

DATE: June 9, 2025

REPORT NO: PD-21-2025

SUBJECT: **Recommendation 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
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OVERVIEW:

- An application for Zoning By-law Amendment was submitted by Lofcore Ltd. (Consultant/Agent) on behalf of 1806018 Ontario Inc. (Linde Truck and Trailer) (Owner/Applicant).
- The intent of the rezoning application is to facilitate an expansion of 492 square metres to the existing truck and vehicle repair service shop and to rezone the current site specific Agricultural Related (AR-31) zone with a new site specific zone and provisions including the removal of the maximum number of six vehicles available for retail sale, to reduce the minimum rear yard setback, to increase the accessory lot coverage, and to permit outdoor storage in the front yard.
- The existing dwelling, accessory structures and buildings are to remain with no impact to the agricultural lands.
- Upon the review of the application against the applicable policies and zoning regulations, Administration can recommend approval of this Zoning By-law Amendment Application.

RECOMMENDATION:

1. That, Recommendation Report PD-21-2025, titled “Recommendation Report – Zoning By-law Amendment for 4426 Regional Road 20 (File No. 1601-014-24) for 1806018 Ontario Inc. (Linde Truck and Trailer)”, dated June 9, 2025, be received; and,
2. That, no further public meeting is required for the consideration of this by-law in accordance with Section 34(17) of the Planning Act; and,
3. That, the application for Zoning By-law Amendment submitted by Lofcore Ltd. (Consultant/Agent) on behalf of 1806018 Ontario Inc. (Linde Truck and Trailer)

(Owner/Applicant) be approved in accordance with the attached Zoning By-law Amendment with the site specific regulations, and that Council authorize the Mayor and Clerk to sign the necessary by-law.

ALIGNMENT TO STRATEGIC PLAN:

Theme #2

- Champion strategic and responsible growth

BACKGROUND:

The subject lands associated with this rezoning application are referred as 4426 Regional Road 20. The 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 are \pm 2.1 hectares (5.3 acres) of land containing a single detached dwelling and the existing truck repair commercial operation including two accessory buildings and surrounded by 32 hectare (79 acre) of active agricultural use. Refer to Figure 1 for the general location of the subject lands.

Figure 1: Subject Lands



The public meeting was held on Monday May 12, 2025 and the information that was presented to the Growth and Sustainability Committee is found in report [PD-19-2025](#).

Only one member of the public submitted oral comments as part of the public meeting, which was in support of the application.

CURRENT SITUATION:

An application to amend the current site specific by-law (Agricultural Related – AR-31) was received by Lofcore Ltd. (Consultant/Agent) on behalf of the landowner 1806018 Ontario Inc. (Owner/Applicant).

The commercial trucking operation was originally approved in the 1950's for repairs to farm machinery and hauling of feed and fertilizer, and further rezoned in 1995 to legally recognize the trucking operation, rezoned in 1998 to allow for the sale of up to six unplated motor vehicles, and rezoned again in 2005 to increase the area dedicated to the commercial operation.

Due to the steady growth of the commercial trucking and agricultural vehicle repair operation, this application was submitted to rezone to permit:

1. An increase to the existing building up to 492 square metres (5,295.84 square feet) to accommodate the growth of vehicle repair services. This expansion will require an increase to the accessory building lot coverage from 1,000 square metres to 1,799 square metres (1,800 square metres).
2. Reduced rear yard setback where the proposed expansion will shift the edge of the building closer to the rear lot line where currently the rear yard setback is to be 7 metres (22.96 feet) and the request is for a minimum rear yard setback of 1.4 metres (4.59 feet) due to the awkward lot configuration.
3. To remove the current outside storage maximum of six (6) motor vehicles allowed for retail sales since the operation does not sell the vehicles but requires the area for storing the vehicles queued for repairs. 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, although the change is to have a maximum of 30% outside storage and located in the front yard.
4. A pre-existing condition where the distance from the main dwelling to the 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), a deviation of 1.1 metres (3.60 feet).

Refer to Schedule A for the proposed site plan.

Planning Analysis

The proposed development was evaluated against the Provincial and Local policy framework as discussed below.

Planning Act, R.S.O. 1990, c. P.13

The Planning Act provides for a land use planning system led by Provincial policy, integrating provincial interests with municipal decision making, promoting sustainable economic development in a healthy natural environment and encouraging coordination among various interests.

The Planning Act identifies matters of Provincial interest that Council must consider in carrying out their legislative responsibilities, such as, but not limited to, the adequate provision for residential and employment uses, efficient use of infrastructure, protection of the natural heritage resources and agriculture, and the appropriate location of growth and development. Decisions of Council must also be consistent with provincial planning statements and conform to provincial plans and municipal official plans that are in effect.

Applications for zoning by-law amendments are considered under Section 34 of the Act. This application has been filed with the required fee and supporting materials requested through pre-consultation and satisfied the requirements.

This application aligns with the Planning Act by seeking Council's approval of the appropriate regulations to adequately expand on a legally established commercial truck and vehicle repair operation without compromising the continued use of the surrounding agricultural lands.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS 2024) replaces the Provincial Policy Statement, 2020 and repeals A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Land use planning decisions are required to be consistent with the PPS 2024 policies, and in the context of this proposal, promoting healthy, integrated and viable rural areas, building upon the rural character, leveraging rural amenities and assets, and promoting diversification of the economic base and employment opportunities should be emphasized, while protecting the agricultural lands.

This application is consistent with the PPS because it supports a diversified rural economy with the commercial truck and vehicle repair operations while protecting and minimizes constraints on the agricultural and other resource-related uses.

Township of West Lincoln Official Plan and Niagara Region Official Plan

Bill 23 has changed Niagara Region's role in land use planning and as of March 31, 2025, the Niagara Official Plan is no longer a Regional Plan and is an official plan of the twelve area municipalities in Niagara.

Therefore, the subject lands are designated as 'Good General Agricultural' and policy 4.4.2 permits small scale commercial and industrial uses which do not require close proximity to agricultural uses but can support the agricultural community while minimizing the impact on the viability of existing and future agricultural operations.

Furthermore, the continued operation of legally established uses such as commercial and employment uses and/or the expansions to existing buildings and structures are permitted subject to the development does not expand into any key natural heritage or hydrological features, or the development does not result in the intrusion of new incompatible uses.

Considering the subject lands already has a site-specific 'Agricultural-Related (AR-31) Zone', which permits motor vehicle repair establishment accessory to an agricultural service and supply establishment, the proposed expansion and requested amendments to the zoning by-law meets the general intent of the Official Plan.

Proposed Zoning By-law

The zoning by-law amendment and schedule of the subject lands is found in Schedule B of this report and includes:

- Increase in the accessory building gross floor area up to 492 square metres.
- Increase the accessory lot coverage to 1,800 square metres.
- Reduce the rear yard setback to 1.4 metres.
- Remove the maximum of six (6) motor vehicles allowed for retail sales.
- Increase the maximum outside storage to 30%.
- Permit outside storage to be located in the front yard.
- Increase the maximum distance from the main dwelling to the accessory building or structure to 51.1 metres.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTS:

No new comments were received from the internal Township Departments or the external agencies since the public meeting held on May 12, 2025.

PUBLIC COMMENTS:

No written or verbal comments were received by any members of the public.

CONCLUSION:

1806018 Ontario Inc. (Linde Truck and Trailer) applied to amend the zoning by-law to facilitate the expansion of an existing commercial vehicle repair shop and to apply for new site specific regulations for an increased gross floor area and 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 to an accessory building.

Administration has thoroughly assessed the proposed development against the policy framework as well as in the context of any proposed new negative impacts to the surrounding agricultural uses and is satisfied that the amendments will not create any new impacts and the use will also be monitored and controlled by an amendment to the site plan agreement. For these reasons, Administration recommends approval of the zoning by-law amendment application.

ATTACHMENTS:

Schedule A: Proposed Site Plan
Schedule B: Amending Zoning By-law

Prepared & Submitted by:

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Approved by:

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CAO