

File No:

Town Fee (\$): NPCA Fee (\$):

Other Fee (\$):

Department of Community & Development Services 1593 Four Mile Creek Road P.O. Box 100, Virgil, ON LOS 1T0 905-468-3266 • Fax: 905-468-0301

www.notl.org	
Date of Receipt:	
Regional Fee (\$):	
Operations Fee (\$):	

Other Fee (\$):

## **Application for an Official Plan Amendment** and/or Zoning By-law Amendment

Under the Planning Act, R.S.O. 1990 c. P.13, as amended

A pre-consultation meeting with Community & Development Services Staff is required prior to applying for an Official Plan Amendment and/or a Zoning By-law Amendment.

Please complete all applicable sections of this application. All measurements are to be provided in metric units. The information requested on this application is required to review the proposal. An incomplete application will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this application, please contact the Community & Development Services Department.

All information requested on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. The requested information on this application and all accompanying plans, reports, and information is required in order to process this application and will form part of the public record which may be published on the Town of Niagaraon-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information. Questions about the collection of information can be made to the Town Clerk.

1. Type of Application							
	ning By-law Removal of Holding Symbol				☐ Temporary Use By-law		
Amendment Ame	endment (Complete Sections 2-4 only)			()			
2. Details of the Subje	ct Lands						
Municipal Address Asse				ssment Roll Number			
			527020013	02001306200			
Legal Description PT TWP LT 115 NIAGARA, PT 2	30R11307; S/	INTEREST IN RO	352395; NIAGA	RA-ON-TH	IE-LAK	E	
Date the subject lands were acqu	ired: Lot Ar	ea (metric):	Lot Frontage (I	metric):	Lot D	epth (metric):	
November 14 2023	21,848	m²	135.64m		144m		
Description of easements, rights-	of-way, or rest	rictive covenants ap	plicable to the s	ubject land	is (if ap	plicable):	
N/A							
3. Registered Owner (a	s shown on the	e deed and title of ti	he property)				
Name		Company Name			Municipality		
A. J. Lepp Orchards Ltd.		Niagara Orchard 8	Vineyard Corp.	- 0	Niagara-on-the-Lake		
Mailing Address 1550 Niagara Stone Road.			Unit	Unit Number   Postal Code LOS 1T0			
Province	Email			Teler	Telephone		
ON		raorchard.com			905-646-5777		
4. Authorized Agent (if one has been authorized)							
Name Company Name				Municipality			
	ohen Bedford, Principal Planner. LANDx Developments Ltd.			St. C	St. Catharines		
Mailing Address c/o 122 Glenwood Avenue.				Unit I	Number	Postal Code L2R 4C7	
Province	Email				ohone		
ON	stephenbedford@landxdevelopments.com			905-0	688-261	10	
Contact for all future correspondence (select one):			Aut	horized	Agent		
5. Mortgages, Charges	, and Oth	er Encumbra	nces (if applic	able)			
Name Company Name			Munic	cipality			
Mailing Address			Unit i	Number	Postal Code		
Province	Email		Telep	Telephone			

6. Access (select all						
Identify how the subject la		d:				
Public road maintained all year		☐ Niagara River Pa	arkway	☐ Provincia	al highway	
☐ Public road maintained seasonally		☐ Private easemen		☐ Waterwa	•	
If the subject lands will be					be used and the	
approximate distance of t	hese tacilities from u	he subject lands to th	e nearest public ro	ad:		
7 Oznatska a						
7. Servicing (select						
Identify how the subject la						
Water		Sewage Disposal		Storm Draina  Sewers	ige	
Publicly owned and or water system		sanitary sewage :	☐ Publicly owned and operated sanitary sewage system			
☐ Privately owned and of individual well		Privately owned and operated individual septic system		■ Ditches/swales		
☐ Privately owned and o communal well	•	☐ Privately owned and operated communal septic system		Other:	Other:	
Lake or other water be	•	☐ Privy				
Other:		Other:				
8. Existing Buildi	ngs, Structur	es, and Uses				
Identify the existing use(s			ne the existing use	(s) have continue	ed:	
Residential 1-Storey Singl	e Detached Dwelling	& Shed.				
Type of Building or Structure	1-Storey SDD	Shed				
Construction Date	1960's	1960's				
Existing Use(s)	Residential - SDD	Storage				
Time the Existing Use(s)	20+ Years	20+ Years				
have continued		ZU+ Teats				
Front Yard Setback (m)	12.79					
Rear Yard Setback (m)		14.7				
Side Yard Setback (m) Side Yard Setback (m)	15.19	13.5				
Height (m)	Aprox. 4m	Aprox. 6m				
Gross Floor Area (sq m)	203.3	106		-		
Lot coverage (%)	5.02	2.62				
9. Proposed Build			(if applicable)			
Identify the proposed use			(If applicable)			
Proposed Agricultural Sup	ply & Service Facility	y ,				
Type of Building or	Duilding A	Building R	Building C			
Structure	Building A	Building B				
Construction Date	TBD	TBD	TBD			
Proposed Use(s)	Ag-Related	Ag-Related	Ag-Related			
Front Yard Setback (m)	15					
Rear Yard Setback (m)		10.6				
	9		10.05			
Side Yard Setback (m)	7.40	7.40	12.05			
Height (m)	7.19	7.19	7.19			
Gross Floor Area (sq m) Lot coverage (%)	2,208 12.5	2,044	2,543 14.43			
		11.0	14.40			
10. Provincial Pol		· · · · · · · · · · · · · · · · · · ·	" 2(4) of the D	· - A-A		
Is this application consiste R.S.O. 1990, c. P.13, as a	mended?				■ Yes □ No	
Is any portion of the subje					Yes No	
Is any portion of the subject lands within the Niagara Escarpment Plan Area?						
If yes to any, explain how The proposed Agricultural agriculture-related uses vit	Supply & Service Fa	cility supports the PP	PS (2024) by protec	cting prime farmla	ınd and enabling	
farms, and the facility will be self-contained, replacing fallow land without impacting adjacent operations.						

11. Official Plan Information	
Existing Niagara Regional Official Plan designation(s) of the subject lands:	
Specialty Crop Area	
Does this application conform to the Niagara Regional Official Plan?	No
If yes, explain how this application conforms to the Niagara Regional Official Plan: The ROP (2022) permits Ag-Related uses in specialty crop areas where they are compatible, appropriately scaled, supportive of surrounding operations. Compatibility has been demonstrated through buffering and truck loading orientation. The building has been scaled to reduce massing impacts on surrounding lands. The proposed developm will enhance existing operations by relieving farmers of the need to construct duplicative facilities on prime lands.	
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: Agricultural	
Does this application conform to the Town of Niagara-on-the-Lake Official Plan?	l No
If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Official Plan: The proposed year-round Ag-Related facility meets the goals of the Town OP (2017) by selling produce from local growers to major retailers, supporting the viability of regional agriculture. The development will protect surrounding farmland and maintain a scale appropriate to the rural setting. It will strengthen Niagara's agricultural economy with negatively impacting adjacent uses or nearby farming operations.	out
	No
If yes, what is the Official Plan designation that the amendment is proposing to change or replace?	
Does the proposed amendment change, replace, or delete a policy in the Official Plan?  If yes, which Official Plan policy is to be changed, replaced, or deleted?	l No
Does the proposed amendment add a policy to the Official Plan?	l No
If yes, what is the nature and extent of the Official Plan policy that the amendment is proposing to add?	
Do the subject lands have a pre-determined requirement for maximum height or density?	No
Does this application propose to alter the boundaries of an existing settlement area?	No
Does this application propose to remove any lands from an existing employment area?	No
If yes to any of the above questions, provide details of the Official Plan policies that deal with the matter(s): The NOTL Zoning By-Law 500A-74 lists the maximum height of the building as 10.67 m for all Rural (A) & Suburbar Residential (RS) zones.	1
Explain the purpose for the proposed Town of Niagara-on-the-Lake Official Plan amendment (if applicable):	
12. Zoning Information	
Existing Town of Niagara-on-the-Lake Zoning of the subject lands: Suburban Residential (RS) & Rural (A) Zone.	
Explain the nature and extent of the proposed Zoning By-law Amendment:  A site-specific Zoning By-Law amendment is being proposed to add the "Agricultural Supply & Service Facility" use a permitted land use for the subject lands & to permit the surplus farm dwelling severance. The proposed site zoning change will be from "Rural (A)" to "Rural (A-XX) Zone - Site Specific Zone". The proposed zoning will be "SPECIAL EXCEPTION XY - Niagara Orchard & Vineyard Corporation (21.A.XY) ZONE".	as a
Explain the reason for the proposed Zoning By-law Amendment: Currently, "Agricultural Supply & Service Facility" is not listed as a permitted use for the subject lands under the curr zoning by-law. The amendment seeks to add the "Agricultural Supply & Service Facility" land use designation to the subject property to allow for the operation of an Agricultural Supply & Service Facility. Residential uses are being prohibited in the "Rural (A-XX) Zone - Site Specific Zone".	
13. Surrounding Land Uses	
North Agricultural & Residential	
South Agricultural	
East Agricultural & Produce Storage Facility	
West Agricultural & Residential	

14. Previous Applications (if applicable)				
Have the subject lands ever been the subject of an application under the <i>Planning Act, R.S.O. 1990</i> , c. <i>P.13, as amended</i> for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or a Minister's zoning order?				
Registered Owner under the <i>Planning</i> of subdivision or condominium, a consea zoning by-law amendment, or Minister	· ·	or approval of a plan 🔳 No		
If yes to either, provide the information				
Application Type	File Number	Status of the Application		
15. Concurrent Application	ne (if applicable)			
Application Type	File Number	Status of the Application		
Consent to Sever	TBD	TBD		
Condon to Cara	120			
16. Checklist of Requirement	ents for a Complete Applica	ation (all boxes must be checked)		
	mation must accompany this application:			
One (1) signed copy of the Pr				
	s (payable by cash, cheque, or debit);			
	e subject lands from the Land Registry C	Office, dated within one (1) month of		
	all PIN printouts and Legal Instruments one (1) month of receipt of this application			
	Two (2) folded hardcopies of the Reference Plan(s) included in the legal description of the subject lands, to scale (unfolded copies will not be accepted);			
Two (2) hardcopies of a draft	Two (2) hardcopies of a draft by-law for each separate document being amended;			
Two (2) hardcopies of a scheen	dule accompanying each draft by-law, if a	applicable;		
Two (2) hardcopies of all r Agreement;	equired plans, reports, and information	n identified on the Pre-Consultation		
For all large-format plans, two (2) sets of reduced plans on 11' X 17' paper; and				
One (1) digital copy, in PDF format, of all required materials.				
This application will be circulated to various agencies for review and comment. Where the scope or nature of the application requires input from a large number of agencies, additional copies of this application and accompanying plans, reports, and information may be required.				
17. Checklist of Drawing Requirements (all applicable boxes must be checked)				
	is application must show the following info			
North arrow;	-			
Metric scale;				
The boundaries and dimensions of the subject lands;				
The location, size, type, and setbacks of all existing and proposed buildings and structures on the subject lands;				
Natural and artificial features located within or adjacent to the subject lands, such as buildings, railways, roads/highways, pipelines, watercourses, drainage ditches, top of banks, wetlands, wooded areas, wells, septic tanks, and parking and docking facilities (if access to the subject lands is by waterway only), or any other features that may affect this application in the opinion of the Registered Owner/Authorized Agent;				
	nt lands (for example, residential, agricult			
<ul> <li>The location, width and name any road/highway within or abutting the subject lands, and indicating whether it is an unopened road allowance, a public road, a private road, or a right-of-way; and</li> <li>The location and nature of any easement affecting the subject lands (if applicable).</li> </ul>				
Community & Development Services Staff may request that additional information be provided in the plans and drawings that accomment this application, based on the scope and nature of the proposal.				

	with this application:	
	with the particular to	
	ate	Author
Planting Justification Report	8 <b>±</b> : 2025	for the for the NOS
Stage 1 & 2 Archaeological Assessment	V.a. 2020	uch Ration Pearly Downart Canaull
Site Survey	Eec. 2725	Profession of Eurosian.
Severance Sketch	May 1915	er (15. grava) å unsalled.
PfN Map & Parcel Registry	Atq. 1525	Ming will observed Cottains, 2025
Sha Plan, Ficor Plan, & Elevations	Sal 7027	. hober of an above 21 of a physic:
Laridscaping Flag	OB. 7023	(a) (a) (b) (b) (b) (δ ≠ δ
Orart Zoning By-Law Amendment	Ser. 2023	form and Burford (LANCE)
Private Wastawater Servicing Report	Jun 1021	roys father's "Services
Pro-Dodai Batida Agreament	866 193	La Mina Mala Hi
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4 J. Gropp Orchards (Name of Registered Owner/Company)	AM THE REGISTERED	OWNER OF THE SUBJECT LANDS AN
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orms part of the public record which may be pu	blished on the Town of	Niagara-on-the-Lake website or by other
neans. The name and business address of the R	•	•
ACKNOWLEDGE AND AGREE that the Town on property to view, photograph and survey my p	of Niagara-on-the-Lake,	its employees and agents may enter only
		• •
ACKNOWLEDGE AND AGREE that all costs		
Owner. The Registered Owner shall reimburse the		
y the Town of Niagara-on-the-Lake in respect	of this application. With	out limiting the foregoing, the Registere
owner acknowledges and agrees to pay such exp	enses regardless of wh	ether or not this application is approved (
roceeded with and are not refundable. If costs a	re not paid by the due	date imposed by the Town of Niagara-or
ne-Lake, the Registered Owner understands and		costs will be added to the tax bill of the
ubject lands and collected in like manner as prop	erty taxes.	
() (), () //		
(Signature of Registered Owner)	·	(Date)
Authorization of Registered Ov		
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this application is being submitted by an Auti	norized Agent, the Reg	Istered Owner of the subject lands mu
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21. Sworn Declaration	
l. Stephen Bedford	OF THE City of St. Catharines
(Name of Registered Owner/Company or Authorized Agent/Company)	(Name of City, Town, Township, etc.)
IN THE	_
(Name of Regional Municipality or Province)	
DO SOLEMNLY DECLARE that the information contained the documents that accompany this application is true and of	
Declared before me in Town of City, Town, Township, etc.)	(Name of Regional Municipality or Province)
on this day of	Kim Renee Cochrane, a Commissioner, etc.,
Signature of Registered Owner/Authorized Agent)	Cignature of Commissioner of Oath)  Town of Nagara-on-to-Lake.
	Expires December 11, 2017.

## THIS APPLICATION MUST BE SUBMITTED TO:

Town of Niagara-on-the-Lake Community & Development Services 1593 Four Mile Creek Road PO Box 100 Virgil, ON LOS 1T0 Phone: (905) 468-3266 Fax: (905) 468-0301 Website: www.notl.org