

**DATE:** April 16, 2026

**REPORT NO:** COA-06-2026

**SUBJECT:** **Recommendation Report for Consent Application B02/2026WL for 1660 Caistor Centre Road**

**CONTACT:** Jeni Fisher, Acting Secretary Treasurer of the Committee of Adjustment

**OVERVIEW:**

- A Consent Application has been submitted by Niagara Planning Consultants (Jeremy Brown – Agent) on behalf of Inge Schaub (Owner).
- The purpose of this application is to create one new residential lot and one retained lot for agricultural purposes.
- The subject property is designated as ‘Good General Agriculture, Hamlet Settlement Area, and ‘Natural Heritage System’ within the Township’s Official Plan.
- The subject property is zoned Agriculture (A), Residential Low-Density Type 1A (R1A), Service Commercial (C3), Environmental Conservation (EC), and Environmental Protection (EP).
- The proposed severed lot (Parcel 1) is within the Caistor Centre Hamlet Settlement Area, and the proposed retained lot (Parcel 4) is outside the Hamlet Settlement Area. Parcels 2 and 3 will be dedicated road widenings.
- A Zoning By-law Amendment application will be required as a condition of severance to rezone the proposed severed lot from R1A and C3 to a site-specific R1A zone and rezone the retained lot to a site-specific Agriculture zone.

**RECOMMENDATION:**

That, Consent Application B02/2026WL, submitted by Niagara Planning Consultants (Jeremy Brown – Agent) on behalf of Inge Schaub (Owner) as outlined in Report COA-06-2026, for the lands municipally known as 1660 Caistor Centre Road for the creation of one new residential lot (Parcel 1) and one retained agricultural lot (Parcel 4) **BE APPROVED**, subject to the following conditions:

1. That the approval applies to the transaction as applied for.
2. That all municipal requirements be met to the satisfaction of the Township of West Lincoln including property maintenance, compliance with Zoning By-law provisions

- for structures and any related requirements, financial or otherwise.
3. That the Owner/Applicant shall provide a copy of the transfer documents for the conveyance of the subject parcel, and legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, for the issuance of the Certificate of Consent.
  4. That the Owner/Applicant shall contribute 5% of the appraised value of the lot to be severed (Parcel 1) for parkland dedication purposes. An individual who is certified with the Accredited Appraiser of Canada Institute (A.A.C.I) designation shall undertake the appraisal.
  5. That a Zoning By-law Amendment application is submitted for the rezoning of the severed parcel (Parcel 1) to a site specific R1A zone and the retained parcel (Parcel 4) to a site-specific A zone and be passed by Council.
  6. That a 4.86 metre by 34.13 metre (Parcel 2) ,4.25 metre by 187.11 metre (Parcel 3) and a 4.25 metre by 465.62 metre (on the southern portion of the retained lands) Right of Way along Caistor Centre Road be dedicated to the satisfaction of the Township of West Lincoln. All costs for providing the necessary survey plan and related documents are the responsibility of the Owner/Applicant.
  7. That the Owner/Applicant dedicate the required 6 metres by 6 metres daylight triangle at the corner of Regional Road 65 (Bismark Road) and Caistor Centre Road, to the satisfaction of the Surveys section of the Niagara Region Transportation Services Division. All costs for providing the necessary survey plan and all related documents are the responsibility of the Owner/Applicant.
  8. The Owner/Applicant submits an application for sewage system approval along with the \$338 fee for the Health Inspection/Septic Inspection for the severed parcel (Parcel 1), to the satisfaction of the Township of West Lincoln.
  9. That any unused wells be decommissioned to the satisfaction of the Township of West Lincoln, if required.
  10. That the Owner/Applicant, at the time of Final Certification, provide a package of ALL fulfilled conditions of this consent with Final Certification Fee (payable to Township of West Lincoln), be submitted to the Secretary Treasurer
  11. That all conditions shall be fulfilled within a period of two years after the date of giving Notice of Decision, pursuant to Section 53(41) of the Planning Act. Failure to complete conditions shall deemed to be refused.

## **BACKGROUND:**

A Consent Application has been submitted by Niagara Planning Consultants (Jeremy Brown – Agent) on behalf of Inge Schaub (Owner) for the lands municipally known as 1660 Caistor Centre Road.

The purpose of this application is to create one new lot for residential purposes. The subject property is located on the southside of Bismark Road and west side of Caistor Centre Road (Regional Road 65) within the Caistor Centre Hamlet and has a total lot area of approximately 38.16 hectares and lot frontage of 489 metres.

The proposed severed parcel (Parcel 1) will have a lot area of approximately 0.6 hectares and lot frontage of 36.50 metres on Caistor Centre Road. Parcel 1 will be entirely within the Caistor Centre Hamlet Settlement Area.

The retained parcel (Parcel 4) will have a lot frontage of approximately 398 metres on Bismark Road (Regional Road 65), and lot area of approximately 37.0 hectares. However, this parcel is outside of the Caistor Centre Hamlet Settlement Area and will require rezoning to a site specific Agricultural zone to recognize a reduced lot area with the existing single detached dwelling and detached accessory buildings.

A pre-consultation meeting was held on March 20, 2025, where the Township Staff advised the Applicant that a Zoning By-law Amendment application will be required as a condition of the consent to rezone the lands zoned Low Density Residential (R1A) Zone and Service Commercial (C3) to a site specific R1A Zone and site specific Agriculture Zone (A) to capture the deficiencies on both parcels. Furthermore, the Township and Niagara Region stated that a 4.86 metre by 34.13 metre (Parcel 2) and 4.25 metre by 187.11 metre (Parcel 3) road widening along Caistor Centre Road will be required as condition of the consent.

#### **CURRENT SITUATION:**

Planning Staff have completed an analysis of the proposed consent and can provide the following evaluation:

#### **Provincial Planning Statement, 2024**

The Provincial Planning Statement (PPS 2024) provides guidance on all land use planning matters. The subject property is located within the Prime Agriculture and Rural Settlement Area under the PPS 2024. In accordance with the PPS, growth and development are to be focused within settlement areas. Rural Settlement Areas allow for residential development, including the creation of new lots, provided that site conditions can support appropriate sewage and water services. Development in these areas should also reflect the rural character and accommodate an appropriate range and mix of housing options.

The proposed severed lands are entirely located within Caistor Centre Hamlet Settlement Area. The proposed lot will accommodate appropriate residential infill development on private services. A hydrological assessment has been submitted and demonstrates that private water and sanitary can be supported on the severed lands.

Based on the above, Planning Staff are satisfied that the proposed lot creation is consistent with the PPS 2024.

#### **Township of West Lincoln Official Plan and Niagara Region Official Plan**

The subject property is designated as 'Hamlet Settlement Area, Good General

Agriculture and Natural Environment System' in the Township's Official Plan (OP). The proposed lot to be severed is designated Hamlet Settlement Area and entirely within the Caistor Centre Hamlet Settlement Area. Section 7 states the purpose and intent of the designation is to provide residential uses (predominantly single detached dwelling lots) within an existing Hamlet and recognize and encourage further development within Hamlet communities that provides residential accommodation as an alternate place for residential uses outside the Urban Area of Smithville and Agricultural Area. The proposed severed lot (Parcel 1) is considered infill and will provide an additional residential lot within the Caistor Centre Hamlet Settlement Area.

The proposed retained lot (Parcel 4) is designated 'Good General Agriculture and Natural Environment.' Section 4 states the purpose and intent of this designation is to preserve and protect agricultural lands. Parcel 4 is intending to be maintained for agricultural uses for the long term. The lands are divided by a hydro corridor in the southern portion of the lot and is designated 'Agriculture' and 'Natural Environment System', containing Environmental Conservation and Environmental Protection zones for the Moores Slough Forest Wetland Complex (PSW), unevaluated wetlands, regulated watercourse and unmapped floodplain area. Section 10.7.2 (k) states that development and site alteration shall not be permitted in these areas. The proposed consent does not contain or intersect with any natural heritage features and satisfy the Natural Environment policies of the Township's OP.

Section 18.13.5 of the Township's OP provides policies for consents in Hamlet Settlement Areas, state that new proposed infill lots shall have a lot area of approximately 1.0 hectares to appropriately accommodate private water and sanitary services. Proposed lots that do not meet the 1.0 hectare lot area size will require a hydrological assessment. The Applicant has submitted a Hydrological Assessment prepared by JLP Services Inc. dated December 19, 2025, that demonstrated that the proposed severed lot (Parcel 1) will appropriately accommodate private water and sanitary services.

Similarly, with reference to the former Niagara Region Official Plan, rural development outside of urban area boundaries should be planned to encourage residential infill development that builds on the rural characteristics of the surrounding area and ensure there are adequate amenities to serve the needs of rural residents, area business and the surrounding agricultural community. The proposed severed lot is considered as residential infill development and consistent with the existing rural characteristics of the surrounding area.

Based on the above, Staff are satisfied that the proposed lot creation conforms with and meets the intent of the policies of the Official Plans.

### **Township of West Lincoln Zoning By-law**

The Zoning By-law 2017-70, as amended zones the subject property as Agriculture (A), Low Density Residential (R1A), Service Commercial (C3), Environmental Conservation

(EC) and Environmental Protection (EP).

Currently, the proposed severed lands (Parcel 1) are situated on a piece of land that has dual zoning, being 'Low Density Residential (R1A)' and 'Service Commercial (C3)' zones. Considering the proposed infill lot is strictly going to be used for residential purposes having an approximate lot area of 0.6 hectares and lot frontage of 36.50 metres on Bismark Road, it will require a site specific R1A Zone to address the deficient lot frontage from the required 45 metres to 36.50 metres and to permit the use of a single detached dwelling and remove the C3 zone and permissions for commercial uses.

The proposed retained lands (Parcel 4) will continue to contain the existing single detached dwelling and detached accessory buildings. The current Agricultural Zone requires a minimum lot area of 40 hectares, with a required lot frontage of 100 metres. The subject lands are considered an existing lot of record and has an existing lot area of approximately 38.14 hectares. Following the proposed severance, Parcel 4 will become further undersized with a lot area for approximately 37.0 hectares, although sufficient for the continued field crop production and current agricultural uses. The deficient lot area will be captured under the required Zoning By-law Amendment application.

As shown on the survey sketch, Parcels 2 and 3 are dedicated to the road widening of Caistor Centre Road.

Based on the review, Staff are of the opinion that the proposed lot creation meets the general intent of the Township's Zoning By-law.

### **INTER-DEPARTMENTAL & AGENCY COMMENTS:**

#### Township Civil Land Development

The application and survey identify the required road widening on Caistor Centre Road as required at the pre-consultation meeting in March 2025, which includes the lands south of the hydro corridor. The road widening is to be required as a condition of the consent as per the Township policy POL-PW-1-23.

The sketch indicates an entrance for the residential parcel will be to Bismark Road. The applicant would require an entrance permit through Niagara Region.

#### Township Septic Inspector

Minimal information was provided by the applicant relating to type and size of sewage system and whether it can be installed within Part 8 of the Ontario Building Code. As a condition of approval, the applicant shall provide documentation indicating a sewage system can be installed to fulfil all Part 8 of the Ontario Building Code requirements to the satisfaction of the Township of West Lincoln.

**PUBLIC COMMENTS:**

No public comments have been received at the time of writing this report.

**CONCLUSION:**

Based on the above analysis, of Consent Application B02/2026WL, Planning Staff recommend **APPROVAL** for the creation one new lot (Parcel 1) for residential purposes and one retained lot (Parcel 4) for agricultural purposes, subject to the conditions outlined in the beginning of this report.

**ATTACHMENTS:**

Schedule A – Survey Sketch  
Schedule B – Agency Comments

**Prepared & Submitted by:**

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Senior Planner

**Approved by:**

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