



Planning Justification Report

Consent Applications – Boundary Adjustment

Lands west of 228 East & West Line, Town of Niagara-on-the-Lake

For: John Neufeld Farms Limited

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1.0 Introduction

NPG Planning Solutions Inc. are planning consultants to the Owner of lands on the north side of East and West Line, legally described as PT LT 67 PL M1 PT 2 30R5001 in the Town of Niagara-on-the-Lake (the "Subject Lands"). The Subject Lands are located within a Prime Agricultural Area and Specialty Crop Area and are actively farmed as part of a vineyard operation.

Due to vineyard layout and planting patterns, portions of neighbouring vineyard extend onto applicant's lands. Vineyard rows associated with the adjoining agriculture operation are physically located within the applicant's property boundaries, creating a misalignment between land ownership and agricultural use.

To correct this condition, the applicant proposes a minor boundary adjustment whereby Parts 2 and 3 will be severed from Part 1 and conveyed to Parts 4 and 5, respectively, so that the vineyard rows are contained entirely within legally owned parcels. No new lots are being created.

2.0 Description of Subject Lands and Surrounding Area

The Subject Lands are located on the north side of East and West Line in the Town of Niagara-on-the-Lake. The lands form part of a long-established vineyard located within the Specialty Crop Area.

Due to vineyard planting patterns, portions of the adjacent lot's vineyard extend onto Subject Lands, creating a misalignment between legal boundaries and use.

The surrounding area consists predominantly of active agricultural lands and vineyards, with limited rural residential development. (Site photos are attached in appendix B)

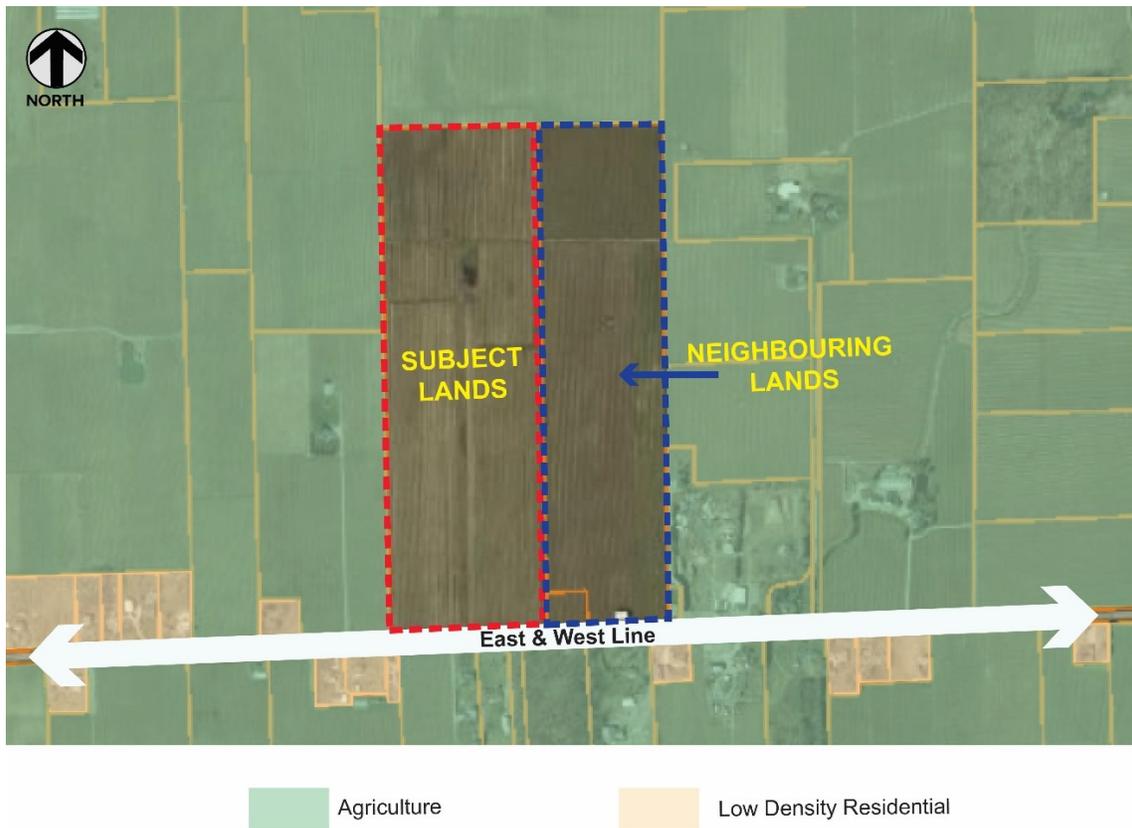


Figure 1 – Aerial Context

- North:** Agricultural
- East:** Agricultural
- South:** Agricultural with Residential
- West:** Agricultural

3.0 Proposed Development

3.1 Proposed Consents

Two boundary adjustment consents are proposed. Firstly, to sever Part 2 from Part 1 and merge with Part 5. Secondly, to sever Part 3 from Part 1 and merge with Part 4. The existing and proposed lot configurations are described below:

Table 1 - Existing Configuration

Lands	Part(s)	Land Area (ha)
Subject Lands	1, 2 and 3	18.08
228 East and West Line	5	13.79
Unaddressed lands East of Subject Lands	4	0.37

Table 2 – Proposed Configuration

Lands	Part(s)	Land Area (ha)
Subject Lands	1	17.92
228 East and West Line	2 and 5	13.92
Unaddressed lands East of Subject Lands	3 and 4	0.39

3.2 Pre-Consultation

The Pre-Consultation Agreement dated December 4, 2025 identified the following requirements for a complete application submission:

1. Planning Justification Report
2. Consent Sketch
3. Property Index Map and Parcel Registers

4.0 Planning Policies

4.1 Planning Act

The *Planning Act*, R.S.O. 1990, Chapter P.13, provides provincial legislation that establishes the requirements for land use planning in Ontario. The Act describes how land uses may be controlled, and who may control them.

POLICY AND ANALYSIS

Section 2 of the *Planning Act* (“the Act”) outlines the matters of provincial interest that the council of a municipality, a planning board and the Ontario Land Tribunal shall have regard for in carrying out their responsibilities under the Act. The following table provides a summary of the provincial interests, along with an analysis as it relates to the Proposed Consents.

Table 3: Analysis of Provincial Interest – Section 2 of Ontario Planning Act

SECTION	PROVINCIAL INTEREST	ANALYSIS
a)	<i>the protection of ecological systems, including natural areas, features and functions</i>	The proposed consents do not affect any natural heritage features, wetlands, woodlands, or ecological systems.

SECTION	PROVINCIAL INTEREST	ANALYSIS
b)	<i>the protection of the agricultural resources of the Province</i>	The proposal protects agricultural resources by ensuring that specialty crop lands used for grape production remain in agricultural use and are legally contained within the parcels on which they are farmed. The boundary adjustment eliminates cross ownership vineyard encroachment and improves the long-term viability of the vineyard without introducing nonfarm development.
c)	<i>the conservation and management of natural resources and the mineral resource base</i>	The proposed boundary adjustment does not affect natural resource extraction or mineral resources. The land will continue to be used for agricultural purposes.
d)	<i>the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest</i>	There are no known heritage or archaeological resources affected by the proposed boundary adjustment. The proposal involves no construction or land disturbance.
e)	<i>the supply, efficient use and conservation of energy and water</i>	The proposal does not alter servicing or water use patterns. The lands will continue to be used for vineyard operations under existing water and irrigation systems.
f)	<i>the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems</i>	This is not applicable.
g)	<i>the minimization of waste</i>	This is not applicable.

SECTION	PROVINCIAL INTEREST	ANALYSIS
<i>h)</i>	<i>the orderly development of safe and healthy communities</i>	This is not applicable.
<i>h.1)</i>	<i>the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies</i>	This is not applicable.
<i>i)</i>	<i>the adequate provision and distribution of educational, health, social, cultural and recreational facilities</i>	This is not applicable.
<i>j)</i>	<i>the adequate provision of a full range of housing, including affordable housing</i>	This is not applicable.
<i>k)</i>	<i>the adequate provision of employment opportunities</i>	This is not applicable.
<i>l)</i>	<i>the protection of the financial and economic well-being of the Province and its municipalities</i>	This is not applicable.
<i>m)</i>	<i>the co-ordination of planning activities of public bodies</i>	This is not applicable.
<i>n)</i>	<i>the resolution of planning conflicts involving public and private interests</i>	This is not applicable.
<i>o)</i>	<i>the protection of public health and safety</i>	This is not applicable.
<i>p)</i>	<i>the appropriate location of growth and development</i>	This is not applicable.
<i>q)</i>	<i>the promotion of development that is designed to be sustainable,</i>	This is not applicable.

SECTION	PROVINCIAL INTEREST	ANALYSIS
	<i>to support public transit and to be oriented to pedestrians</i>	
r)	the promotion of built form that: i.) is well-designed ii.) encourages a sense of place iii.) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant	This is not applicable.
s)	the mitigation of greenhouse gas emissions and adaptation to a changing climate	This is not applicable.

Section 53(12) of the *Planning Act* provides that Council (or the Committee of Adjustment as its delegate) in determining whether provisional consent is to be given shall have regard to the matters under Section 51(24) in the *Planning Act*. The table below assesses the criteria outlined in Section 51(24) in relation to the proposed consent applications.

Table 4: Analysis of Section 51(24) of the Ontario Planning Act

SECTION	CRITERIA	ANALYSIS
a)	<i>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2</i>	The proposed consents have regard for matters of provincial interest under Section 2 of the Planning Act. Specifically, the proposal protects prime agricultural lands and specialty crop areas by maintaining all lands in active agricultural use and correcting vineyard encroachment across ownership boundaries. The boundary adjustment improves the long-term viability of the vineyard and does not introduce any non-farm development or land use conflicts.

SECTION	CRITERIA	ANALYSIS
b)	<i>whether the proposed subdivision is premature or in the public interest</i>	The proposed consents are not premature and are in the public interest as they resolve a legal and operational conflict created by planting across historic lot lines. The boundary adjustment ensures that grape vines are contained within the parcels on which they are farmed, reducing land use conflict between owners and supporting continued agricultural production in a Specialty Crop Area.
c)	<i>whether the plan conforms to the official plan and adjacent plans of subdivision, if any</i>	The proposal conforms to the Niagara Official Plan and the Town of Niagara on the Lake Official Plan, which will permit a minor boundary adjustment in Specialty Crop Areas for legal or technical reasons provided no new lots are created and agricultural viability is maintained. The adjustment corrects vineyard encroachment and improves parcel configuration without creating new development potential.
d)	<i>the suitability of the land for the purposes for which it is to be subdivided</i>	The lands being conveyed contain existing vineyard rows that are actively farmed as part of the Owner's vineyard. The boundary adjustment ensures the land is located within the correct parcel for agricultural purposes. The parcels are suitable in size, shape and access for continued grape production and farm management.
e)	<i>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</i>	No new roads or access points are proposed. Existing farm access from East and West Line will continue to be used. The adjustment does not

SECTION	CRITERIA	ANALYSIS
	<i>subdivision with the established highway system in the vicinity and the adequacy of them</i>	alter traffic patterns, road grades, or access requirements.
f)	<i>the dimensions and shapes of the proposed lots</i>	The proposed boundary adjustment improves the regularity and functionality of the agricultural parcels by eliminating small remnant pieces of land and aligning property boundaries with the actual vineyard layout. The resulting parcels will be more suitable for farm equipment, vineyard management, and future conveyance.
g)	<i>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</i>	The lands will remain subject to agricultural zoning and will continue to be used for vineyard operations. No additional development rights are created and no new residential uses are proposed by the applications.
h)	<i>conservation of natural resources and flood control</i>	The proposal does not impact natural heritage features or watercourses. Existing agricultural use will continue, and no new disturbance is proposed. The adjustment supports the conservation of specialty crop lands by protecting vineyard production.
i)	<i>the adequacy of utilities and municipal services</i>	No new servicing is required. The lands will continue to be used for agricultural purposes with existing servicing arrangements.
j)	<i>the adequacy of school sites</i>	Not applicable. The proposal does not create residential lots or population growth.

SECTION	CRITERIA	ANALYSIS
k)	<i>the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes</i>	The proposal does not create new development and does not alter existing drainage or flood conditions.
l)	<i>the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i>	The proposed boundary adjustment optimizes the efficient use of land and farm infrastructure by aligning legal parcel boundaries with the existing vineyard layout and agricultural operations. No new buildings, services, or energy demands are created. By eliminating cross-ownership vineyard encroachments, the proposal allows irrigation, farm equipment access, and vineyard management systems to function more efficiently, supporting the long-term sustainability of the agricultural operation.
m)	<i>the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated</i>	This is not applicable to the proposed consent as the lands are not subject to Site Plan Control.

CONCLUSION

All of the relevant matters contained within Section 2 and Section 51(24) of the *Planning Act* have been considered throughout this PJR. Subject to the analysis provided in the following sections of this report, the Applications are considered to comply with the provisions of the *Planning Act*.

4.2 Provincial Planning Statement (2024) (PPS)

The PPS sets the policy foundation for regulating land use in Ontario. It requires that proposals are consistent with the PPS, make efficient use of land and services, protect agricultural land, and supports opportunities for long-term economic prosperity.

4.2.1 Lot Creation and Lot Adjustment Policy

The Subject Lands are within a Prime Agricultural Area, and more specifically, a Specialty Crop Area based on the policies and definitions in the PPS.

Policy 4.3.3 of the PPS provides the following regarding Lot Creation in Prime Agricultural Areas:

POLICY

2. *Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons*

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

ANALYSIS

The PPS restricts the creation of new lots in Prime Agricultural Areas but explicitly permits lot adjustments for legal or technical reasons, provided that no new lot is created.

The proposed boundary adjustment qualifies as a legal and technical boundary correction within the meaning of the PPS. Portions of the neighbouring vineyard operation currently extend onto the Applicant's lands, creating a mismatch between registered property boundaries and the location of the agricultural use. This situation represents a technical and legal land issue that interferes with operational control and farm management.

The proposed conveyance of Parts 2 and 3 to the adjoining agricultural parcels is a minor boundary adjustment intended to realign property boundaries with the existing vineyard rows. This correction ensures that each agricultural operation is contained within its own registered parcel, eliminates title conflicts, and improves the long-term function of the Specialty Crop Area.

No new lots are being created, no development rights are added, and all lands remain in agricultural use. The proposal is consistent with the PPS.

4.3 Greenbelt Plan (2017)

The Greenbelt Plan provides policy framework for protecting Ontario's prime agricultural lands and Speciality Crop Areas while permitting limited lot adjustments that support agricultural operations.

4.3.1 Lot Creation Policy

Policy 4.6 of the Greenbelt Plan provides the following direction regarding Lot Creation:

POLICY

For lands falling within the Protected Countryside, the following policies shall apply:

1. Lot creation is discouraged and may only be permitted for:

e) Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in prime agricultural areas, including specialty crop areas, and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature; and

ANALYSIS

Section 4.6 of the Green Belt Plan discourages lot creation within speciality crop areas but permits minor lot adjustments and boundary corrections where they do not create a separate lot for residential dwelling and do not increase fragmentation of architectural land. The proposal does not reduce the amount of land available for grape production. Instead, it ensures that all vineyard lands are legally contained within the parcels on which they are farmed, thereby protecting the integrity of the Specialty Crop Area. The proposed consents represent a minor boundary adjustment to address vineyard encroachment. No new lots are being created, and the proposal does not reduce the land available for speciality crop production. The proposal conforms with the Greenbelt Plan in that regard.

4.4 Niagara Official Plan (2022) (NOP)

The NOP is the long-term, strategic policy planning framework for managing growth in Niagara Region. The NOP identifies what needs to be protected, how and where growth should occur, and the policy tools needed to manage forecast growth and development.

4.4.1. Policies for Lot Creation in Specialty Crop Areas

The Subject Lands are within the Greenbelt Plan Area according to Schedule “A” - *Local Area Municipalities*, and Specialty Crop Area according to Schedule “F” - *Agricultural Land Base*. The following policies apply to the Subject Lands.

POLICY

4.1.5.1 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. Within the Niagara Escarpment Plan Area, the policies of the Niagara Escarpment Plan, as amended from time to time, shall prevail unless the following policies are more restrictive, then the more restrictive policies shall prevail.

- a) The consent is supported through a planning justification report;*
- f) The consent is for legal or technical reasons as determined by Local Area Municipalities, provided they do not create a separate lot for a residential dwelling, there is no increased fragmentation of a key natural heritage feature or key hydrologic feature, and complies with other policies in this Plan; and*

ANALYSIS

The Niagara Official Plan protects Specialty Crop Areas for long-term agricultural use, particularly vineyards. The proposal maintains and strengthens the vineyard operation by ensuring that grape plantings are legally contained within the parcels being farmed. No land is removed from agricultural use. The Niagara Official Plan also permits lot adjustments in Specialty Crop Areas for legal and technical reasons provided that no new lots are created and agricultural viability is maintained. The proposed adjustment corrects a conflict where vines extend onto lands under different ownership. The adjustment improves the function of the farm and conforms with this policy.

4.5 Town of Niagara-on-the-Lake Official Plan

The Town of Niagara-on-the-Lake Official Plan (“Town OP”) guides Niagara-on-the-Lake's physical development through policy direction. Agriculture contributes to Niagara-on-the-Lake in terms of the landscape and economy of the community. The Town OP seeks to protect this unique aspect of Niagara-on-the-Lake to ensure appropriate agricultural activities are located on lands outside of its urban area boundaries.

4.5.1 General Development Policies

Section 6 of the Town OP provides policies pertaining to general development within the Town, including the following which applies to the proposed consent:

POLICY

6.17 *Lot Size: The lot area and lot frontage shall be suitable for the proposed uses and should conform to the provisions of the implementing Zoning By-law. In considering any plan of subdivision or consent application regard shall also be had to the minimum lot sizes provided in the zoning by-law so as to keep the lots as small as possible in relation to the efficient use of land and the need to preserve the agricultural land resource.*

ANALYSIS

The Town OP promotes orderly land use and efficient lot configuration. The proposal aligns legal boundaries with actual agricultural use, eliminating cross-ownership farming and improving land management.

4.5.2 Agriculture

Section 7 of the Town OP provides policy direction specific to the agricultural area. The following policies apply to the Subject Lands:

OBJECTIVES

7.2 (1) *To help ensure the preservation of prime agricultural lands for farming with particular emphasis on the preservation of specialty crop lands.*

- 7.2 (2) *To help preserve the existing and potential agriculturally productive land giving highest priority to Good Tender Fruit/Grape Lands.*
- 7.2 (3) *To allow flexibility to farm operations in both type and size to permit the expansion and contraction of farm operations as necessary provided that the farm remains economically viable and that the size of the farm is appropriate and common in the area.*
- 7.2 (7) *To consider the impact on agriculture as the primary guideline in evaluating development proposals in the agricultural areas.*

POLICY

- 7.4.4 *b) Consents are permitted for minor boundary adjustments or easements provided that:*
- (i) The boundary adjustment is minor, or*
 - (ii) The land for which the consent is requested is to be added to adjoining lands where there is an existing farm operation;*
 - (iii) The parcel to be retained is large enough to support a potentially viable farm operation;*
 - (iv) The consent must comply with other policies of the Plan, and*
 - (v) The consent must not create a separate lot for a residential dwelling.*

ANALYSIS

The proposed consents represent a minor boundary adjustment to correct vineyard encroachment across legal lot lines. The lands to be conveyed will be added to adjoining lands that form part of an existing vineyard operation, thereby consolidating agricultural use and ownership in accordance with Policy 7.4.4(b)(ii).

The retained lands remain large enough to support a viable farm operation, and the proposal maintains agricultural productivity, conforming with Policy 7.4.4(b)(iii). The adjustment supports the objectives of the Official Plan to protect Specialty Crop Areas and agricultural operations, meeting Policy 7.4.4(b)(iv).

No new lot is created, and no residential lot results from the consent, conforming with Policy 7.4.4(b)(v).

Thereby, the proposal conforms with Policy 7.4.4(b) of the Town OP.

4.5.3 General Consent Policy

The policies under this section apply to the Subject Lands with respect to identifying general matters which will be considered through the consent applications. The following policies apply to the Subject Lands:

POLICY AND ANALYSIS

Section 21 of the Town OP speaks to general consent policies that apply in addition to the consent policies of the Agricultural designation. The following table is the list of requirements and analysis of the proposed consent against these policy requirements.

Table 5: Analysis of Section 21.2 of the NOTL Official Plan

Section	Policy	Analysis
1.	<i>Under certain circumstances, where a Plan of Subdivision is not necessary for proper and orderly development, a consent to a land conveyance may be granted in accordance with the following principles in addition to the policies contained within the Regional Niagara Policy Plan. In all cases, the preservation of prime agricultural land from the encroachment of urban-type development shall be a primary objective.</i>	The proposed applications represent a minor boundary adjustment to correct vineyard encroachment across ownership boundaries within a Prime Agricultural and Specialty Crop Area. A Plan of Subdivision is not required, as no new lots or development are proposed. The proposal ensures that lands used for grape production remain in agricultural use and are not subject to urban-type development, thereby satisfying this policy.
2.	<i>The Town will recommend to the Land Division Committee that consents for land severance where new development will be permitted to occur on previously vacant sites should be granted only when it has been established that soil and drainage conditions are suitable to permit the proper siting of buildings, to obtain a sufficient and potable water supply and to permit the installation of an adequate means of sewage disposal.</i>	This policy does not apply, as the proposed consents do not permit new development on previously vacant sites. The lands will continue to be used for agricultural purposes only.
3.	<i>The Town will recommend to the Land Division Committee that consents for severance where the site already contains a building, should only be permitted if existing sanitary sewage disposal, water supply and drainage are adequate and the new lot lines to be created do not render any aspect of such services unsatisfactory.</i>	No buildings are being severed or created. The boundary adjustment does not alter servicing, drainage, or access. The proposal therefore does not render any existing services unsatisfactory.
4.	<i>The Town will recommend to the Land Division Committee that</i>	The resulting parcels continue to front on East and West Line, which is a

Section	Policy	Analysis
	<p><i>consents shall be granted only when the land fronts on an existing public road. The public road is to be of a reasonable standard of construction and maintained year-round. If the effect of a consent would be to require a greater standard of road construction across the frontage of the site in question or beyond that site and/or other municipal services, then the applicant may be required to contribute to the cost of such improvement through a written agreement with the public authority having jurisdiction. In the case of a Local Road, Council will make the determination and its decision will take into consideration:</i></p> <p><i>a) The benefit versus cost; and</i></p> <p><i>b) whether the improvement required is needed on a short or long term basis.</i></p>	<p>municipal road maintained year-round. No new access points are created.</p>
5.	<p><i>Consents should have the effect of infilling in existing urbanized areas and not of extending the urban area.</i></p>	<p>The proposal does not extend the urban area or create urban development. All lands remain in agricultural use. The intent of this policy is satisfied as no urban expansion is proposed.</p>
6.	<p><i>The size of any parcel of land created by a consent should be appropriate for the proposed use and without limiting the generality of the foregoing: a) The lot area and frontage should not be less than the requirements for the relevant classification in the implementing by-law. b) Where existing buildings are involved, the proposed new lot lines shall take into account required yard and setbacks set out in the Zoning By-law. c) Where land is in an urban area, any land which</i></p>	<p>No new lots are created. The adjusted parcels remain appropriate in size and shape for agricultural and vineyard use, and zoning standards continue to apply.</p>

Section	Policy	Analysis
	<i>is fully serviced shall respect the valuable resource of serviced land and the lots created should not greatly exceed the minimum standards of the zoning by-law.</i>	
7.	<i>The Town will recommend to the Land Division Committee that consents should not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades.</i>	No new access points or traffic movements are created. Existing farm access remains unchanged.
8.	<i>The Town will recommend to the Land Division Committee that a plan of subdivision would be more appropriate where the number of lots being created by consent would have a significant impact on the surrounding neighborhood.</i>	No new lots are created. A Plan of Subdivision is not required.
9.	<i>Proposed new lots lines shall take into account the existing pattern of surrounding lands. Wherever possible, new lines shall avoid creating irregular boundaries for the parcel in question or that remaining. Where lands in the Agricultural designation are affected, every attempt shall be made to avoid creating a lot pattern which would make it difficult to farm.</i>	The boundary adjustment aligns new lot lines with the existing vineyard planting pattern and removes irregular cross-ownership vineyard blocks. The proposal improves the ability to farm and avoids creating difficult-to-farm parcels.
10.	<i>Where a minor variance is required, it shall be made a condition of the consent.</i>	No minor variance is required as the proposal maintains compliance with zoning standards.
11.	<i>Where a consent would have the effect of creating an additional access to a Provincial highway, a Regional road or a Niagara Parks Commission Road, or changing the location of an existing access to such a highway, then the approval to such addition or change by the</i>	No new or altered access is proposed.

Section	Policy	Analysis
	<i>Ministry of Transportation and Communication, the Region or the Niagara Parks Commission shall be made a condition of the consent, including such concerns as road widenings, service roads and permission for access.</i>	
12.	<i>All consents within the area of the Niagara Escarpment Plan, as shown on Schedules of this Official Plan, must be in accordance with the policies of the Niagara Escarpment Plan. The consent policies of the Plan shall prevail where they are more restrictive than the Niagara Escarpment Plan.</i>	The Subject Lands are not within the Niagara Escarpment Plan Area.

CONCLUSION

The proposed boundary adjustment conforms with the Town OP. It represents a permitted minor boundary adjustment in a Prime Agricultural and Specialty Crop Area, improves farming, removes land-use conflict, and does not introduce development.

4.6 Town of Niagara-on-the-Lake Zoning By-law

The Subject Lands and the adjoining agricultural lands are zoned Agricultural (A) under Zoning By-law 500A-74, which permits agricultural uses, including vineyards and farm operations.

The proposed consents involve a minor boundary adjustment only and do not create any new lots or introduce any new uses. The lands to be conveyed are being added to adjacent agricultural parcels that form part of an existing vineyard operation.

The retained lands will continue to comply with the minimum lot area, frontage, and yard requirements of the Agricultural zone and will remain capable of supporting an agricultural use.

The adjoining lands that will receive the conveyed parcels are also zoned Agricultural and will continue to comply with the zoning regulations following the boundary adjustment.

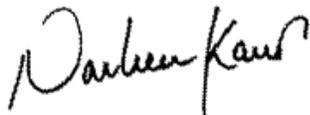
The proposed consents maintain zoning conformity for both the retained and adjoining parcels and no zoning relief is required.

5.0 Summary and Conclusion

It is our opinion the proposed Consent represent good land use planning, are in the public interest and should be approved for the following reasons:

- The proposed consents ensure long-term protection of lands in the Niagara Region's Specialty Crop Area.
- The proposed consents have regard for matters of provincial interest and the criteria provided in Section 51(24) of the *Planning Act*, is consistent with the PPS and conform to the Greenbelt Plan;
- The proposed consents conform to the NOP;
- The proposed consents conform to the Town OP.

Report prepared by:



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Report reviewed and approved by:



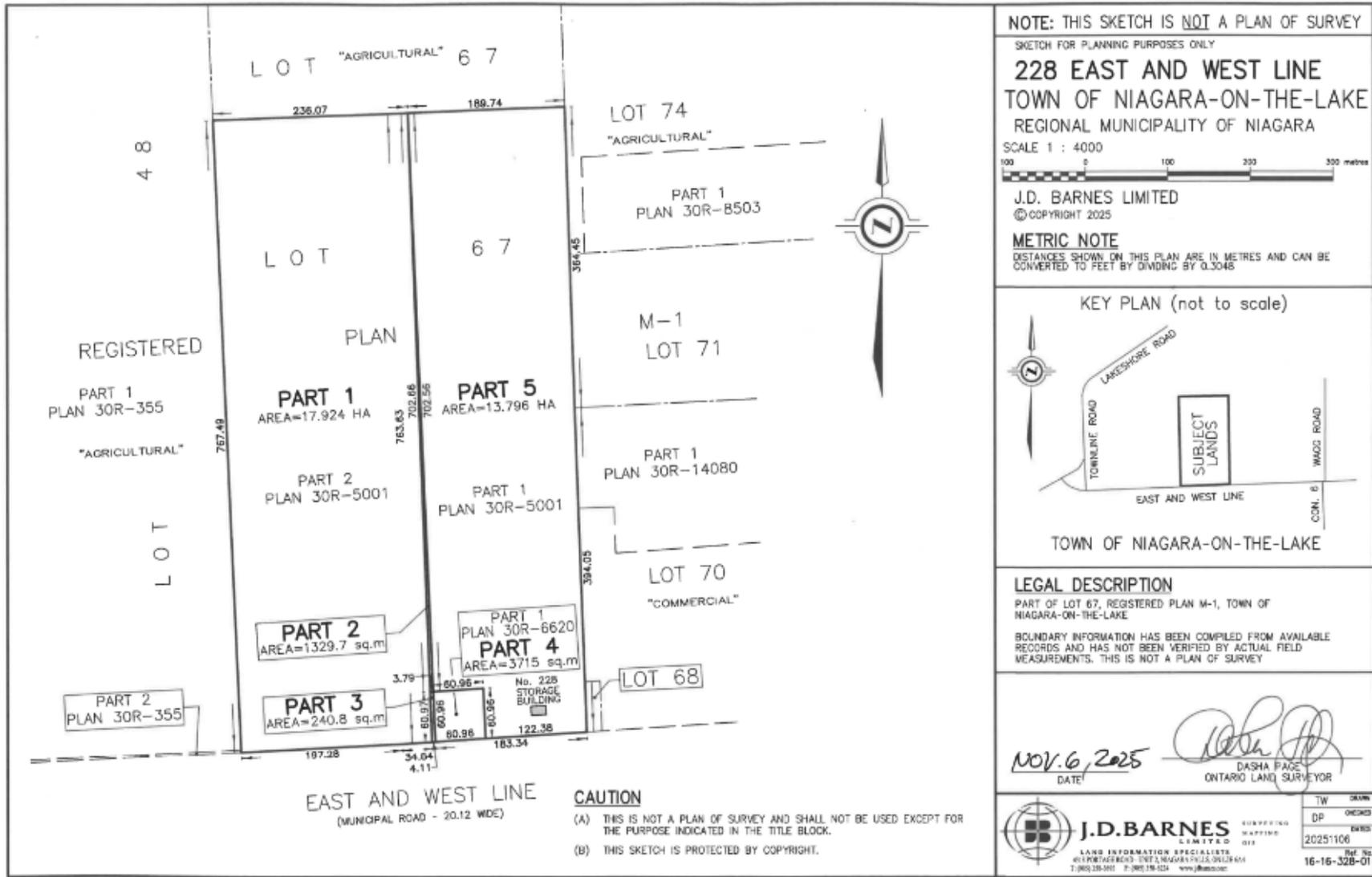
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6.0 Appendices

Appendix A – Consent Sketch



Appendix B – Site Photos



Figure 1 – Subject Lands



Figure 2 – East of Subject Lands



Figure 3 – South of Subject Lands



Figure 4 – West of Subject Lands