

DATE: May 12, 2025

REPORT NO: PD-19-2025

SUBJECT: **Information Report – Zoning By-law Amendment for 4426 Regional Road 20 (File No. 1601-014-24) for 1806018 Ontario Inc. (Linde Truck and Trailer)**

CONTACT: Susan Smyth, Manager, Community Planning and Design
Gerrit Boerema, Director of Growth and Sustainability

OVERVIEW:

- An application for Zoning By-law Amendment has been submitted by Lofcore Ltd. (Consultant-Agent) on behalf of 1806018 Ontario Inc. (Linde Truck and Trailer) (Owner/Applicant).
- The proposal is to facilitate an expansion of 492 square metres to the existing truck and vehicle repair service shop.
- Additionally, the proposal seeks to rezone the current site specific Agricultural Related (AR-31) zone with a new site specific zone to remove the provision of the maximum number of 6 vehicles available for retail sale, reduce the minimum rear yard setback, and increase the accessory lot coverage, and permit outdoor storage in the front yard.
- The existing dwelling, accessory structures and buildings are to remain with no impact to the agricultural lands.
- A recommendation report will be presented at a future committee meeting once the application has been fully reviewed and all agency and public comments have

RECOMMENDATION:

1. That, Information Report PD-19-2025, titled “Zoning By-law Amendment for 4426 Regional Road 20 (File No. 1601-014-24) for 1806018 Ontario Inc. (Linde Truck and Trailer)”, dated May 12, 2025 be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme #2

- Champion strategic and responsible growth

BACKGROUND:

The subject lands are legally described as Part Lot 13, Concession 3 in the former Township of Gainsborough, now in the Township of West Lincoln. The lands are municipally known as 4426 Regional Road 20.

The subject lands are located on the south side of Regional Road 20 bounded by Gee Road to the east and Schram Road to the west. The lands were subject to a surplus farm severance application (B8/2014WL) where 2.1 hectares (5.3 acres) of land containing the single detached dwelling and existing commercial operation was severed from the retained 32 hectare (79 acre) farm parcel for continued agricultural use. Refer to Figure 1 for the general location of the subject lands.

Figure 1: Subject Lands Location



The commercial trucking operation was established on the property in the 1950's that included repairs to farm machinery, as well as the hauling of feed and fertilizer. The property was then rezoned in 1995 to legally recognize the trucking operation and rezoned again in 1998 to allow for the sale of up to six unplated motor vehicles.

In 2005, an amendment was approved to increase the area that could be used as part of the commercial operation.

CURRENT SITUATION:

The application to amend the zoning by-law is for the following changes:

1. Increase in Accessory Building Lot Coverage

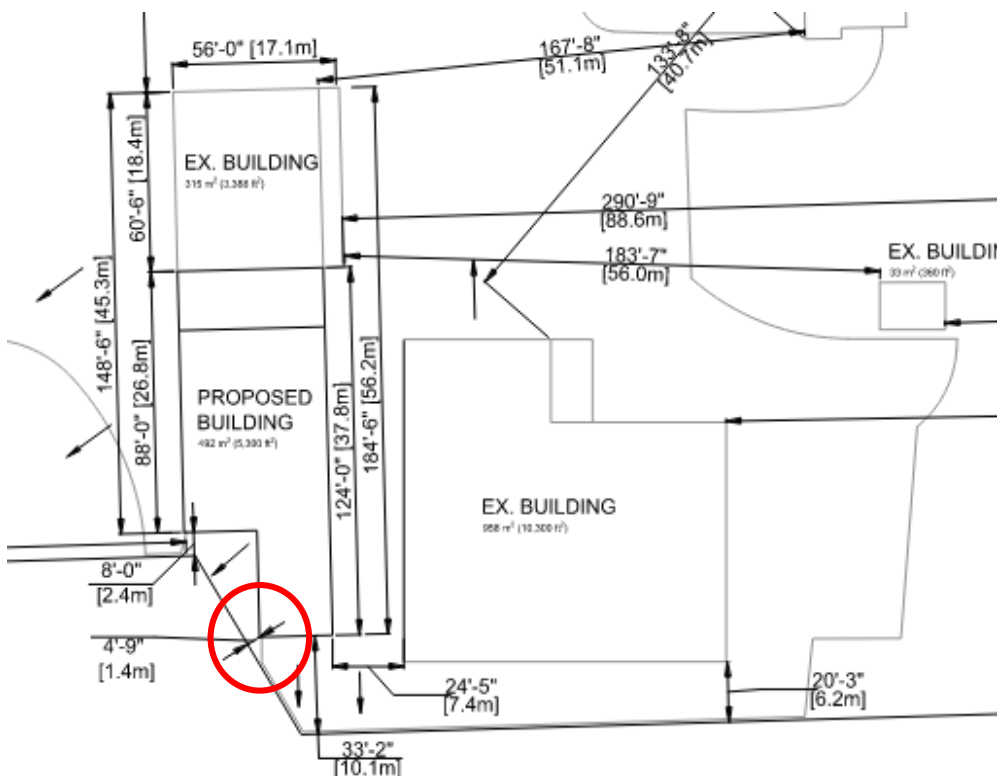
The first amendment is for an increase the commercial operation to facilitate an expansion to the building up to 492 square metres (5,295.84 square feet) to accommodate the growth of vehicle repair services. This expansion will therefore require an increase to the accessory building lot coverage from 1,000 square metres to 1,799 square metres.

2. Reduced Rear Yard Setback

The expansion will shift the edge of the building closer to the rear lot line where currently the rear yard setback is a minimum of 7 metres (22.96 feet).

Due to the awkward lot configuration, Administration considers the angled line as shown below in Figure 2 to represent the rear lot line. As such, the request is for a minimum rear yard setback of 1.4 metres (4.59 feet).

Figure 2: Requested Rear Lot Line Setback



3. Outside Storage Area in the Front Yard

The current site-specific zone (AR-31) permitted outside storage is for a maximum of six (6) motor vehicles allowed for retail sales. The proposal is asking to remove the specific retail sales of vehicles since the operation does not sell the vehicles, instead the requested outdoor storage is for storing the vehicles queued for repairs in the front yard. The Agricultural Related (AR) zone permits a maximum of 10% of outside storage and located in the rear or side yard and screened from view of the public streets. The requested change is have a maximum of 30% outside storage and located in the front yard.

4. Maximum Distance from Main Building

Administration reviewed the site plan and noticed a pre-existing condition where the distance from the main dwelling to the proposed accessory building intended for the expansion is slightly further than the maximum of 50 metres (164 feet), the existing building is 51.1 metres (167.65 feet). To capture this deviation, it has been added to the requested change to the zoning.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTS:

Building Department

The Building Department has no issues with the proposal and noted that an application for a building permit (including site plan with building matrix, and architectural, structural and mechanical drawings) is required. Development charges are applicable. Further, a fire route access is required to be shown on the site plan.

Operations and Engineering Department

No objections with the proposal.

Niagara Peninsula Conservation Authority (NPCA)

The NPCA has reviewed the status of the nearby watercourse and advises there is no flooding concern with the feature, therefore offer no objections to the proposal.

Enbridge

No objections to the proposed application and reserve the right to amend or remove development conditions.

CONCLUSION:

An application for an amendment to the zoning by-law has been submitted by Lofcore Ltd. on behalf of 1806018 Ontario Inc. (Linde Truck and Trailer) to facilitate the expansion of an existing commercial vehicle repair shop and to apply for new site specific regulations for an increased accessory building lot coverage, increase in outdoor storage and located in the front yard, removal of vehicle retail sales, reduced rear yard setback, and increased maximum distance from main building.

Once all stakeholder, agency, public and Committee/Council comments, concerns, issues and feedback is received and are appropriately addressed, Administration will complete a full assessment of the supplement information and prepare a recommendation report.

ATTACHMENTS:

Schedule A: Proposed Site Plan

Schedule B: Agency Comments

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Approved by:

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