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PLANNING JUSTIFICATION REPORT

944 CONCESSION 1 ROAD
NIAGARA-ON-THE-LAKE

APPLICATION FOR CONSENT OF A
SURPLUS FARM DWELLING

PART OF LOT 22, REGISTERED PLAN NO. TP 149
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

March 23, 2025

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1.0 PROJECT DESCRIPTION

1.1 Introduction

Susan Wheler & Associates has been engaged by the owners of the subject property, Tim Andrews and Sandra Edgeworth, to gain planning approvals for a Consent application to sever a Surplus Farm Dwelling located at 944 Concession 1 Road.

The subject property is located within the agricultural area of the Town of Niagara-on-the-Lake and is designated 'Agricultural' in the Town's current Official Plan, as amended to July 17, 2017 and is zoned 'Rural (A)' according to the Town's Comprehensive Zoning By-law 4316-09. The Council approved Official Plan, dated August 15, 2019, designates the property as 'Specialty Crop Lands'. The area in which the property is located is designated as 'Specialty Crop Area' in the Niagara Region Official Plan.

The owners of the subject lands have a total of 127 acres of agricultural lands under cultivation located in the agricultural area in Niagara-on-the-Lake, growing a variety of grapes and tender fruit (please see Figure 5).

Provincial, Regional and Municipal planning policy stipulate that lot creation within Prime Agricultural Areas is limited to farm dwellings made surplus by farm consolidation. The existing dwelling located at 944 Concession 1 Road has become surplus through the consolidation of the agricultural lands with the owners existing farm located at 1008 Concession 1 Road.

A consent is required to sever the farm dwelling at 944 Concession 1 Road from the agricultural lands to facilitate the consolidation of the farmland with the farmland at 1008 Concession 1 Road.

The proposed severance of the surplus farm dwelling is consistent with Provincial and Regional policy and the Town's Official Plan and Zoning By-law.

1.2 Pre consultation Meeting

A Pre consultation meeting was held on December 5, 2024. Comments regarding the proposed application were provided by the Town's Planning, Operations and Fire Departments, the Town's Zoning Clerk, Niagara Regional Planning staff, and the Niagara Peninsula Conservation Authority.

The Pre consultation agreement outlines the Plans, Reports and other documents required to be submitted to the municipality for a Complete Application. The following documents have been prepared in support of the applications for planning approvals and to provide background information for the decision-making process, including the following:

- Planning Justification Report, prepared by Susan Wheler & Associates
- Consent Sketch, prepared by Richard Larocque Limited, Ontario Land Surveyors & Consultants
- Consent Application, prepared by Susan Wheler & Associates
- Surplus Farm Dwelling Information Form, prepared by Susan Wheler & Associates
- MDS I/II Farm Analysis
- Property Index Map & Parcel Register, Service Ontario

The required documents are appended to Application for Consent package.

1.3 Site Description and Surrounding Land Use

The subject property is located on the west side Concession 1 Road just south of intersection of Line 5 Road, in the heart of the Niagara-on-the-Lake agricultural area. The site consists of a total of 28,330.1 sm in area (2.83 ha / 7.0 acres) with a frontage on Concession 1 Road of 84.869 m and a depth of 336.255 m. An existing side split single family dwelling fronts onto Concession 1 Road. The agricultural lands to the rear of the residence are planted in fruit trees. The Peter's Branch Municipal Drain (Routh Drain System) traverses the property in a north to south orientation generally running from Line 6 Road to Line 5 Road and beyond.

The lands surrounding the site consist entirely of agricultural lands to the north, south, east and west. There are no livestock operations or anaerobic digesters located in proximity to the site. The Minimum Distance Separation Formula 1 therefore does not apply.

Figure 1 - Location Map



Figure 2 – Subject Property



Figure 3 – Surrounding Land Use – 940 Concession 1 Road



970 Concession 1 Road



2.0 DEVELOPMENT PROPOSAL

2.1 The owners of the property reside at 1008 Concession 1 Road immediately north of the subject property. It is proposed to sever Part 1, as shown on the survey sketch, located at 944 Concession 1 Road, as a surplus farm dwelling and amalgamate the rear agricultural lands with the owner's present farmland to the north at 1008 Concession 1 Road.

The proposed new lot to be created would consist of an area of 4670.0 sm (1.15 acres) with a frontage on Concession 1 Road of 76.869 m and a depth of 60.96 m. The new lot consists of an existing side split single-family dwelling and a garage to the rear of the dwelling. The dwelling is served by an septic bed installed in approximately 1991. The existing dwelling is surplus to the owner's needs as their principal residence is located at 1008 Concession 1 Road immediately north and abutting the subject lands. The dwelling has been continuously inhabited since its construction in approximately 1970, originally by the previous owner, and is now currently being rented. The dwelling is not and never has been utilized as a farm help house. The farm help reside off-site. The new lot has been sized to accommodate the required setbacks to the existing dwelling, garage and septic bed.

No trees or vegetation are to be removed and no agricultural land will be taken out of production as a result of the proposed consent. It is therefore not anticipated that there will be any environmental impacts as a result of the severance.

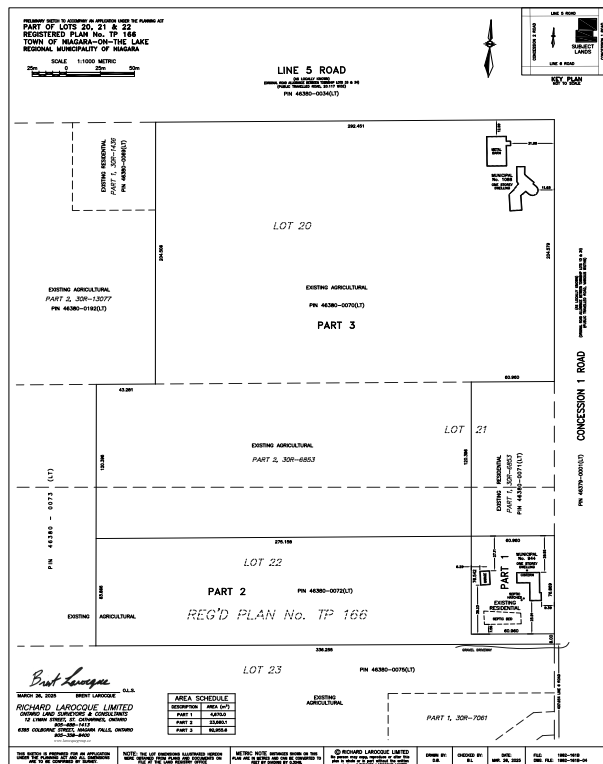
The existing single-family dwelling at 944 Concession 1 Road was constructed in approximately 1970 and predates the Greenbelt Plan that came into effect on December 16, 2004.

The agricultural lands shown as Part 2 on the survey sketch make up the balance of the property, consisting of 23,660.1 sm (5.85 acres) that will be amalgamated with the owners existing agricultural operation immediately north of the property that stretches north to Line 5 Road. The amalgamated farmland will result in a total acreage of 127 acres under cultivation by the owner.

A new driveway will be created on the south side of the proposed southerly boundary of 944 Concession 1 Road to provide access to the agricultural lands to the rear. The proposed driveway is six (6) metres in width with a one (1) metre setback to the new lot and a one (1) metre setback to the adjoining lot to the south. An entrance permit will be required from the Town of Niagara-on-the-Lake.

No impacts will accrue to the existing agricultural operation at 944 or 1008 Concession 1 Road as a result of the severance of the surplus farm dwelling and there will be no loss of agricultural lands under production.

Figure 4 – Consent Sketch



No amendment is required to the Zoning By-law to Agricultural Purposes Only, however, it is acknowledged that the current zoning prohibits in perpetuity any new residential use on the retained parcel of farmland created by the severance. The existing zoning also ensures that the remnant parcel will continue to be used for agricultural purposes.

2.2 Bona Fide Farmer

The owners of the subject lands first bought their farm at 1008 Concession 1 Road in 1979. The single-family dwelling at this location has been their principal residence continuously since that time. In the intervening years they have purchased an additional farms in the immediate area that they currently operate. Prior to 1979, the owners rented existing agricultural lands that they farmed. The total acreage currently under cultivation by the owner is 127 acres. Crops grown include wine grapes, fresh market grapes, peaches, plums and sweet cherries. Please refer to Figure 5 for a breakdown of farms owned and operated by the owners.

2.3 Archeology

The lands are located in an area of archeological potential according to Schedule 'H' of the Niagara Official Plan. As no new buildings or structures are proposed on the newly created parcel or on the remnant parcel of farmland, no archeological

assessment will be required. The agricultural lands at 1008 and 944 Concession 1 Road are to be consolidated and will continue to be cultivated as they have been in the past by the current owners.

2.4 Site Servicing

Properties fronting onto Concession 1 Road are serviced by a municipal water supply. The existing single-family dwelling to be severed is currently served by an existing septic bed installed in 1991. The septic bed will be inspected by the Regional Municipality of Niagara during the planning review process to ensure that it conforms to the Region's guidelines regarding size and setbacks to property lines and driveways.

The Peter's Municipal Drain (Rough Drain System) traverses the property from south to north. The drain at this location was enclosed in a culvert immediately to the rear of the existing dwelling by the previous owner as the drain bisected his property. The drain is considered a regulated watercourse and has been reviewed by the Niagara Peninsula Conservation Authority (NPCA). The watercourse does not serve a large enough drainage area to result in flooding. It has been established that the proposed severance does not fragment the watercourse feature and as a result the NPCA has no objections to the application for consent.

The Town's Drainage Superintendent will, at the owner's expense, prepare a reapportionment for the future maintenance of the drain for the properties at 1008 and 944 Concession 1 Road.

3.0 POLICY FRAMEWORK

Provincial & Regional Policy

3.1 The Planning Act, R.S.O. 1990

Section 53(12) of the Planning Act states that Council, in determining whether a provisional consent is to be given, shall have regard to the matters under Section 51(24) and that conditions of consent may be imposed as set out in Sections 51(25), 51(26) and 51.1.

Section 2 of the Planning Act is the core provincial legislative document that sets out general policies for land use planning processes that reflect the Provincial interest. The Act identifies matters of Provincial interest that municipal decision-making bodies shall have regard to in carrying out their responsibilities under the Planning Act. The Planning Act requires that decisions of Council shall be consistent with Provincial policy statements and shall conform to Provincial plans that are in effect. By-laws passed by Municipal Council shall conform to Official Plans that are in effect.

Section 2 (b) of the Planning Act states that the council of a municipality in carrying out their responsibilities, shall have regard to matters of Provincial interest, including: "the protection of agricultural resources of the Province."

The following outlines the policies of Provincial Interest that are relevant to the planning approvals for the proposed Consent application of a Surplus Farm Dwelling and demonstrates how the proposal is in conformity with the Provincial interest.

Policy	Criteria	Justification
51(24)		
a)	The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2.	The proposed severance of a surplus farm dwelling is consistent with provincial policy and the consolidation of farmland satisfies the requirement for "the protection of agricultural resources."
b)	Whether the proposed subdivision is premature or in the public interest.	The existing dwelling and the remnant parcel are serviced by a municipal water supply. Part 1 has a functioning septic bed, installed in 1991, that conforms to Regional policy.
c)	Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any.	The proposed severance of a surplus farm dwelling and the consolidation of the agricultural lands is consistent with the Regional and Municipal Official Plans.
d)	The suitability of the land for the purposes for which it is to be subdivided.	The lot to be severed as a surplus farm dwelling contains an existing single-family dwelling constructed in 1970 and garage.
d.1)	If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing.	No new construction of buildings or structures is proposed
e)	The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highways system in the vicinity and the adequacy of them.	No new highways/roadways are proposed.
f)	The dimensions and shape of the proposed lots.	The proposed lot size at 1.15acres is adequate to accommodate the

		existing buildings and structures with the required setbacks together with the existing septic bed.
g)	The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land.	A rezoning is not required by the Town to APO, however, construction of new residential dwellings on the agricultural lands is prohibited in perpetuity.
h)	Conservation of natural resources and flood control.	There is a regulated watercourse which exits a culvert to the immediate north of the subject property. The watercourse does not move a large enough drainage area to flood and the proposed severance does not fragment the watercourse feature. Therefore, the NPCA has no objections to the consent.
i)	The adequacy of utilities and municipal services.	The existing dwelling on the property is serviced by a municipal water supply on Concession 1 Road. The septic bed on the property was installed in 1991.
j)	The adequacy of school sites.	It is not anticipated that the lot creation containing an existing single family dwelling will have any impact on school enrollment in the agricultural area.
k)	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.	No conveyance of land is required for public purposes.
l)	The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.	The proposed consent will not impact the supply or use of energy as the dwelling is existing and the agricultural lands will continue to be cultivated by the owners.
m)	The interrelationship between the design of the proposed plan of subdivision and the site plan control matters relating to any	No site plan is required.

	development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.	
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Section 51(25) of the Act permits that the approval authority may impose such conditions to the approval of the plan of subdivision as in the opinion of the approval authority are reasonable, having regard to the nature of the development proposed for the subdivision. Further, under Section 51(25) of the Act, a municipality or approval authority, or both, may enter into and enforce agreements imposed as a condition to the approval of the plan of subdivision and the agreements may be registered against the land to which it applies.

The dedication of land to be conveyed to the municipality for parks purposes or alternatively the payment of cash in lieu of such conveyance does not apply to this application.

The proposed consent is consistent with the policies of the Planning Act.

3.2 Provincial Policy Statement 2024

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. It is recognized that the agricultural sector makes a significant contribution to the economic prosperity and overall identity of the province.

Chapter 4: Wise Use and Management of Resources, of the PPS provides policies relevant to Agriculture and Lot Creation.

The subject property is located in the Prime Agricultural Area and is designated a Specialty Crop Area according to the PPS. Lands within Prime Agricultural Areas are required to be designated and protected for long-term agricultural use with the highest priority given to Specialty Crop Areas.

Policy 4.3.2.2 states: In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected.

4.3.2.3 states that new land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

4.3.3 Lot Creation and Lot Adjustments

4.3.3.1 Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:
 - 1. the new lot will be limited in size needed to accommodate the use and appropriate sewage and water services; and
 - 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance.

The proposed consent would create one new residential lot containing an existing residence that is the result of the consolidation of the farmland at 1008 Concession 1 Road with the farmland at 944 Concession 1 Road. The residence is surplus to the agricultural operation as owner's principal residence is located at 1008 Concession 1 Road. The new lot is approximately 1.15 acres and can accommodate the existing single-family dwelling and garage with setbacks as required according to the Town's Zoning By-law. A municipal water supply is provided along Concession 1 Road and the lot contains an existing septic system installed in 1991. Additional residential dwellings are prohibited on the remnant parcel of farmland created by the severance in accordance with Town policy.

3.3 Greenbelt Plan 2017

Policy 1.1.1 of the Greenbelt Plan sets out policies to ensure Agricultural viability and Protection (1.2.2.1).

- a) Protection of the specialty crop area land base while allowing agriculture-supportive infrastructure and value-added uses necessary for sustainable agricultural uses and activities;
- b) Support for the unique nature of specialty crop areas as our vital fruit and vegetable growing regions, which include:

- i. The Niagara Peninsula specialty crop area, a destination for and centre of agriculture focused on the agri-food sector and agritourism related to grape and tender fruit production; and
 - ii. The Holland Marsh specialty crop area, a centre of agriculture focused on the agri-food sector related to vegetable production;
- c) Protection of prime agricultural areas by preventing further fragmentation and loss of the agricultural land base caused by lot creation and the redesignation of prime agricultural areas;
- d) Provision of the appropriate flexibility to allow for agricultural, agriculture-related and on-farm diversified uses, normal farm practices and an evolving agricultural and rural economy;
- e) Increasing certainty for the agricultural sector to foster long-term investment in the agri-food network and improvement to and management of the agricultural land base; and Introduction Greenbelt Plan (2017)
- f) Enhancing the strengths of the Agricultural System, including through consideration for the impacts of development on agriculture and planning for local food and near-urban agriculture.

Policies outlined in Section 4.6 of the Greenbelt Plan provide direction for lot creation in the Protected Countryside.

- 1) Lot creation is discouraged and may only be permitted for:
 - f) The severance of a residence surplus to a farming operation as a result of a farm consolidation, on which a habitable residence was an existing use, provided that:
 - i. The severance will be limited to the minimum size needed to accommodate the use and appropriate sewage and water services; and
 - ii. The planning authority ensures that a residential dwelling is not permitted in perpetuity on the retained lot of farmland created by this severance. Approaches to ensuring no new residential dwellings on the retained lot of farmland may be recommended by the Province, or municipal approaches that achieve the same objective should be considered.

In accordance with the definitions contained in the Greenbelt Plan, the residence located on the lands subject to consent, existed prior to the Greenbelt Plan coming into force and effect on December 16, 2004.

The consolidation strengthens the agricultural land base and prevents further fragmentation. The boundaries of the proposed new lot have been created to accommodate the existing single-family dwelling, garage and existing septic bed to conform to the setback requirements as outlined in the Rural (A) zoning and the Ontario Building Code.

The dwelling is surplus to the farming operation as the owner's principal residence is located on the adjoining property at 1008 Concession 1 Road and will be amalgamated with 944 Concession 1 Road. The existing dwelling is habitable being constructed in approximately 1970 and has been occupied continuously since that date.

No new residential dwellings will be constructed on the remnant parcel of land consistent with the Greenbelt Plan policy.

3.4 Niagara Official Plan 2022

The Niagara Official Plan (NOP) builds on provincial policy to provide a long-range, community planning document used to guide the physical, economic and social development of Niagara.

The NOP contains objectives to manage growth, grow the economy, and to protect the natural environment, resources and agricultural land, and provide infrastructure.

The agricultural land base is comprised of prime agricultural areas, including specialty crop areas, and rural lands.

It is the stated goal of the NOP that the agricultural land base will be protected for the provision of healthy, local food for present and future generations. Farming will be productive, diverse, and sustainable.

Policy 4.1.5 addresses Lot Creation in Specialty Crop Area

In the specialty crop areas, consents to convey may be permitted only in accordance with the following provisions and the general consent provisions in Policy 4.1.4.2, that states:

- a) The size of any new lot shall be an area of 0.4 hectares except to the extent of any additional area deemed necessary to support an on-site private water supply and long-term operation of a private sewage disposal system,
- b) Any new lot has an adequate water supply,
- c) Any new lot has adequate frontage on an existing publicly-maintained road.
- d) Where possible, joint use should be made of the existing road access to the farm operation,
- e) Road access to any new lot does not create a traffic hazard,
- f) Proposed lots shall be located and configured to minimize impacts on surrounding farm operations.

As articulated in previous policy sections of this report, the consent conforms to the Niagara Official Plan for the creation of new lots created in the specialty crop area.

4.1.5 Lot Creation in Specialty Crop Areas

Policy 4.1.5.1 sets out provisions for consents to convey in Specialty Crop Areas including that the consent is for a residence surplus to a farming operation.

Policy 4.1.5.2 requires that the proposed lot contains a habitable residence that existed as of December 16, 2004 that is rendered surplus as a result of farm consolidation; the area of any new lot shall be 0.4 hectares, except to the extent that additional area is required to support on-site water and/or sewage disposal systems; the retained lots shall be merged with the abutting parcel or zoned to preclude its use for residential purposes.

The area of the proposed surplus farm dwelling severance is 1.15 acres (0.465 ha) has been sized to accommodate the existing buildings and structures on the property together with the existing septic bed and the associated setbacks required according to the Zoning By-law. The property fronts onto Concession 1 Road, a public, municipally maintained road and is served by a municipal water supply. A new access driveway is proposed to service the agricultural lands to the rear of the existing dwelling once amalgamated with the farmland to the north. No impacts are anticipated on neighbouring agricultural operations as there is no change to the size and configuration of the farmland at 944 Concession 1 Road or 1008 Concession 1 Road, the lands to be consolidated.

The existing dwelling was constructed in approximately 1970, predating when the Greenbelt Plan came into force and effect.

Municipal Planning Policy & Comprehensive Zoning By-law

3.5 Niagara-on-the-Lake Official Plan, July 17, 2017

The majority of land in the Town of Niagara-on-the-Lake is in agricultural production producing a diverse range of agricultural crops and products. The policies of Official Plan are intended to preserve the agricultural land base, particularly prime agricultural land. Uses permitted on the agriculturally designated are therefore limited to land use related to the agricultural industry.

The goals and objectives of the OP are intended to ensure the preservation of prime agricultural lands with emphasis on specialty crop lands and good tender fruit/grape

lands. The plan permits some flexibility in farm size to ensure the farm remains economically viable. A limited amount of farm-related development is permitted by way of retirement lots and small scale agriculturally related commercial and industrial developments.

Policy 7.4.4 – Consents

7.4.4 a) Consents are permissible if the parcel to be severed and the parcel to be retained are both for agricultural use and each parcel is large enough to support a potentially viable farm operation and of a size that is appropriate and common in the area.

e) Consents may be granted for a residence surplus to a farming operation as a result of 'farm consolidation' where the dwelling existed prior to December 16, 2004 provided that:

- (i) the zoning prohibits in perpetuity any new residential use on the retained parcel of farmland created by the severance, and that the zoning ensures the parcel will continue to be used for agricultural purposes;
- (ii) The size of any new lot does not exceed an area of 0.4 hectares (1 acre) except to the extent of any additional area deemed necessary to support a well and private sewage disposal system as determined by the Ministry of the Environment and Climate Change, Ministry of Municipal Affairs, or persons appointed on behalf;
- (iii) The farms are both located within the Town of Niagara-on-the-Lake;
- (iv) The new lot is located to minimize the impact on the remaining farm operation; and
- (v) The new lot complies with the Minimum Distance Separation Formula I.

The proposed consent would sever the existing farm dwelling located at 944 Concession 1 Road from the agricultural lands to the rear. The existing Zoning prohibits the any new residential use on the retained parcel of farmland. No rezoning is required.

The area of the new lot shown as Part 1 on the survey sketch is just greater than 0.4 ha to accommodate the existing buildings and structures and septic bed with the associated setbacks as set out in the Zoning By-law.

The agricultural lands will be consolidated with the owners agricultural lands immediately abutting the subject property to the north. No impacts are anticipated on either farm operations as a result of the consolidation.

The Minimum Separation Distance Formula 1 does not apply in this case as there are no livestock facilities or anaerobic digesters in the vicinity of either property.

Minimum Distance Separation (MDS) Analysis

According to the Provincial Policy Statement, the purpose of the Minimum Distance Separation Formulae to separate uses in order to reduce incompatibility concerns about odour from livestock facilities and prevent resulting land use conflicts.

There are no livestock facilities or anaerobic digesters located in the area surrounding the subject property and the MDS formula therefore does not apply, as set out in Section #9 of the Minimum Distance Separation 1 - Setbacks and Lot Creation for a Residence Surplus to a Farming Operations.

4.5.3 General Consent Policy

The General Consent Policies are outlined in the OP require that consents for severance where the site already contains a building should only be permitted where there is an existing sanitary disposal system, water supply and drainage adequate to accommodate the new lot lines created and that the subject lands front onto an existing public road maintained year-round. Finally, that the proposed new lot lines reflect the existing lot pattern in the surrounding area.

The proposed consent is consistent with the General Consent Policies of the Official Plan.

3.6 Comprehensive Zoning By-law 4316-09

The subject lands are zoned Rural (A) in the Town's Zoning By-law 500A-74. Rural uses within the Rural (A) Zone include a farm and associated accessory buildings. Residential uses within the Rural (A) Zone include a single-family dwelling.

The proposed new lot conforms to the zone requirements as set out in Schedule 'F' of the by-law. No Zoning By-law amendment is required for proposed new surplus farm dwelling or the agricultural lands contained on the remnant parcel.

3.7 Conclusion

The proposed severance of the surplus farm dwelling at 944 Concession 1 Road is consistent with the requirements of the Planning Act with regard to lot creations and conforms to the Provincial Policy Statement, the Greenbelt Plan, the Niagara Official Plan and the Town of Niagara-on-the-Lake Official Plan and Zoning By-law 500A-74.

The proposal supports the preservation of the agricultural land base and maintains the agricultural lands in active production as a result of the consolidation of farms.

The surplus farm dwelling was constructed in approximately 1970, predating the Greenbelt Plan. The dwelling is habitable and has been occupied consistently since its construction. The dwelling has never been a farm help house.

The consolidation with the owners existing farm holdings brings the total acreage under cultivation to 127 acres.

There are no livestock operations of anaerobic facilities within the surrounding area.

The proposed consent conforms to the Rural (A) provisions of the Town's Zoning By-law 500A-74.



We respectfully request approval of the proposed consent application of a surplus farm dwelling.

Prepared by,

A handwritten signature in blue ink, reading 'Susan Wheeler', is placed on a light blue rectangular background. The signature is written in a cursive, flowing style.

Susan Wheeler, RPP
Owner & Principal,
Susan Wheeler & Associates

Figure 5 – Agricultural Farm Holdings

Municipal Address	Area	Ownership
1008 Concession 1 Road	23.5 ac	Owned
Part Lot 40, Concession 2 Road	21 acres	Owned
472 Concession 1 Road	14 acres	Owned
944 Concession 1 Road	7 acres	Owned
Lot 40, Arnold Road	21 acres	Owned
Lot 40, Concession 2 Road	17.5 acres	Owned
Lot 33, North of Line 5 Road	23 acres	Owned
Total Acreage	127 acres	Owned