

DATE: May 4, 2026

REPORT NO: PD-15-2026

SUBJECT: **Recommendation Report Zoning By-law Amendment for 5445 Vaughan Road (File No. 1601-002-26)**

CONTACT: Susan Smyth, Manager, Community Planning and Design
Robin Shugan, Senior Planner

OVERVIEW:

- An application for a Zoning By-law Amendment has been submitted by Karen Jongbloed (Agent) on behalf of the Pierre and Martha Sjaarda (Owners).
- The subject lands are designated as ‘Good General Agriculture’ and ‘Natural Heritage System’ within the Township’s Official Plan.
- The subject lands are zoned Agriculture (A), Environmental Conservation (EC) and Environmental Protection (EP) in the Township’s Zoning By-law 2017-70, as amended.
- This application is related to Consent Application B09/2026WL as a condition of consent to rezone the proposed Surplus Farm Dwelling property (Parcel 1) that has been conditionally severed from the Agriculture (A) Zone to a site-specific Rural Residential (RuR-259) Zone. The site-specific exception is to recognize the ground floor area of the existing accessory building.
- The retained lands (Parcel 2) will be rezoned from Agriculture (A) Zone to Agricultural Purposes Only (APO) Zone.
- Following a review of the application in accordance with Provincial and Local policies, and after considering input from the Committee of Adjustment, commenting agencies, and public comments, Planning Staff recommends approval of the application.

RECOMMENDATION:

1. That, Recommendation Report PD-15-2026, titled “Recommendation Report - Zoning By-law Amendment for 5445 Vaughan Road (File No. 1601-002-26)” dated May 4, 2025 be received; and,
2. That, the Application for the Zoning By-law Amendment File No. 1601-002-26 to rezone Parcel 1 from Agriculture (A) Zone to the site-specific Rural Residential Zone and Parcel 2 from Agriculture (A) Zone to Agricultural Purposes Only (APO)

Zone contained in Schedule B, be approved in accordance with the attached amending Zoning By-law and Schedule, and that Council authorize the Mayor and Clerk to sign the necessary by-law.

**ALIGNMENT TO STRATEGIC PLAN:
Theme # 2**

- Enrich our strong agricultural legacy

BACKGROUND:

A Zoning By-law Amendment application has been submitted by Karen Jongbloed (Agent) on behalf of Pierre and Martha Sjaarda (Owners) for the lands municipally known as 5445 Vaughan Road, Township of West Lincoln.

The subject lands are located on the north side of Vaughan Road and east side of Wellandport Road. The property has a lot area of approximately 41 hectares and a lot frontage of 593 metres fronting onto Vaughan Road. The property currently contains an existing single detached dwelling and accessory building and is used for agricultural production of crops. The subject lands also contain significant natural heritage features in the northeast portion of the property. Refer to Figure 1 for the location of the subject property.

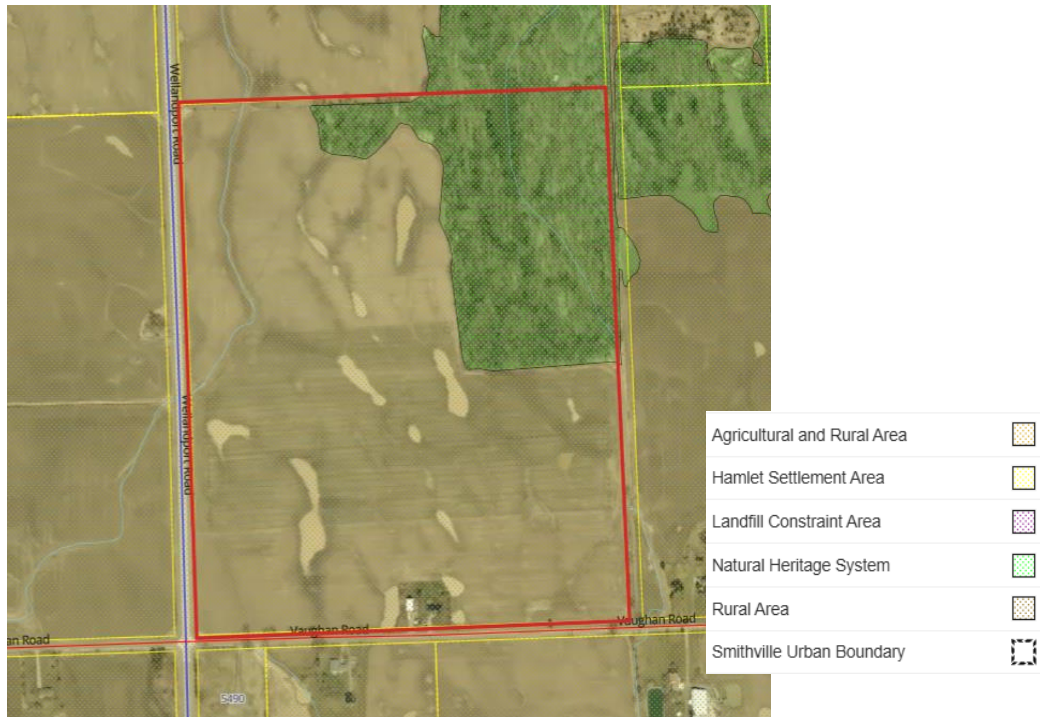
Figure 1: Location of Subject Property



The Township's Official Plan designates the property as 'Good General Agriculture' and 'Natural Heritage System' within the Township's Official Plan (OP), and Prime Agricultural Area and Natural Environment in the Niagara Official Plan and Provincial Planning

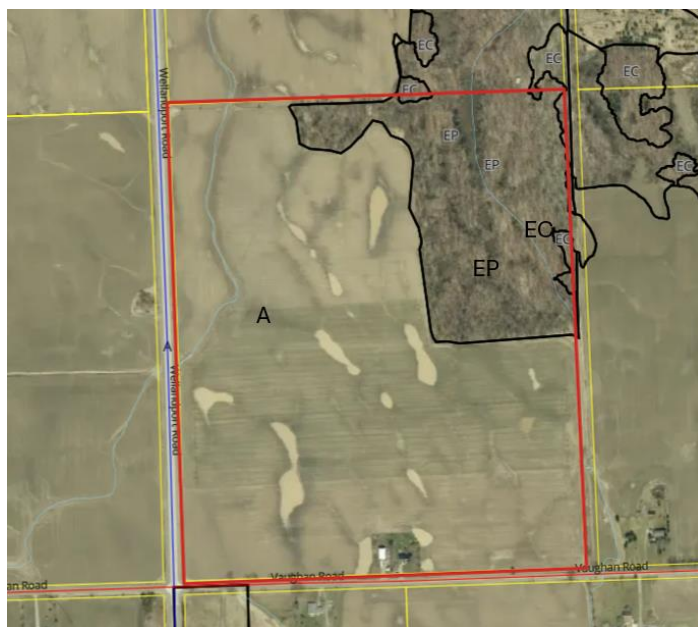
Statement. Refer to Figure 2 for the OP designation.

Figure 2: Township's Official Plan



The Township's Zoning By-law 2017-70, as amended, zones the property Agriculture (A), Environmental Protection (EP) and Environmental Conservation (EC). Refer to Figure 3 for the Zoning of the subject property.

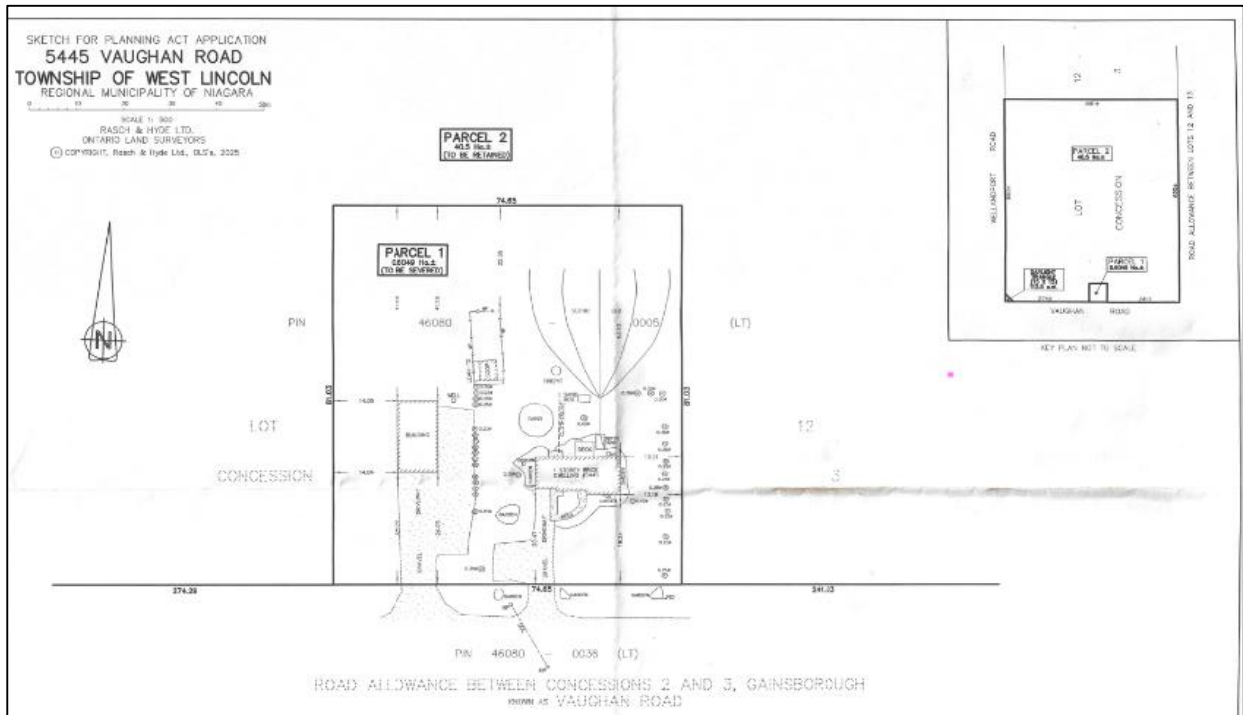
Figure 3: Township's Zoning By-law



Planning Staff received an application for a Consent in November 2025 for a Surplus Farm Dwelling Severance. The conditionally approved severed lot (Parcel 1) will have a lot area of approximately 0.6 hectares and a lot frontage of approximately 75 metres onto Vaughan Road. Parcel 1 will retain the existing single detached dwelling and accessory building. The proposed retained lands (Parcel 2) will have a lot area of approximately 40 hectares and a lot frontage of approximately 515 metres and will continue to be used for agricultural purposes.

On January 28, 2026, Consent Application B09/2025WL was approved by the Committee of Adjustment subject to the conditions outlined in Staff Report [COA-02-2026](#). As part of the conditions of severance an application for a Zoning By-law Amendment is required. Refer to Figure 4 for the site plan.

Figure 4: Site Plan



CURRENT SITUATION:

The proposed Zoning By-law Amendment application is related to Consent Application B09/2025WL as a condition of consent for the requirement to rezone Parcel 1 from the Agriculture (A) Zone to a site-specific Rural Residential (RuR-259) Zone to permit a single detached dwelling for residential purposes and to recognize the existing 139 square metre accessory building. The remnant land (Parcel 2) will be rezoned from Agricultural (A) Zone to Agriculture Purposes Only (APO) Zone and will continue to be used for agricultural purposes and residential uses are no longer permitted on Parcel 2.

The Environmental Protection (EP) and Environmental Conservation (EC) Zones will remain unchanged.

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS 2024) provides guidance on all land use planning matters. The subject lands are located within the Prime Agricultural Area. In accordance with the PPS, lot creation in the Prime Agricultural Area may only permit one new residential lot per farm consolidation for a residence surplus to an agricultural operation provided that the new lot is limited in size to a minimum size in order to accommodate appropriate sewage and water services.

The conditionally approved surplus farm dwelling severance is surplus to a bona-fide agricultural operation and is proposed to have a lot area of 0.6 hectares which is above the minimum lot size requirement of 0.4 hectares as required by the Township's Official Plan and Zoning By-law due to the replacement of the private system. The proposed severed lot (Parcel 1) that is considered surplus to the farm operation has an existing private sanitary sewage system that can accommodate residential use. The PPS states new residential uses on the remnant Agricultural parcel (Parcel 2) is prohibited. Therefore, Parcel 2 will be rezoned to Agricultural Purposes Only (APO) Zone and will continue to preserve prime agricultural lands and will maintain the agricultural characteristics of the surrounding lands.

It is of the opinion of Planning Staff that the proposed Zoning By-law Amendment is consistent with the policies of the PPS.

Township of West Lincoln Official Plan and Niagara Region Official Plan

The subject lands are designated as 'Good General Agriculture' and 'Natural Environment System' within the Township's Official Plan (OP). Section 4, titled *Agricultural Land Use* of the OP states the main objectives of this designation is to provide the second highest level of protection to preserve the Township's agricultural lands. Section 18.13.2 g) of the OP only permits the creation of a new lot in the Good General Agricultural designation subject being surplus to a farm operation, a lot size of 0.4 hectares, can adequately support private sewage and water services, and that the remnant farmland parcel be rezoned to Agricultural Purposes Only (APO).

The proposed Zoning By-law Amendment application is to rezone Parcel 1 to a site specific Rural Residential (RuR-259) Zone to recognize the existing 139 square metre accessory building. Additionally, the Zoning By-law Amendment application is to rezone Parcel 2 to the Agricultural Purposes Only (APO) Zone.

The remnant lands (Parcel 2) will continue to be used for agricultural purposes and will be rezoned to the Agricultural Purpose Only (APO) Zone, which will prohibit any future non-farm related and residential uses.

As mentioned, the subject lands (primarily in the northeast section) contain lands designated Natural Environment System (Beaver Creek West Lincoln Wetland Complex, Significant Woodland, linages and Permanent and Intermittent Watercourse, Shoreline Areas and Other Wetlands). The rezoning of Parcel 1 will not impact the natural features as the proposed lot lines will not intersect with any natural features located on the subject lands. Therefore, Section 3.1.1 of the Natural Environment System and the policies for long term protection are being met.

It is of the opinion of Planning Staff that the proposed Zoning By-law Amendment is consistent with the policies of the Township's Official Plan and policies of the Niagara Region Official Plan.

Township of West Lincoln Zoning By-law 2017-70, as amended

The subject property is currently zoned Agriculture (A), Environmental Protection (EP) and Environmental Conservation (EC). The A Zone permits the use of a single detached dwelling with a minimum lot area 40 hectares and lot frontage of 100 metres.

Parcel 1 (Severed Surplus Farm Dwelling)- Proposed Rural Residential Lot

The purpose of this Zoning By-law Amendment is to rezone Parcel 1 to a site-specific Rural Residential (RuR-259) Zone to permit the use of a single detached dwelling and accessory building. Under the Township's Zoning By-law, the RuR Zone permits the use of single detached dwellings and accessory buildings, with a minimum lot area of 0.4 hectares and a lot frontage of 45 metres. Parcel 1 will contain the existing single detached dwelling and accessory building and will have a lot area of 0.6 hectares and a lot frontage of 74.65 metres, both of which comply to the RuR Zone. The site-specific amendment is to recognize the existing 139 square metres accessory building whereas, Section 3.1 Table 1-2 permits accessory buildings in the RuR Zone to have a maximum ground floor area of 120 square metres.

The intent of maximum ground floor area for an accessory building is to ensure that the accessory building remains subordinate to the main use. The accessory building will remain secondary to the main dwelling unit as it does not exceed the ground floor area of the existing single detached dwelling. Furthermore, the existing accessory building does not exceed the maximum lot coverage for accessory buildings. The subject lands also contain a chicken coop. Backyard chickens are permitted in the RuR Zone, subject to Section 3.8.3. The Applicant has confirmed that the backyard chickens will comply to the Township's Zoning By-law. All other requirements of the proposed RuR Zone will be met.

Parcel 2 (Remnant Lands)- Proposed Agricultural Purposes Only Lot

The Zoning By-law Amendment application proposes to rezone the remnant lands (Parcel 2) from the Agriculture (A) Zone to Agricultural Purposes Only (APO) Zone.

Under the Township's Zoning By-law, the APO Zone requires a minimum lot area of 39 hectares and a lot frontage of 100 metres. Parcel 2 proposes to have a lot area of 40 hectares and lot frontage of 515 metres fronting onto Vaughan Road and will continue to be used for agricultural purposes only, thus meeting the provisions of the APO Zone.

It is of the opinion of Planning Staff that the proposed Zoning By-law Amendment meets the general intent of the Township's Zoning By-law.

FINANCIAL IMPLICATIONS:

All costs associated with processing the application and the development of the subject property are to be borne by the Owner.

Cash-in-lieu of parkland dedication is required as a condition of consent.

INTER-DEPARTMENTAL COMMENTS:

Niagara Peninsula Conservation Authority (NPCA)

The NPCA does not offer objections to the Zoning Bylaw Amendment for Parcel 1 or Parcel 2.

The Applicant shall be aware that the remnant parcel (Parcel 2) contains a Provincially Significant Wetland, several regulated watercourses, associated buffers for both the wetland and watercourses, as well as flood hazard areas around the existing watercourses. Should any future development of any kind be requested on Parcel 2, applicable studies through the NPCA's review and approval process may be required. Works permits and applicable fees could apply. The NPCA would review based off the scope, nature, and location of any proposals.

Niagara Region – Infrastructure Review

Regional comments for this ZBA application are very similar to the related consent file - B092025WL. Please see below:

Regional Road:

- At this time, a 15 metre x 15 metres daylight triangle is not required. Should a future *Planning Act* application be submitted for the retained lands, a daylight triangle will be required at the corner of Wellandport Road and Vaughan Road to meet the current Official Plan policies and to maintain sightlines.
- The applicant is responsible for obtaining any applicable Regional road use permits for works adjacent to the Regional road.

Regional staff offer no objections to the ZBA application.

Township Civil and Land Development

Comments provided at the time of Consent and there were no additional comments.

Township of Building and Fire Service Department

There are no issues or comments received by the Township's Building and Fire Services Departments.

CONCLUSION:

Based on the above analysis, Planning Staff support the proposed Zoning By-law Amendment as it meets the intent of the surplus farm dwelling severance policy and preserves prime agricultural lands, meeting the requirements of the Planning Act, is consistent with the PPS, conforms to the Township's Official Plan and Niagara Region Official Plan. Therefore, it is recommended that the proposed Zoning By-law Amendment be enacted and passed.

ATTACHMENTS:

- Schedule A – Site Plan
- Schedule B – Comments
- Schedule C – Zoning By-law and Schedule

Prepared & submitted by:

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Approved by:

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**Truper McBride
CAO**