recommendation report forward at a future Growth and Sustainability Committee Meeting.

ATTACHMENTS:

1. Schedule A - Location Map
2. Schedule B - Site Plan

Prepared & Submitted by:

Approved by:

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CAO

