



Proposed Zoning By-law Amendment & Consent to Sever Application

Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

Prepared & Submitted by

Stephen Bedford MCIP, RPP, PLE

Principal Planner

LANDx Developments Ltd.

February 2026



Attachments

Revised Site Plan, Floor Plan, & Elevations.....	Attachment 1
Revised Landscape Plan.....	Attachment 2
Revised Septic System Design.....	Attachment 3
Preliminary Grading & Servicing Plan.....	Attachment 4
Functional Servicing Report & Stormwater Management Brief.....	Attachment 5
Memorandum for Historical Watercourse and Riparian Rights re: Sloma Drain.....	Attachment 6
Greenbelt Plan Schedules	Attachment 7
Niagara Official Plan Schedule F - Agricultural Land Base	Attachment 8
NOTL Official Plan Schedule C – Land Use Plan “Virgil”.....	Attachment 9
Severance Sketch.....	Attachment 10
NOTL Zoning By- Law 500A-74 Schedule C (Virgil).....	Attachment 11



1.0 Introduction

1.1 Applications and Purpose

This Planning Justification Addendum has been prepared on behalf of the owners of **727 East and West Line** (the “subject property”), **A.J. Lepp Orchards Ltd.** (the “Applicant”) on behalf of **Niagara Orchard & Vineyard Corporation** (“NOVC”). It is an addendum to the Original Planning Justification Report dated September 2025 in support of applications for a Zoning By-Law Amendment and a Consent to create a 1.76 ha. / 4.36 ac lot from an existing 2.19 ha / 5.41 ac property to provide for the development of an Agriculture-Related use (“Ag-Related”), an Agricultural Supply & Service Facility (“ASSF”), creating a remnant parcel developed with an existing single detached dwelling. The application for consent will also need to be amended to reflect this approach.

These applications were submitted to the Town of Niagara-on-the-Lake (“NOTL”) to facilitate the redevelopment of the subject property for an Agricultural Supply & Service Facility (“ASSF”) as well as the creation of the remnant residential parcel which will provide for the disposal of the existing dwelling on the remnant parcel. The remnant parcel with the existing dwelling meets all the policy and size criteria policies of the Provincial Planning Statement (2024), the Greenbelt Plan (2017), The Niagara Official Plan (2022) and the Town of Niagara-on-the-Lake Official Plan (2017) for new lots on which there are existing dwellings.

This brief addendum has been prepared in response to the November 10th, 2025 Public Open House, as well as the circulation feedback on the consent & zoning application received from Town & Regional staff on November 20th, 2025. The Addendum will provide supplemental analysis in response to the feedback received and provide a professional opinion regarding the changes made to the proposed development in response to comments received.

In response to feedback, the Applicant has revised the site design and supporting materials, including:

- Revised Consent to Sever Application
- Revised Site Plan, Floor Plans, & Elevations (**Attachment 1**)
- Revised Landscape Plan (**Attachment 2**)
- Revised Septic System Design (**Attachment 3**)
- Revised Private Onsite Wastewater Servicing Report
- Revised Zoning By-Law Amendment Text & Schedule

In addition to the revised documentation, the applicant has provided additional technical reports and plans to support the application

- Stage 1 & 2 Archaeological Assessment (*Cleared by Ministry*)
- Preliminary Grading & Servicing Plan (**Attachment 4**)
- Functional Servicing Report & Stormwater Management Brief (**Attachment 5**)
- Memorandum for Historical Watercourse and Riparian Rights re: Sloma Drain (**Attachment 6**)
- Geotechnical Investigation Report
- Submission 1 Comment Response Matrix



The analysis and conclusions of the previous Planning Justification Report have not changed. The proposed development continues to be consistent with higher order planning policy including the Planning Act (1990), Provincial Planning Statement (2024), Greenbelt Plan (2017), and the Publication 851 – Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas (2016). The development also continues to be in conformity with the requirements of both the Niagara Region Official Plan (2022) and the Town of Niagara-on-the-Lake Official Plan (2017). This Addendum will respond directly to the policy framework comments provided by the Municipality.

1.2 Revised Plans

Site Plan

There was feedback received specifically responding to the proposed changes being requested to the zoning by-law. Even though the changes to setbacks that were being requested were inconsequential in terms of the impact that the development will have on adjacent agricultural uses, the proposed building has been reduced in size to enable the proposed ASSF to meet the front and rear yard setback requirements as required in the Rural (A) zone. The revised proposal shows that the front yard setback has increased from the original 15m / 49 ft to 15.24m / 50 ft. while the rear yard setback has increased from the original 10.04m / 35 ft to 15.24m / 50 ft. The increases to the setbacks have reduced the coverage of the ASSF from 38.32% to 36.72% which in turn increased the landscaped open space coverage from 21% to 24%. The ASSF will require amendments to the minimum lot size and the maximum building coverage but the design of the ASSF optimises the small lot in order to minimize any loss of agricultural lands while achieving compatibility with the surrounding land uses. **(Attachment 1)**

The farm dwelling is being recognized as existing and as a result, the reduced front yard setback and lot depth for the farm dwelling is caused by the road widening dedication required by the Town. The reduced lot depth, front yard, and rear yard setbacks continue to provide adequate property for the new sand mantle septic system to service the existing dwelling.

Landscape Plan

The landscape plan was revised in order to provide for adequate visual screening of the facility from adjacent land uses while maintaining existing drainage patterns.

The farm dwelling will have Eastern White Cedar hedges set up alongside the side and rear lot lines, ensuring that they do not interfere with the proposed infiltration trenches and the sand mantle septic system. This design ensures that the potential residents of the farm dwelling will not be affected by the normal farm operations of the proposed ASSF. The existing trees on site will be retained as they add to the character of the existing farm dwelling.

There will be an Eastern White Cedar hedge provided to buffer the western access driveway from the existing residential dwellings to the west of the lot in addition to a 1.8m tall wood board-on-board fence. The same cedar hedge will also extend towards the northern side of the western parking lot, continuing the visual buffering while stopping short of the existing swale in the northwestern corner. There is a break provided in the western cedar hedge for stormwater management purposes, enabling the infiltration trench on the farm dwelling to drain into the western parking lot towards the existing swale. The remainder of the landscape strip is to be sodded.



The northern parking lot of the ASSF will have a cedar hedge that is shorter than the aforementioned cedar hedges as to present the visual appeal of the front elevation of the ASSF.

This approach buffers the adjacent land uses to the west of the site and the western access driveway from the activity of the normal operations as well as ensuring that the existing farm dwelling alongside the front of the ASSF continues to contribute to the character of East and West Line. **(Attachment 2)**

Septic System

The Private Onsite Wastewater Servicing Report has been revised to reflect updated information gained from discussions with the Niagara Region Sewage Regulating office regarding the existing septic systems and contingency leaching bed areas. The septic system design has also been updated to be consistent with the revised site plan. A Geotechnical Investigation Report prepared by Soil-Mat Engineers & Consultants Ltd. has been provided with the resubmission to assist in the review of the revised septic system design.

The existing dwelling will now be serviced by an approx. 400m² / 4,306 SF sand mantle septic system located in the rear yard of the dwelling that will incorporate a new 1,000L pump tank and a raised filter bed. The existing well, though not currently in use for the existing dwelling, will be retained on site.

The proposed ASSF's septic system will include 4 shallow buried trenches (approx. 162m² / 1744 SF each.) with 1.5 in. pressurized PVC piping and chamber spaced 2m alongside an 18,900L min double chamber concrete septic tank that will be located in the rear yard of the ASSF. A contingency replacement septic system is proposed, consisting of two leaching beds, each approximately 162 m² / 1,744 SF in size, to be installed if required. In the event that the replacement system is needed, then the tanks will be located to ensure no damage occurs to the tile drain. **(Attachment 3)**

Fire System & OBC Matrix

The Town has requested additional feedback relating to fire safety requirements for the site.

In response, the site has been redesigned to become a F3 (Group F Division 3) - Low-Hazard Industrial Occupancy building. The building is no longer separated into individual sections but one single building as the fire wall has been removed. The previously unenclosed connection between the northern and southern building has now been enclosed but still provides access between the respective sections of the building. The proposed western fire hydrant will remain to ensure that the southern portion of the building will be protected. The northern section of the building will be serviced by an existing fire hydrant located on East and West Line. An OBC matrix has been provided with the site plan, formally classifying the Low-Hazard Industrial Occupancy building. It does not require sprinkler or fire alarm systems but does require standpipe systems. The building will be built using non-combustible materials. **(Attachment 1)**



2.0 Planning Policy Framework

2.1 Provincial Planning Statement, 2024

The subject property is within a “Prime Agricultural Area – Speciality Crop Area” based on the policies and definitions provided within the Provincial Planning Statement (“PPS”). See Section 6.2 of the original Planning Justification Report for details.

- Section 4.3.3.1, states: *“Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:*
 - 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 to a minimum 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 approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective;”*

The following sections state that “new Lots” can be created for Ag-Related uses on minimum sized lots needed to accommodate the use and appropriate sewage and water services.

In this case, the owner has purchased a small existing lot, rather than purchasing a large property and severing a smaller lot only for the proposed ASSF use and negatively impacting prime agricultural lands. This approach has the benefit of minimizing the amount of prime agricultural land being removed from production as the site is not being farmed at the present time. The creation of the new lot for the ASSF creates a remnant parcel presently developed with a farm dwelling that already exists. This remnant parcel meets all the requirements of Section 4.3.3.1 c) 1. and 4.3.3.1 c) 2. for new lots that are already developed with an existing dwelling.

- Section 4.3.6.1, states: *“Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network.”*

The proposal for an ASSF is designed to support the thriving agri-food network located within the Town and the Region as the operations of the ASSF are designed to enhance and streamline the operations of local farming & growing operations. The operation consists of purchasing locally grown fruits for packaging and sale to local & national retailers on behalf of the farmers. The ASSF will carry out the sale and rental of farming equipment, crop protection materials, and nutrients required for the day-to-day farming operations. As such, the ASSF provides comprehensive supports the agri-food network by ensuring the economic stability of local farming operations and as such, meets the intent of Section 4.3.6.1.

The analysis presented in Section 6.2 of the original Planning Justification Report remains unchanged.



2.2 The Greenbelt Plan, 2017

The subject property is located within the Greenbelt Area and is designated as “Specialty Crop Area (Niagara Peninsula Tender Fruit and Grape Area)” within the “Protected Countryside” designation. Lands under this designation shall be protected for the long-term use for agriculture, with Specialty Crop Areas given the highest priority for protection. **(Attachment 7)**. See Section 6.3 of the original Planning Justification Report for details.

- Section 4.6.1, states: *“Lot creation is discouraged and may only be permitted for:*
 - b. Within prime agricultural areas, including specialty crop areas:*
 - ii. Agriculture-related uses, provided that any new lot shall be limited to the minimum size needed to accommodate the use and appropriate sewage and water services;*
 - 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.*

Section 4.6.1 b) ii. provides for the creation of a lot for Ag-Related uses. The proposed lot is the minimum size needed to accommodate the proposed ASSF and will be properly serviced with both water and septic services. The creation of the lot for the ASSF consistent with the Greenbelt Plan by providing for the creation of the remnant residential lot which is presently developed with a single detached dwelling, consistent with the policies of Section 4.6.1 f) i. & 4.6.1 f) ii.

The analysis presented in Section 6.3 of the original Planning Justification Report remains unchanged.

2.3 Niagara Official Plan (2022)

The subject property is designated as Speciality Crop Area within the Niagara Official Plan (“NOP”). The proposed ASSF is permitted within this designation. See Section 6.5 of the original Planning Justification Report for details. **(Attachment 8)**

The NOP has policies that speak to the creation of lots for Ag-Related uses relevant to this proposal.

- Policy 4.1.5.1, states: *“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.*
 - a. the consent is supported through a planning justification report;*
 - c. the consent is for an agriculture-related use, provided that any new lot shall be limited to the minimum size needed to accommodate the use and appropriate sewage and water services;*



Policy 4.1.5.1 c) provides for the creation of lots for Ag-Related uses subject to the proposed lot's ability to meet the minimum size criteria and provide adequate sewer and water services. The proposed lot for the ASSF meets the minimum size requirements to serve the proposed use, and can be serviced with private septic and Town water from the existing watermain.

Town staff have reviewed the application and requested supplemental analysis through a Planning Justification Addendum related to several NOP policies, specifically:

- Policy 5.2.3.1, which states: *“Lateral connections to Regional water or wastewater mains are not permitted outside the urban area boundaries.”*
- Policy 5.2.3.3, which states: *“All development outside the urban areas shall be serviced by sustainable individual on-site water and individual on-site sewage services, except an existing lot of record outside the urban areas may be permitted to connect to existing municipal services subject to the following:*
 - *Where municipal sewers or water supply mains have been extended outside the urban areas to correct an existing health problem as determined by the Medical Officer of Health or where there is a clean-up order from the Ministry of Environment, Conservation and Parks”*

In response to Policy 5.2.3.1; There is currently a 200mm Town of Niagara-on-the-Lake owned and operated watermain within the East and West Line road allowance. It is not a Regional watermain.

The Town's Official Plan provides policy direction related to this Regional policy as presented below:

- Section 6.30.1 b), states: *“As local municipal services become available along property frontage, adjacent owners will be required to connect to them and will be subject to service area charges even if peripheral to an urban boundary area. Where farm property is peripheral to an urban boundary the Town may enter agreements with the properties' owner so that the cost of servicing recognizes the farm use.”*

The section from the Town's Official Plan requires that adjacent owners be required to connect their properties to municipal services when they become available. In this case the proposed use meets this policy requirement as it is connecting to existing Town services provided within East and West Line.

Septic systems have been designed to serve both properties and meet the Regional Health Unit requirements. Revised septic design plans that follow the direction of Region staff are being submitted with this addendum.

Policy 5.2.3.3: The subject property, an “existing lot of record” currently has a single lateral connection to the Town-owned watermain to service the existing dwelling. It is also being serviced by an on-site private septic system. This situation exists and can continue.

Policy 5.2.3.3 also provides for the connection of “existing lots of record” to connect to existing municipal services, the Town water main, under limited circumstances. In this case, the proposed connection to the Town watermain by the ASSF will not correct an existing health problem but it will ensure that a health problem is not created in the future and will provide for the servicing of a permitted Ag-Related use, the ASSF, without the extension of any municipal services. Such a connection can be made without compromising any existing NOP servicing policies.



In any event, Section 6. 30. 1 b) requires the ASSF to be connected to the existing watermain consistent with Regional Policy 5.2.3.3.

- Policy 4.1.7.7, states: *“The appropriate scale for on-farm diversified uses may vary depending on the type of use and whether the activities are located in the specialty crop area or in other prime agricultural areas. The following criteria shall be considered when reviewing applications for proposed agriculture-related uses:*
 - a. *Whether the proposed activity is more appropriately located in a nearby settlement area or on rural lands;*
 - b. *Whether the use is required for or in close proximity to the agricultural operation for it to support and complement the agricultural activity;*
 - c. *The extent to which the use is compatible with the existing farming operation and surrounding farming operations;*
 - d. *Whether the scale of the activity is appropriate to the site and farming operation;*
 - e. *Whether the use is consistent with and maintains the character of the agricultural area;*
 - f. *The use does not generate potentially conflicting off-site impacts;*
 - g. *The activity does not include a new residential use;*
 - h. *The use is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and private sewage treatment systems;*
 - i. *The use does not require significant improvements to infrastructure; and*
 - j. *The use complies with all other applicable provisions of this Plan.*

Analysis of Policy 4.1.7.7 is provided within the original Planning Justification Report. As part of the circulation comments, Town staff have specifically requested further justification related to criterion b, d, e, f, h, and i. This supplemental justification is detailed below:

Criterion b)

The owner has confirmed that with their many years of experience, and like the Vineland Growers Co-Operative use next door, the proposed ASSF is required from a marketing and customer access perspective to be close to local farm operations. It is necessary that the ASSF will benefit greatly from being in the heart of the agricultural area of NOTL and close to farm operations. The proposed use will be easily accessible to the farm community being on East and West Line and east of Niagara Stone Road.

Furthermore, the location allows for ease of access to farmers, enabling them to utilise the cold storage facilities of the ASSF. This allows farmers to focus their efforts on growing their crops rather than investing resources in building barns or storage structures on valuable agricultural lands. The farm operators will also travel to the facility to purchase the wide variety of agricultural supplies and services being sold.

Criterion d)

The existing 2.19 ha / 5.41 ac property was created many years ago. While it is possible for the land to be farmed economically as a specialized operation, the lot is undersized for an effective farm operation in today’s economic environment. The proposed ASSF effectively takes advantage of an existing undersized farm that is small for today’s independent farming operations. Using the proposed 1.76 ha. / 4.35 ac. lot means the ASSF will consume a minimal amount of prime agricultural land. The development is adjacent to two (2) vineyards which will not be negatively impacted by the ASSF.



The proposed ASSF will be adjacent to the Co-Operative owned and operated by Vineland Growers that received planning approvals for a proposed expansion, increasing the size of their building to 8,140m² / 87,619 SF. The existing Co-Operative has demonstrated compatibility with the surrounding agricultural operations over time. Locating the proposed 6,473m² / 69,675 SF ASSF will be similarly compatible, (noise, truck movements and adjacency to vineyards) with the surrounding agricultural lands by creating a cluster of Ag-Related uses, both benefiting from being in close proximity to the surrounding farmlands.

Criterion e)

The recent approval of the expansion of the Ag-Related Use, the Vineland Growers Co-Operative, confirms that this type of Ag-Related use is “consistent with and maintains the character” of the agricultural area.

The existing Vineland Growers Co-operative has established a character for this area at the corner of East and West Line and Concession 4 Road. While similar in use, the proposed ASSF will have a reduced individual impact on the area as there are fewer loading docks (NOVC’s 11 vs Vineland Growers’ 28) and all truck & loading facilities will face towards the east and west, ensuring that loading & unloading activities will not be seen from East and West Line. Noise from the loading facilities will be mainly directed to the east and west which abuts the Vineland Growers Co-Operative and a vineyard respectively. The property is smaller and consumes less prime agricultural land as its storm water will not be managed by a land-intensive Stormwater Management Pond but controlled via preambles pavers and French drains under the driveway and parking facilities and alongside the boundaries of the lots. **(Attachment 4)**

The interface between the existing vineyards and the Ag-Related uses have existed and will continue to be compatible with the surrounding land uses for many years.

The proposed ASSF along with the adjacent Co-Operative will continue to create a positive character of the agricultural area. It should be noted that this cluster of uses ensures the area is not adversely affected by the scattering of these Ag-Related commercial & industrial uses throughout the agricultural area.

Criterion f)

The proposal does not generate negative off-site impacts to the adjacent agricultural uses. Functional Servicing Report + Stormwater Management Brief & a Preliminary Grading & Servicing plan has been prepared by LandSmith Engineering & Consulting Ltd. as **Attachment 4 & Attachment 5** which illustrates that drainage patterns in the immediate area will not change.

Drainage onto the subject property from the south, will continue to move across the property, both within the 8-inch tile drain as well as surface flow that historically exists.

The potential impact of this development on the Sloma Drain and adjacent agricultural uses (vineyards) was a major concern raised by neighbours at the Public Open House. As a result, reference should be made directly to the attached memorandum dated January 23rd, 2026 and the supporting material describing how the riparian rights for the overland flows have been established and that said flows will not be compromised. The Functional Servicing Report & Stormwater Management Brief must also be reviewed and understood in detail as the information presented clarifies the drainage situation for neighbours. The drainage patterns created by the development will replicate the existing drainage patterns and will not introduce any additional flows. The proposed development has been designed so



it will not negatively impact the surface or underground drainage of any adjacent neighbouring properties.
(Attachment 6)

The proposed southern (Rear Yard) and western (Interior Side Yard) setbacks of the proposed ASSF structure and parking location ensure that there will be no operational impact on the adjacent vineyards and the machinery used on the vineyards will be able to operate uninhibited. Noise emanating from the loading areas being proposed will not impact the adjacent vineyards.

In addition, the design of the ASSF directs any noise from the loading docks to the east and west, buffering the residential and non-farm residential uses on the north side of East & West Line from the noise-generating activities. Moreover, the operations of the ASSF are self-contained within the structure which prevents noise resulting from normal farm operations from leaving the building.

Criterion h)

The proposed ASSF will have minimal water requirements. It will be connected to the existing Town water main located across East and West Line and the existing farm dwelling will continue to have a connection to the existing watermain. Both the ASSF and the existing farm dwelling will utilise private on-site septic systems that have been designed to meet the limited scale and needs of both uses.
(Attachment 3) (Attachment 4)

Criterion i)

The proposed development does not require any improvements to the municipal servicing infrastructure. The ASSF and the existing farm dwelling are designed to use on-site private septic services and the existing water service located on East and West Line.

No changes to the East and West Line road allowance have been required for the expansion of the Vineland Growers Co-Operative. Given the reduced number of loading docks being provided for NOVC compared to the Co-Operative, it can reasonably be anticipated that there will be no need for any changes to the road allowance along the frontage of 727 East and West Line.

Town staff have not identified the need for any changes to the Road allowance beyond the requested road widening.

- Section 4.1.6.2, states: *“The severance of a residence surplus to a farming operation may be permitted under the following circumstances:*
 - a. *the lot contains a habitable residence, which existed as of June 16, 2006, that is rendered surplus as a result of farm consolidation;*
 - b. *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 private sewage disposal system as determined by Provincial and Regional requirements to a maximum of one hectare;*
 - c. *to reduce fragmentation of the agricultural land base, the retained lot shall be merged with an abutting parcel. Where merging of two lots is not possible, the retained farm parcel shall be zoned to preclude its use for residential purposes.*



It is noted that consistent with Policy 4.1.6.2 a) & b), the remnant parcel presently developed with a single detached dwelling meets both the policy and the minimum size requirements for a new residential lot as well as the servicing requirements. The subject parcel being created for the ASSF will be zoned to restrict the construction of any new residences, keeping in line with the direction of Policy 4.1.6.2 c).

The ASSF and its proposed lot is a permitted Ag-Related use located within the specialty crop area. The ASSF will be compatible with the surrounding agricultural land uses, ensuring that the viability of Niagara's agricultural system remains stable and profitable.

The analysis presented in Section 6.5 of the original Planning Justification Report remains unchanged.

2.4 Town of Niagara-on-the-Lake Official Plan (2017)

The Town of Niagara-on-the-Lake Official Plan ("Town OP") designates the lands in Schedule A - Land Use Plan as 'Agricultural'. **(Attachment 9)** Consistent with Provincial policy, the designation permits the use of the ASSF as a "*small-scale industrial and commercial activities that are directly related to and serve agriculture and require a location in close proximity to farms.*" See Section 6.6 of the original Planning Justification Report for details.

Town staff have reviewed the application and requested supplemental analysis through a Planning Justification Addendum related to a number of Town OP policies, specifically:

- Section 7.3.1, which states: "*In the agricultural designation the following uses shall be permitted:*
 - *Small scale industrial and commercial activities that are directly related to and serve agriculture and require a location in close proximity to farms. Provided that such uses are not in conflict with the Niagara Escarpment Plan, as amended from time to time and it is not possible for such uses to locate in Urban Areas. Such uses should also be located so that their effect on surrounding prime agricultural land and viable farm operations is minimized.* "

The subject property is not within the Niagara Escarpment Plan Area. Experience has shown for both the Vineland Growers Co-Operative as well as the proposed ASSF that they are best located in the agricultural area in close proximity to customers rather than in the urban Glendale Industrial Area remote from customers. The Virgil industrial area is already fully developed.

As an Ag-Related use, it is reliant on local farms being able to access the facility with ease for both delivery of fruit and the purchase and pick up of supplies on a regular basis. Locating the ASSF in this location where it is readily accessible by the farming community also alleviates the negative impacts of the present uses within Virgil that are adjacent to sensitive urban residential dwellings.

The proposed ASSF on its 1.76 ha / 4.36 ac lot is small in scale and appropriate for its intended use. The various agricultural policies aim to ensure that prime agricultural lands are preserved for agriculture and that any new use supports the agricultural economy and remains compatible with the surrounding agricultural area.



Careful site design has minimized any negative impacts on surrounding farm operations, vineyards and adjacent Vineland Growers, as well as the non-farm dwellings nearby. Servicing impacts have been considered such that both the ASSF and the existing farm dwelling will receive adequate water servicing from the existing town water main. Both the ASSF and the farm dwelling will have private on-site septic servicing ensuring that the site is self-sufficient and will not impact surrounding agricultural lands. The provision of these services will not negatively impact adjacent properties.

The present functions of this proposed ASSF are spread into three existing facilities, one in the agricultural area and two within Virgil. These isolated facilities are proving to be inefficient from both an operational and an economic standpoint. The facilities in Virgil are located on two Regional Roads; which creates traffic congestion on Virgil's "main street", Niagara Stone Road. The Niagara Stone Road ASSF is also adjacent to urban residential uses which is causing ongoing disruption to the designated residential environment. In addition, the relocation of these uses will provide the opportunity for the redevelopment of these sites, more consistent with the long-term plans for Virgil.

Town Staff also provided comments related to the proposed consent, specifically:

- Section 7.4.4. e), which states: *"Consents may be granted for a residence surplus to a farming operation as a result of a "farm consolidation" (refer to Greenbelt Plan for definition) 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 application to create a lot for an Ag-Related use is supported by the PPS, the Greenbelt Plan, and the NOP.

In this case the 1.76 ha / 4.36 ac. lot (the "Subject Property" / Part 2) on which the ASSF is being created is the focus of this application. The parcel with the existing dwelling (Part 1) is the remnant parcel resulting from the severance to create the independent ASSF use. The remnant parcel meets the size requirements for the creation of a new residential lot at the required (0.4 ha. / 1 ac.). The lot with the farm dwelling is the remnant parcel from the application to create a lot for an Ag-Related ASSF use which is permitted. Part 3 will continue to be dedicated to the Town in the future for road widening purposes. **(Attachment 10)**

Unlike the PPS, Greenbelt Plan and the NOP; the Town, while permitting *"small scale industrial and commercial activities"*, the Town OP does not specifically speak to the ability to create a new lot for an Ag-Related use. Given the policy direction from senior planning policy documents and the fact that the proposed lot for the Ag-Related use meets the policy direction of size and scale of the senior planning policy documents; it is not necessary to have an Official Plan Amendment for the Town to approve the proposed lot for the Ag-Related use of the ASSF.



At 1.76 ha / 4.36 ac., the proposed lot is small in scale and significantly smaller than the adjacent Vineland Growers' lot (a similar Ag-Related Use) at 3.02 ha. / 7.46 ac. the proposed building is also smaller in scale at a proposed building at 6,473m² / 69,675 SF compared to Vineland Growers' 8,140m² / 87,619 SF, implementing the overarching policy of the PPS and Greenbelt Plan to minimize the reduction of prime agricultural land and not negatively impact adjacent agricultural operations.

While small, the subject property in its existing condition is a farm. The proposed development, an Ag-Related use, is also an agricultural use. The business conducts activities that are an essential part of the agricultural system, providing services that support farm production and the regional agricultural value chain. Functionally and economically, the facility supports primary agricultural production by increasing farm productivity, reducing post-harvest losses, enabling market access for growers, and providing farm inputs and services. Furthermore:

- The facility's packing, sorting and cold storage services directly preserve, add value to, and prepare fruit produced by local farms for market. These services occur immediately post-harvest and are a necessary extension of production activities.
- The retail and distribution of agricultural supplies (seed, fertilizer, crop protection, equipment parts) facilitate farm production and on-farm maintenance. Supplying inputs and services to farms is a classic farm-support activity.
- The facility is part of the farm-to-market agricultural network / supply chain (aggregation, consolidation, value-adding, distribution).
- By enabling value-added activities (packing, grading, cooling), the facility increases farm incomes and contributes to the economic viability of farming, consistent with objectives of agricultural policies that favour on-farm diversification and value-added agriculture)

The proposed zoning of the severed parcel will ensure no new dwellings will be built on the lot in the future and will be used for agricultural purposes only as an ASSF. The retained lot for the farm dwelling meets the size requirements required by the Province, Region and Town. The existing dwelling and the dwellings already owned by A.J. Lepp Orchards are located in NOTL. The severed lot for the ASSF will not have any negative impacts on the remnant residential parcel. The proposed ASSF complies with the Minimum Distance Separation Formulae.

There are policies within the Town OP that recognize the need for the additional lot to provide for Ag-Related uses,

Through their circulation comments, Town staff also raised questions related to the conformity of the proposed consent in relation to Section 7.4.4 f), which states:

- *"In areas shown as Good General Agriculture in the Regional Policy Plan consents may be granted for existing small-scale agriculturally related commercial and industrial uses subject to the applicable policies of SECTION 21 GENERAL CONSENT POLICY."*

The subject property is designated within the Niagara Regional Plan as "Prime Agricultural" and "Specialty Crop Area". There is no good General Agriculture land in NOTL. While the property is not located within the Good General Agriculture designation and is not impacted by the criteria of Section 7.4.4 f) directly, the need for such uses is recognized in all policy documents. In this case the ASSF meets all the policy criteria of the relevant planning policies.

The analysis presented in Section 6.6 of the original Planning Justification Report remains unchanged.



2.7 Town of Niagara-on-the-Lake Zoning By-Law 500A-74

By-law 500A-74 zones the lands as 'Rural' (A) and 'Suburban Residential' (RS) (**Attachment 11**).

The Rural (A) Zone permits “Any use or enterprise customarily carried on in the field of general agriculture subject to the foregoing” while the Suburban Residential (RS) Zone permits “a one (1) – family dwelling”.

The proposed ASSF and the remnant farm dwelling are permitted uses within the Rural (A) and Suburban Residential (RS) zones respectively. The ASSF and the farm dwelling will require a Zoning By-Law Amendment (“ZBLA”) to address site specific provisions relating to lot area, lot depth, setbacks, and lot coverage. The proposed ZBLA will also define more specifically this “Agricultural Supply & Service Facility” and list it as a permitted use within the Rural (A) zone & define parking standards for the use.

As a result of comments received by both municipal staff and the public through the November 10th 2025 Public Open House, the Applicant has made revisions to the proposed development. These revisions include changes to building size and positioning to achieve greater compliance with minimum requirements within the zoning bylaw and are reflected within **Table 1** below: (**Attachment 1**)

The provisions that require a Zoning By-Law Amendment have been highlighted in yellow.

Table 1 - Severed Parcel / ASSF				
Provision	Rural (A)	Initial Proposal	Revised Proposal	Improvement
Minimum Lot Frontage	38.10m	65.88m Total 12.5m for West Entrance 53.38m For East Entrance	65.88m Total 12.5m for West Entrance 53.38m For East Entrance	No Change
Minimum Lot Area	4.05 ha.	1.76 ha.	1.76 ha.	No Change
Maximum Lot Coverage	15%	38.32%	36.72%	Decreased by 1.6%
Minimum Front Yard Setback	15.24m	15m	15.24m	Increased by 0.24m
Minimum Interior Side Yard Setback	3.05m	Western Side Yard: 12.05m Eastern Side Yard: 9m	Western Side Yard: 12.05m Eastern Side Yard: 9m	No Change
Minimum Rear Yard Setback	15.24m	10.04m	15.24m	Increased by 5.2m
Maximum Building height	10.67m	7.19m	7.37m	Increased by 0.18m
Minimum Required Parking	N/A	49 P/S	49 P/S	No Change
Minimum Required Barrier Free Parking Spaces	1 – 25 Required P/S = 1 BFA P/S	2 BFA P/S	2 BFA P/S	No Change



Minimum Required Loading Spaces	Over 4,645m ² / 50,000 SF = 3 + 1 additional loading space for each additional 4,645m ² / 50,000 SF (Total: 4 Loading Spaces)	11 Loading Spaces	11 Loading Spaces	No Change
---------------------------------	---	-------------------	-------------------	-----------

Proposed Site-Specific Zoning By-Law Amendments for ASSF

- **LOT AREA** – The lot area for the severed parcel has not changed as of the revised site plan as it is still 1.76 ha. / 4.35 ac.
- **LOT COVERAGE** – Following comments made at the Open House on November 10th 2025 with respect to the initial proposed lot coverage of 38.32%, the applicant has revised the building footprint to reduce the coverage. Initially, the proposed ASSF required amendments to the front yard and the rear yard setbacks. The building footprint has been reduced such that the building is now within the permitted setbacks for all yards which in turn reduced the coverage to 36.72%. The reduced coverage ensures that the proposed development is more consistent with the current zoning provisions and still maintains the general intent of Provincial, Regional, and Town OP policies. The Functional Servicing Report & Stormwater Management Brief and the Grading Plan (**Attachment 4 & Attachment 5**) describes how all of the storm water is being managed on site and does not negatively impact adjacent uses. This efficient use of the property reduces the impact of the use on the overall use of prime agricultural land in NOTL.
- **PARKING** – The Town in previous applications of a similar nature have used the parking requirement of one (1) P/S per employee. That requirement is being met as NOVC plans to hire a total of 16 employees; eight (8) full time and eight (8) part-time / seasonal. The total of 49 parking spaces provided will ensure parking for employees and customers will be met.

As illustrated in **Table 2** below, the requested zoning provisions for the farm dwelling remains unchanged from the Planning Justification Report.

Provision	Suburban Residential (RS)	Provided
Minimum Lot Frontage	38.48m	69.76m
Minimum Lot Area	0.4 ha.	0.4 ha.
Minimum Depth	60.96m	58.02m
Maximum Lot Coverage	15%	7.64%
Minimum Front Yard Setback	15.24m	12.79m
Minimum Interior Side Yard Setback	3.05m	Western Lot Line: 13.5m Eastern Lot Line: 15.19m
Minimum Rear Yard Setback	15.24m	14.7m



Minimum Dwelling Floor Area	92.90m ²	203.3m ²
Maximum Building height	10.67m	As existing
Minimum Required Parking	1 P/S	2+ P/S

The rationale for permitting the variances to the zoning of the farm dwelling presented in Section 6.7 continues to be applicable.

3.0 Development Considerations

Through the comments received from staff as part of the first circulation, the Municipality has requested supplemental analysis from the Applicant related to potentially conflicting impacts on adjacent lands with respect to noise, traffic, and drainage. The following section of this report will summarize comments on these potential impacts in greater detail.

3.1 Noise

As the proposed development is considered a normal farm practice, the development is exempt from NPC-300 Environmental Noise Guidelines.

- Policy A6.6, states: *“The Farming and Food Production Protection Act, 1998, Reference⁹, addresses, among other things, noise sources for agricultural operations. The NPC guidelines do not apply to noise sources from agricultural operations during the course of normal farm practice, which are subject to the Farming and Food Production Protection Act, 1998.”*

The ASSF constitutes a normal farm practice as it functions as an extension of normal farming operations that local farmers would be undertaking on their own lots ranging from the packing, storage, & distribution of produce to the maintenance of farm equipment. The farm operations that NOVC provides is for the processing, packaging, and handling of crop production materials which also includes transportation and movement of goods. The focus of the ASSF is to provide supplies and services directly related to farm production and agricultural activities as the goods and services they provide are for agricultural customers. The operations of NOVC represent advanced farm management practices as the owner has the capital and knowledge to provide for efficient farming operations that benefit local farmers. Lastly, the ASSF relies on farmers to provide for their customer base as part of the agri-food network, enshrining the proposed ASSF as a normal farm practice exempt from NPC-300 guidelines.

However, the Applicant has ensured that noise generated by the development will be minimized and confirmed through site design (**Attachment 1**). All trucking bays have been located to ensure that trucking operations are not directly facing the non-agricultural residential uses. The eight (8) loading docks on the east side of the property are located entirely behind the northern section of the building and face the adjacent Vineland Growers Co-Operative to the east. The three (3) loading docks on the west side of the property have been strategically located at the southern limit of the westernmost side of the building facing a vineyard.

The applicant estimates that the eastern loading docks will receive up to six (6) heavy truck movements into the easterly loading bay with 75% of those trucks having refrigeration units during the daytime operating hours (7:00 AM - 7:00 PM) with reduced trucking activity of two (2) – three (3) trucks in the evening hours (7:00 PM – 11:00 PM). The western loading docks will only operate during the daytime



hours (7:00 AM – 7:00 PM) and will have two (2) unrefrigerated medium trucks during those hours with no activity in the evening and night hours.

As illustrated on the attached landscape plan (**Attachment 2**), the Applicant will be installing rows of Eastern White Cedar hedges on the western and northern property boundaries, visually screening the proposed development from existing uses.

3.2 Traffic

The ASSF will include three (3) loading docks along the western face of the building, which will be accessed from East and West Line by a laneway to the west of the existing dwelling at 727 East & West Line. There will be eight (8) loading docks located within the eastern building face, just behind the northern portion of the structure, directly facing the Vineland Growers Co-Operative to the east. The eastern loading docks will be accessed from a second access driveway along East and West Line. Private vehicles will be able to utilize both of the proposed driveways to access the facility and the respective parking areas.

Although East and West Line is not formally designated as an arterial road, it already functions as a main east-west road connection through the agricultural area. East and West Line is frequently used by trucks associated with the adjacent use as well as other uses in the Town because of its convenient direct access to St. Catharines, and the balance of the Niagara Region.

The subject property is located within the prime agricultural area, which is the location primarily intended for agriculture and Ag-Related uses, which rely upon trucks and farm machinery. As such, the subject property is an appropriate location for this scale of agricultural service use.

3.3 Drainage

A preliminary Grading & Servicing Plan has been provided with the resubmission alongside a Functional Servicing Report & Stormwater Management Brief to establish the proposed drainage patterns on site.

The severed parcel will be graded such that the flows in the northeastern parking lot will drain into the ditch located alongside East and West Line. The southeastern loading area will drain their flows into the French drain that runs alongside the southern boundary. The southern French drain will drain into the western parking lot in which it will flow into the northwestern corner of the western parking lot via a HDPE pipe outlet to an existing swale, continuing the pattern of the historical watercourse. There will be an additional French drain encircling the western parking lot, capturing and directing flows towards the aforementioned HDPE pipe outlet. This will be done using ECORASTER precast pavers installed within the gravel driveway.

The retained farm dwelling parcel will have an infiltration trench running alongside the side and rear yards of the proposed lot which is designed to direct drainage towards the southwestern corner into an existing swale past the western vehicular access via a HDPE pipe outlet towards the ECORASTER pavers in the western parking lot.

The ASSF will receive water services from the existing 200mm Town watermain located within East and West Line that will enter the property through the western road access via a 150mm combined fire & domestic water service line. The farm dwelling will continue to use the existing water service line, ensuring



both parcels will have adequate water services that do not cross lot boundaries. (**Attachment 4 & Attachment 5**)

As such, the civil plans & documentation illustrate that existing drainage patterns will be maintained while ensuring both properties have adequate water servicing.

3.4 Archaeological Assessment

Town has submitted comments requesting clarification of the latest version of the archaeological assessment report. A copy of the Archaeological Assessment dated July 14, 2025 has been submitted alongside the respective Ministry clearance letter dated August 7, 2025 in the submission Dropbox.



4.0 Conclusion and Recommendation

In response to the feedback received from Town staff, agencies, and neighbours, changes have been made to the site plan to ensure that the proposed ASSF is scaled to fit in the area and function compatibly.

In particular, significant research has been concluded which illustrates that the drainage of the area will not change. Overland flow from south-to-north across the subject property will not change and as a result will not negatively impact the vineyard to the south. The existing tile drain crossing the property will remain in place ensuring the vineyard to the south will continue to drain as it presently does. The Sloma Drain does not extend to the subject property. The Drain stops at its southern terminus at the culvert entering under the south side of East and West Line. There will be no additional water entering the Sloma Drain at this point as a result of the development of the subject property.

The consent application has been revised in response to feedback regarding consent policies. Consistent with provincial and regional policy, the 1.76 ha. / 4.36 ac. lot, as a permitted use, will become the severed parcel for the proposed ASSF while the 0.4 ha. / 1 ac. lot with the farm dwelling will become the retained parcel. This approach ensures that the policies for consents with respect to Ag-Related uses are followed and that the severed lot will be zoned to prohibit residential uses in perpetuity. Both the severed and retained parcel will receive adequate servicing from the Town water main located under East and West Line and will have their own individual septic systems.

Recommendations provided within Section 8 of the original Planning Justification Report remain unchanged.

The increased utilization of the parcel within the agricultural area via the ASSF proposed to improve the economy of the Town of Niagara-on-the-Lake and the Niagara Region by ensuring that the supply and viability of prime agricultural lands are protected in the future. The proposal is consistent with, and in conformity with the Planning Act (1990), the Provincial Planning Statement (2024), the Greenbelt Plan (2017), the Niagara Official Plan (2022), and the Town of Niagara-on-the-Lake Official Plan (2017). Revisions made by the Applicant in response to feedback from Town staff and the local community have reinforced the development's compatibility with the surrounding neighbourhood.

The proposed ZBLA to implement the proposed ASSF development and rezone the site from 'Rural (A)' and 'Suburban Residential (RS)' to 'Rural (A-XX) – Site Specific Zone' is good planning.

The proposed Consent to create the individual lot for the ASSF creating the remnant farm dwelling from the balance of the property is appropriate as the dwelling is not required for the future needs of NOVC and meets the appropriate policies for new residential lots.

Prepared by,

Stephen Bedford, MCIP, RPP, PLE
Principal Planner
LANDx Developments Ltd.

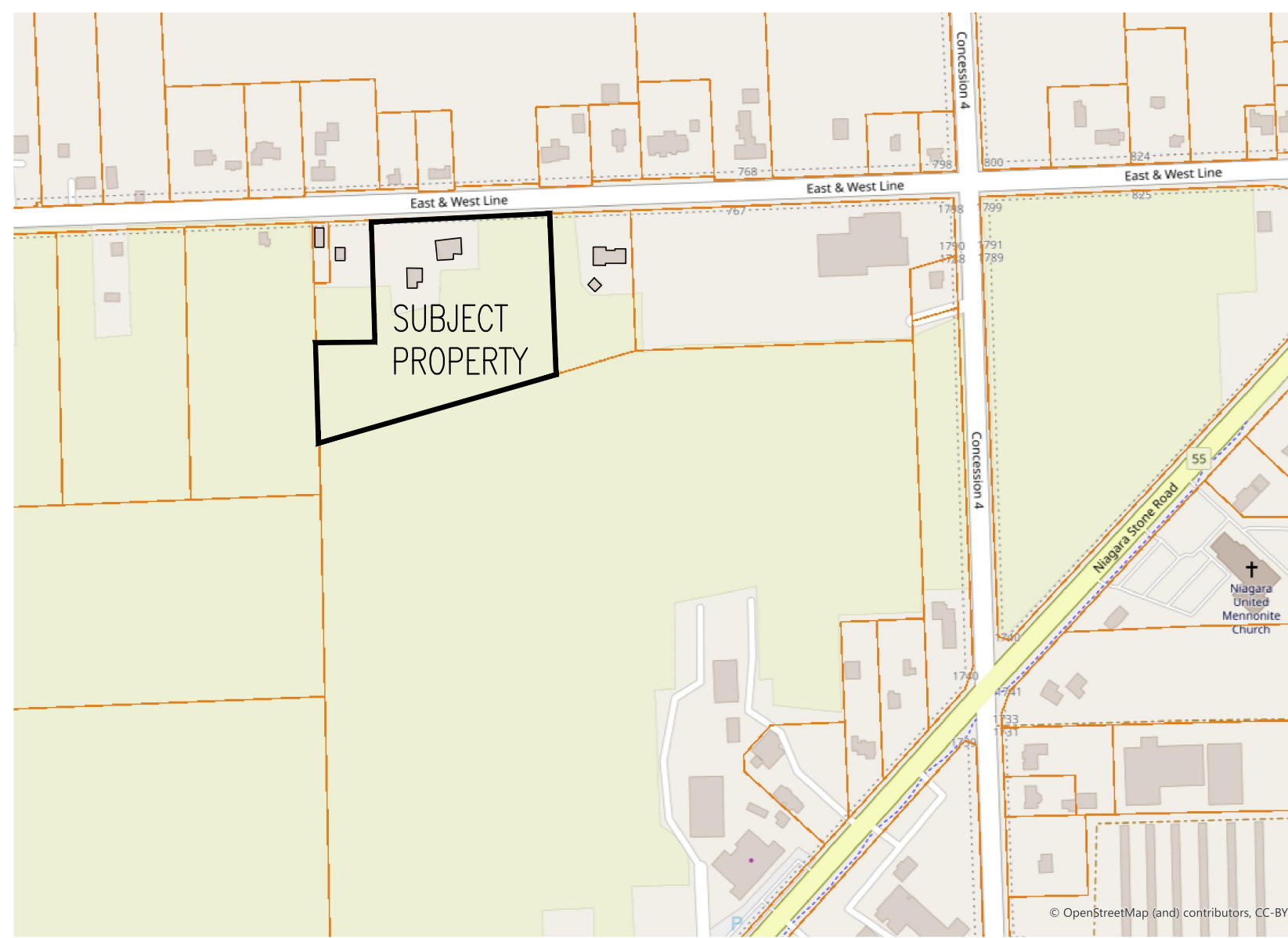


Proposed Zoning By-law Amendment & Consent to Sever Application

Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

**ATTACHMENT #1 - REVISED SITE PLAN,
FLOOR PLAN, & ELEVATIONS**



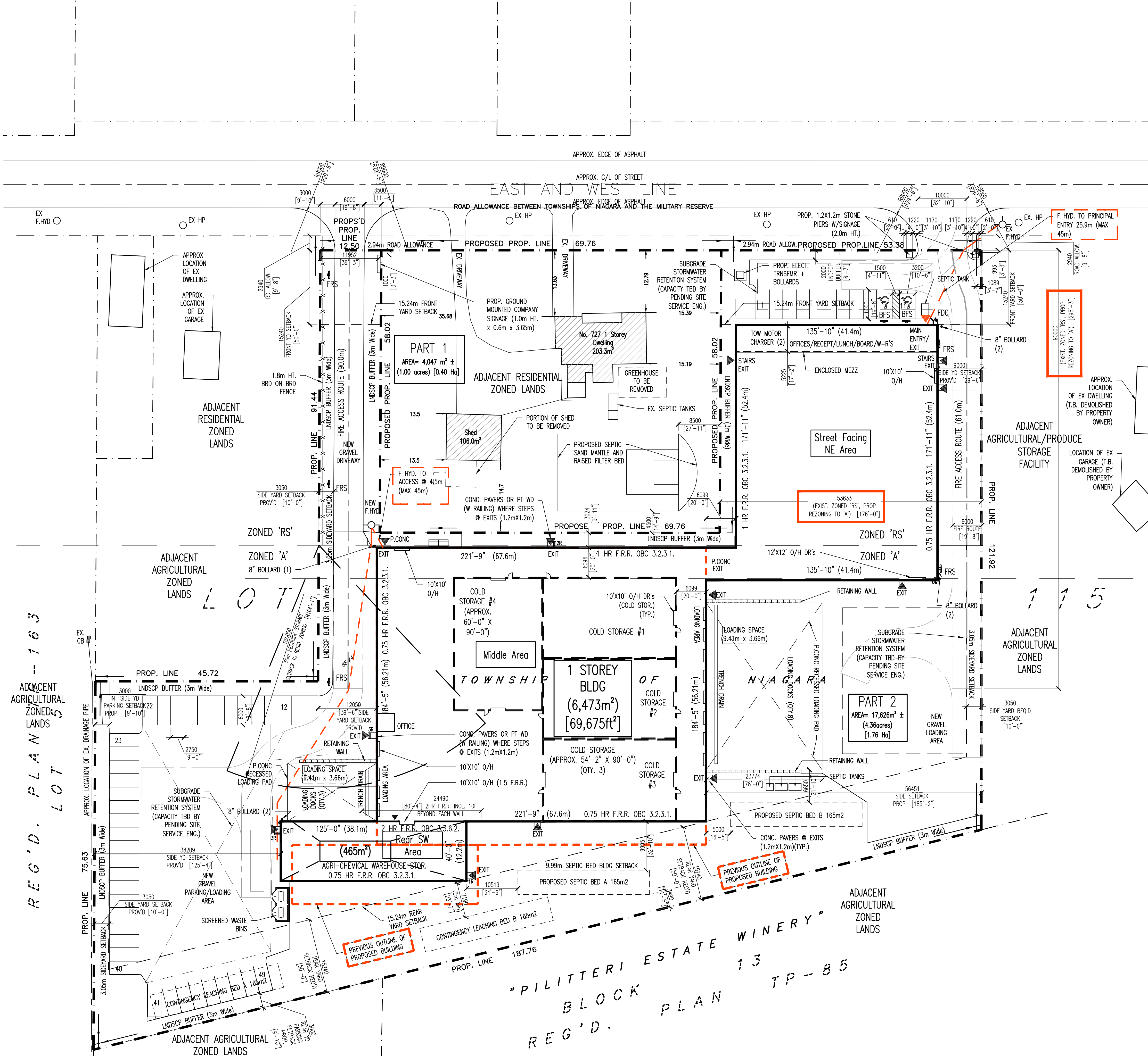
KEYMAP

SCALE: .N.T.S.

PROPERTY, DIMENSIONS AND BEARING INFO; REFERENCED FROM SURVEYORS DRAWING BY, Roy S. Kirkup O.L.S. OF J.D. BARNES LIMITED, REFERENCE NO. : 23-16-367-00_1LDC, DATED: SEPT. 18, 2024

SITE STATISTICS - 727 EAST & WEST LINE	
Zoning	
RS - SUBURBAN RESIDENTIAL (ADJACENT TO STREET TO 63.5m SETBACK FROM EXIST. STREET PROP LINE)	
A - AGRICULTURAL (63.5m SETBACK FROM STREET AND FURTHER)	
PART 1 (EXISTING RETAINED)	
LOT FRONTAGE	±69.76m
LOT AREA	±4,047m ² (4,047m ² MIN REQ'D) [1.00 acres]
LOT COVERAGE	±7.6% (309.3m ² Dwelling + Shed)
PART 2 (SEVERED)	
LOT FRONTAGE	±12.50m + 53.38m = 65.88m (38.10m MIN REQ'D)
LOT AREA	±17,626m ² (40,500m ² MIN REQ'D) [4.36 acres]
PORTION OF PART 2 (EAST SIDE) TO BE REZONED FROM 'RS' TO 'A' (APPROX. 3,242m ²)	
LOT COVERAGE	±36.72% (15% MAX LOT COVERAGE) (PREVIOUSLY 38.32%)
LANDSCAPE COVERAGE	4,144.1m ² / 17,626m ² = ±23.5%
OBC BUILDING CLASSIFICATION - 3.2.2.89. GROUP F3 ONE STOREY (Not Sprinklered)	
1 STOREY BUILDING 7,000m ² MAX; 6,473m ² PROP. (FACING 2 STREETS) (PREVIOUSLY 6,754m ²)	
FRONT YARD SETBACK 15.24m MIN REQ'D, 15.24m PROV'D	
SIDE YARD SETBACK (WEST) 3.05m MIN REQ'D, 12.05m PROV'D	
SIDE YARD SETBACK (WEST) SOUTH BUILDING PORTION 38.21m (PREVIOUSLY 40.61m)	
SIDE YARD SETBACK (EAST) 3.05m MIN REQ'D, 9.0m PROV'D	
REAR YARD SETBACK 15.24m MIN REQ'D, 15.24m PROV'D (PREVIOUSLY 10.04m)	
MINIMUM LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL 'RS' ZONED LOTS 3m MIN REQ'D, >3m PROV'D	
PARKING	
MIN P/S Required: 1P/S Per Employee (16 Employees) = 16P/S, Provided: 49	
MIN Loading Spaces Required: GFA >4,645 m ² = 4, Provided: 11	
MIN BFA P/S Required: 1-25 = 1 BFA P/S, Provided: 2	
MAXIMUM BUILDING HEIGHT 10.67m MAX., 7.37m PROV'D	
OCCUPANT LOAD BY DESIGN (16 EMPLOYEES)	

LEGEND	
	FIRE ROUTE
	FIRE ROUTE SIGN
	HYDRANT (EX. OR NEW)
	BARRIER FREE SIGN
	FIRE DEPARTMENT CONNECTION
	LIGHT FIXTURE



OVERALL SITE PLAN - 727 EAST AND WEST LINE - AGRICULTURAL / PRODUCE STORAGE FACILITY

SCALE: 1:400

<p>THESE DOCUMENTS ARE NOT TO BE SCALED. THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED, COPIED, ALTERED, OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL DOCUMENTS TO BE RETURNED AT COMPLETION OF WORK. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK. ONLY SIGNED, SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR CONSTRUCTION PURPOSES.</p>			
NO.	REV.	DATE	REVISION
15	MJ	2025-08-13	FOR REVIEW
16	MJ	2025-09-02	FOR REVIEW
17	MJ	2025-11-28	FOR REVIEW
18	MJ	2025-11-28	FOR REVIEW
19	MJ	2025-12-23	FOR REVIEW
20	MJ	2026-01-23	FOR REVIEW
21	MJ	2026-01-29	FOR REVIEW
22	MJ	2026-02-11	FOR REVIEW
23	MJ	2026-02-11	FOR REVIEW

<p>2M architects inc. 115 Lake Street St. Catharines, ON Canada L2R 5K7 Tel: 905-687-9777 Tel: 905-687-9997 2Marchitects@cogeo.net www.2marchitects.ca</p>	<p>drawn by: MJ design by: MFM checked by: LJM approved by: LJM date: FEB 11, 2026</p>
---	--

<p>PROJECT: AGRICULTURAL / PRODUCE STORAGE FACILITY 727 EAST & WEST LINE, NOTL, ON</p>	<p>DATE: 2026-02-11</p>
--	-------------------------

DRAFT

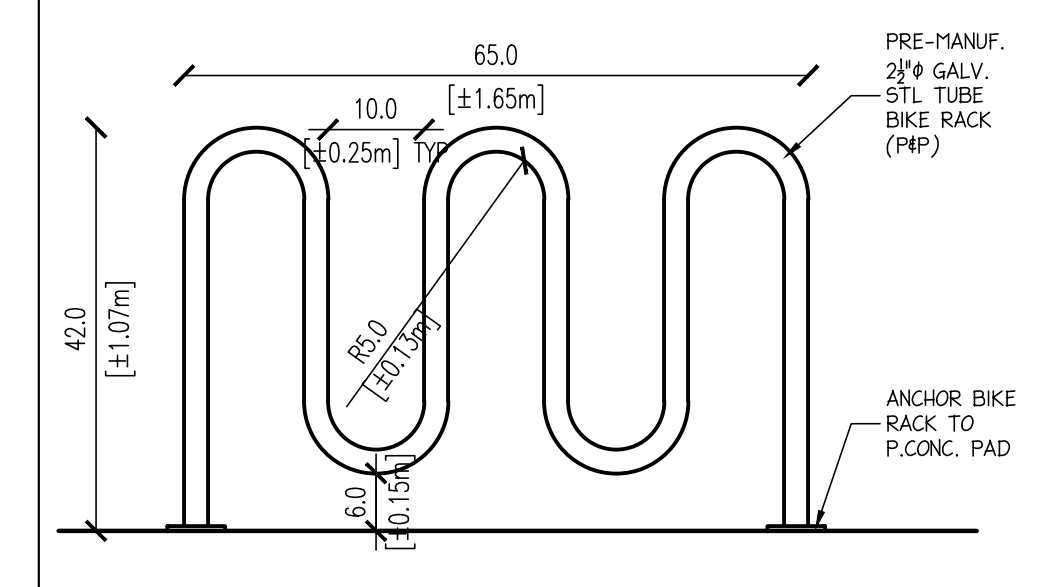
Name of Practice: 2M Architects Inc. / 115 Lake Street, St. Catharines, ON L2R 5X7 Tel: (905) 687-9777 / Fax: (905) 687-9997 2Marchitects@cogeco.net / www.2marchitects.ca Certificate of Practice Number: 3103																							
Name of Project: NIAGARA ORHARD AND VINEYARD CORP.																							
Location: 727 EAST AND WEST LINE, NOTL, ON																							
Date: 2025-12-19																							
2024 Ontario Building Code Data Matrix Part 3 - Fire Protection, Occupant Safety and Accessibility																							
3.00	Building Code Version: <u>O. Reg. 203/24</u> Last Amendment <u>5/25</u>	Building Code Reference:																					
3.01	Project Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition & Renovation Description: <u>New Industrial Use Agricultural Storage Building</u>	[A] 1.3.3.2.																					
3.02	Major Occupancy Classification: <u>Occupancy</u> <u>Use</u> Building - F3 <u>Low Hazard Industrial Occupancy</u> Street Facing NE Area <u>Agricultural Storage w/ Office, Mezzanine</u> Middle Area <u>Agricultural Storage</u> Rear SW Area <u>Agricultural Storage (Agri-Chemical)</u>	3.1.2.																					
3.03	Superimposed Major Occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Description:	3.2.2.7.																					
3.04	Building Area (m2) <table border="1"> <tr><th>Description:</th><th>Existing</th><th>New</th><th>Total</th></tr> <tr><td>Street Facing NE Area</td><td>0</td><td>2,208</td><td>2,208</td></tr> <tr><td>Middle Area</td><td>0</td><td>3,800</td><td>3,800</td></tr> <tr><td>Rear SW Area</td><td>0</td><td>465</td><td>465</td></tr> <tr><td>Total:</td><td>0</td><td>6,473</td><td>6,473</td></tr> </table>	Description:	Existing	New	Total	Street Facing NE Area	0	2,208	2,208	Middle Area	0	3,800	3,800	Rear SW Area	0	465	465	Total:	0	6,473	6,473	[A] 1.4.1.2.	
Description:	Existing	New	Total																				
Street Facing NE Area	0	2,208	2,208																				
Middle Area	0	3,800	3,800																				
Rear SW Area	0	465	465																				
Total:	0	6,473	6,473																				
3.05	Gross Area (m2) <table border="1"> <tr><th>Description:</th><th>Existing</th><th>New</th><th>Total</th></tr> <tr><td>Street Facing NE Area</td><td>0</td><td>2,208</td><td>2,208</td></tr> <tr><td>Middle Area</td><td>0</td><td>3,800</td><td>3,800</td></tr> <tr><td>Rear SW Area</td><td>0</td><td>465</td><td>465</td></tr> <tr><td>Total:</td><td>0</td><td>6,473</td><td>6,473</td></tr> </table>	Description:	Existing	New	Total	Street Facing NE Area	0	2,208	2,208	Middle Area	0	3,800	3,800	Rear SW Area	0	465	465	Total:	0	6,473	6,473	[A] 1.4.1.2.	
Description:	Existing	New	Total																				
Street Facing NE Area	0	2,208	2,208																				
Middle Area	0	3,800	3,800																				
Rear SW Area	0	465	465																				
Total:	0	6,473	6,473																				
3.06	Mezzanine Area (m2) <table border="1"> <tr><th>Description:</th><th>Existing</th><th>New</th><th>Total</th></tr> <tr><td>Street Facing NE Area</td><td>0</td><td>219</td><td>219</td></tr> <tr><td>Total:</td><td>0</td><td>219</td><td>219</td></tr> </table>	Description:	Existing	New	Total	Street Facing NE Area	0	219	219	Total:	0	219	219	3.2.1.1.									
Description:	Existing	New	Total																				
Street Facing NE Area	0	219	219																				
Total:	0	219	219																				
3.07	Building Height: <u>1</u> Storeys above grade <u>7.37</u> (m) Above grade <u>0</u> Storeys below grade	[A] 1.4.1.2. & 3.2.1.1.																					
3.08	High Building: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	3.2.6.																					
3.09	Number of Streets/Firefighter access: <u>2</u> Street(s)	3.2.2.10. & 3.2.5.																					
3.10	Building Classification: <u>3.2.2.89</u> Group/Div <u>Group F Div 3</u>	3.2.2.20 - 93																					
3.11	Sprinkler System: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not required Provided: <input type="checkbox"/> Entire building <input type="checkbox"/> Selected compartments <input type="checkbox"/> Selected floor areas <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating <input checked="" type="checkbox"/> None Description: <u>???</u>	3.2.1.5. & 3.2.1.8., 21., 22., 29., 3.2.4.1., 3.2.4.9., 3.2.4.15., & 3.2.5.12. to .14.																					
3.12	Standpipe System: <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Required	3.2.5.8 - 11.																					
3.13	Fire Alarm System: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not required Type Provided: <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input checked="" type="checkbox"/> None	3.2.4.																					
3.14	Water Service/Supply is Adequate: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.5.7.																					
3.15	Construction Type: <u>Restriction:</u> <input type="checkbox"/> Combustible permitted <input checked="" type="checkbox"/> Non-combustible required <input type="checkbox"/> Encapsulated mass timber permitted <u>Actual:</u> <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Combination of combustible and non-combustible <input type="checkbox"/> Encapsulated mass timber <input type="checkbox"/> Combination of encapsulated mass timber and non-combustible Heavy Timber Construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	3.2.2.20 - 93. & 3.1.6. 3.1.4.6., 7., & 3.2.2.16.																					
3.16	Importance Category: <input checked="" type="checkbox"/> Low <input type="checkbox"/> Low human occupancy <input type="checkbox"/> Post-disaster shelter <input type="checkbox"/> Normal <input type="checkbox"/> Minor storage building <input type="checkbox"/> Explosive or hazardous substances <input type="checkbox"/> Post-disaster	4.1.2.1.(3) & T4.1.2.1.																					
3.17	Seismic Category: Seismic Category: <u>TBD</u> Site Class: <u>TBD</u> Seismic design for Table 4.1.8.18. items 6 to 22: <input type="checkbox"/> Required <input type="checkbox"/> Not required Reasons: <u>TBD</u>	4.1.8.4.(1) T-4.1.8.5-B 4.1.8.18.																					

OBC MATRIX
SCALE: NTS

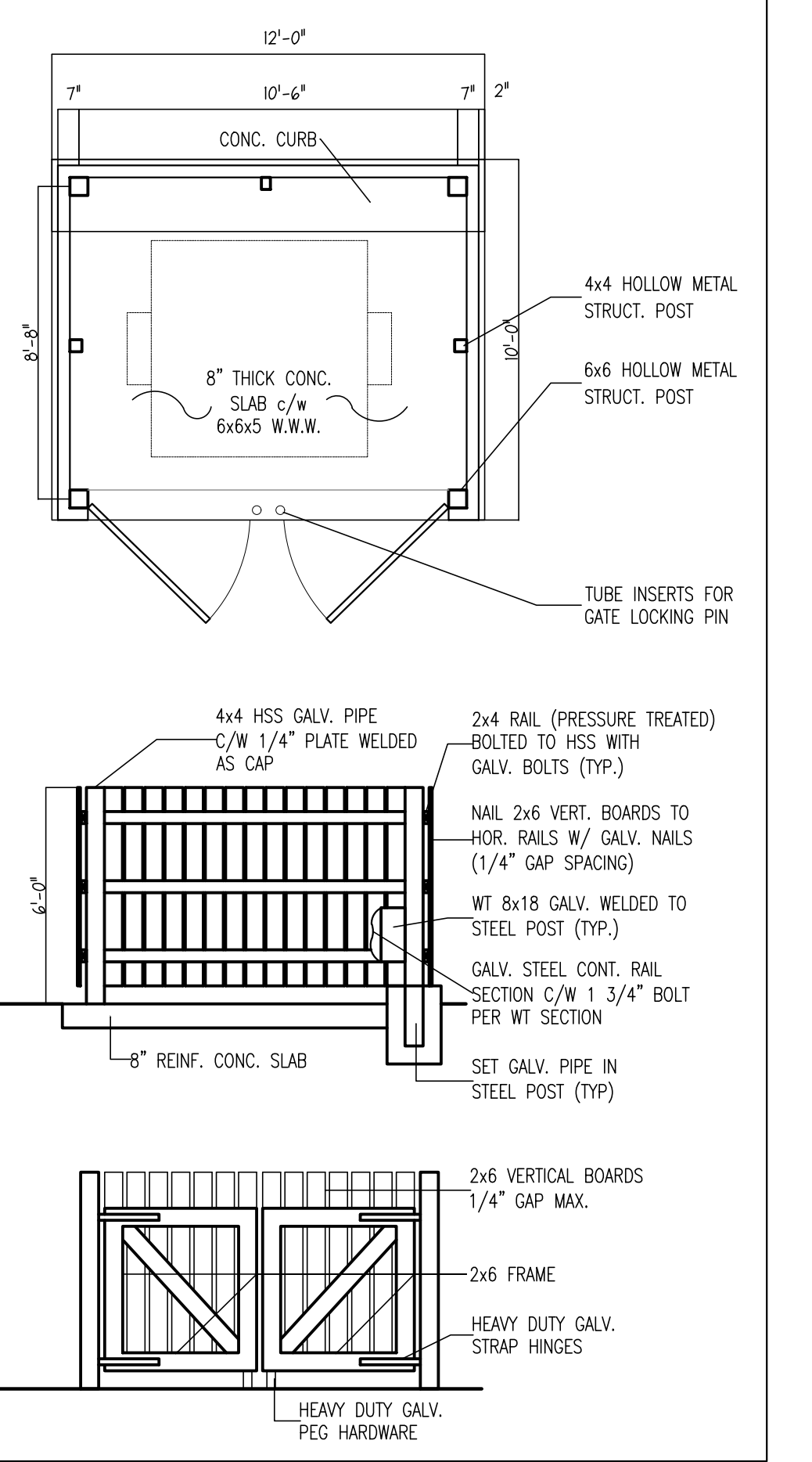
3.18	Occupant Load: <table border="1"> <tr><th>Floor Level/Area</th><th>Occupancy Type</th><th>Based On</th><th>Occupant Load (Persons)</th><th>Posted Limit Required</th></tr> <tr><td>Whole Building</td><td>Industrial</td><td>Industrial</td><td>16</td><td></td></tr> </table>	Floor Level/Area	Occupancy Type	Based On	Occupant Load (Persons)	Posted Limit Required	Whole Building	Industrial	Industrial	16		3.1.17.																																																																																		
Floor Level/Area	Occupancy Type	Based On	Occupant Load (Persons)	Posted Limit Required																																																																																										
Whole Building	Industrial	Industrial	16																																																																																											
3.19	Barrier-free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Explanation: <u>Refer to Floorplan</u> Barrier-free Entrances: Number: <u>2</u> Explanation: <u>Refer to Floorplan</u>	3.8. 3.8.1.2.																																																																																												
3.20	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explanation: <u>3.3.6.2. (Dangerous Goods) Area 3 Only - Agri-Chemical Warehouse Storage Dangerous Goods (OBC 3.3.6.2.)</u>	3.3.1.2.																																																																																												
3.21	Required Fire Resistance Ratings: <table border="1"> <tr><th>Horizontal Assembly</th><th>Rating (H)</th><th>Supporting Assembly (H)</th><th>Noncombustible in lieu of rating?</th></tr> <tr><td>Stores below grade</td><td>N/A</td><td></td><td><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</td></tr> <tr><td>Floors over basement</td><td>N/A</td><td></td><td><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</td></tr> <tr><td>Mezzanine</td><td>N/A</td><td></td><td><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</td></tr> <tr><td>Roof</td><td></td><td></td><td><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</td></tr> </table>	Horizontal Assembly	Rating (H)	Supporting Assembly (H)	Noncombustible in lieu of rating?	Stores below grade	N/A		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Floors over basement	N/A		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Mezzanine	N/A		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Roof			<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.20 - 93, 3.2.1.2., 3.2.1.4., 3.2.2.15., 3.3.2.1.																																																																								
Horizontal Assembly	Rating (H)	Supporting Assembly (H)	Noncombustible in lieu of rating?																																																																																											
Stores below grade	N/A		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes																																																																																											
Floors over basement	N/A		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes																																																																																											
Mezzanine	N/A		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes																																																																																											
Roof			<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes																																																																																											
3.22a	Spatial Separation: <table border="1"> <tr><th>Exposing Building Face:</th><th>EBF Area (m²)</th><th>LD (m)</th><th>LH or HL</th><th>Required FRR (H)</th><th>% Unprotected Openings Permitted</th><th>% Unprotected Openings Provided</th></tr> <tr><td>Street Facing NE Area</td><td>North 303.4</td><td>STREET FACING (N/A)</td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td>East 340.3</td><td>9</td><td>8.1</td><td>0.75</td><td>27</td><td>8.4</td></tr> <tr><td></td><td>South 274.7</td><td>53.3</td><td>8.0</td><td>0</td><td>100</td><td>4.3</td></tr> <tr><td></td><td>West 299.9</td><td>3</td><td>6.9</td><td>1.0</td><td>9</td><td>0.8</td></tr> <tr><td>Middle Area</td><td>North 548.6</td><td>3</td><td>9.7</td><td>1.0</td><td>8</td><td>2.6</td></tr> <tr><td></td><td>East 326.4</td><td>56.5</td><td>7.6</td><td>0</td><td>100</td><td>30.1</td></tr> <tr><td></td><td>South 302.2</td><td>15.7</td><td>8.1</td><td>0.75</td><td>72</td><td>0.8</td></tr> <tr><td></td><td>West 405.1</td><td>12.1</td><td>7.8</td><td>0.75</td><td>33</td><td>11.2</td></tr> <tr><td>Rear SW Area</td><td>North 123.6</td><td>28.7</td><td>3.0</td><td>0</td><td>100</td><td>0</td></tr> <tr><td></td><td>East 74.8</td><td>63.4</td><td>2.0</td><td>0</td><td>100</td><td>3.0</td></tr> <tr><td></td><td>South 235.9</td><td>15.7</td><td>6.1</td><td>0.75</td><td>92</td><td>0</td></tr> <tr><td></td><td>West 79.2</td><td>38.2</td><td>1.9</td><td>0</td><td>100</td><td>3.0</td></tr> </table>	Exposing Building Face:	EBF Area (m²)	LD (m)	LH or HL	Required FRR (H)	% Unprotected Openings Permitted	% Unprotected Openings Provided	Street Facing NE Area	North 303.4	STREET FACING (N/A)						East 340.3	9	8.1	0.75	27	8.4		South 274.7	53.3	8.0	0	100	4.3		West 299.9	3	6.9	1.0	9	0.8	Middle Area	North 548.6	3	9.7	1.0	8	2.6		East 326.4	56.5	7.6	0	100	30.1		South 302.2	15.7	8.1	0.75	72	0.8		West 405.1	12.1	7.8	0.75	33	11.2	Rear SW Area	North 123.6	28.7	3.0	0	100	0		East 74.8	63.4	2.0	0	100	3.0		South 235.9	15.7	6.1	0.75	92	0		West 79.2	38.2	1.9	0	100	3.0	3.2.3.	
Exposing Building Face:	EBF Area (m²)	LD (m)	LH or HL	Required FRR (H)	% Unprotected Openings Permitted	% Unprotected Openings Provided																																																																																								
Street Facing NE Area	North 303.4	STREET FACING (N/A)																																																																																												
	East 340.3	9	8.1	0.75	27	8.4																																																																																								
	South 274.7	53.3	8.0	0	100	4.3																																																																																								
	West 299.9	3	6.9	1.0	9	0.8																																																																																								
Middle Area	North 548.6	3	9.7	1.0	8	2.6																																																																																								
	East 326.4	56.5	7.6	0	100	30.1																																																																																								
	South 302.2	15.7	8.1	0.75	72	0.8																																																																																								
	West 405.1	12.1	7.8	0.75	33	11.2																																																																																								
Rear SW Area	North 123.6	28.7	3.0	0	100	0																																																																																								
	East 74.8	63.4	2.0	0	100	3.0																																																																																								
	South 235.9	15.7	6.1	0.75	92	0																																																																																								
	West 79.2	38.2	1.9	0	100	3.0																																																																																								
3.22b	Spatial Separation Continued: <table border="1"> <tr><th>Street Facing NE Area</th><th>EBF (repeated)</th><th>Construction Type</th><th>Cladding Type</th></tr> <tr><td></td><td>North</td><td>Comb. or Non-Comb.</td><td><input type="checkbox"/> Noncombustible</td></tr> <tr><td></td><td>East</td><td>Comb. or Non-Comb.</td><td><input checked="" type="checkbox"/> Noncombustible</td></tr> <tr><td></td><td>South</td><td>Comb. or Non-Comb.</td><td><input type="checkbox"/> Noncombustible</td></tr> <tr><td></td><td>West</td><td>Non-Comb.</td><td><input checked="" type="checkbox"/> Noncombustible</td></tr> <tr><td>Middle Area</td><td>North</td><td>Non-Comb.</td><td><input checked="" type="checkbox"/> Noncombustible</td></tr> <tr><td></td><td>East</td><td>Comb. or Non-Comb.</td><td><input type="checkbox"/> Noncombustible</td></tr> <tr><td></td><td>South</td><td>Comb. or Non-Comb.</td><td><input type="checkbox"/> Noncombustible</td></tr> <tr><td></td><td>West</td><td>Comb. or Non-Comb.</td><td><input checked="" type="checkbox"/> Noncombustible</td></tr> <tr><td>Rear SW Area</td><td>North</td><td>Comb. or Non-Comb.</td><td><input type="checkbox"/> Noncombustible</td></tr> <tr><td></td><td>East</td><td>Comb. or Non-Comb.</td><td><input type="checkbox"/> Noncombustible</td></tr> <tr><td></td><td>South</td><td>Comb. or Non-Comb.</td><td><input type="checkbox"/> Noncombustible</td></tr> <tr><td></td><td>West</td><td>Comb. or Non-Comb.</td><td><input type="checkbox"/> Noncombustible</td></tr> </table>	Street Facing NE Area	EBF (repeated)	Construction Type	Cladding Type		North	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible		East	Comb. or Non-Comb.	<input checked="" type="checkbox"/> Noncombustible		South	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible		West	Non-Comb.	<input checked="" type="checkbox"/> Noncombustible	Middle Area	North	Non-Comb.	<input checked="" type="checkbox"/> Noncombustible		East	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible		South	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible		West	Comb. or Non-Comb.	<input checked="" type="checkbox"/> Noncombustible	Rear SW Area	North	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible		East	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible		South	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible		West	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible	3.2.3.																																								
Street Facing NE Area	EBF (repeated)	Construction Type	Cladding Type																																																																																											
	North	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible																																																																																											
	East	Comb. or Non-Comb.	<input checked="" type="checkbox"/> Noncombustible																																																																																											
	South	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible																																																																																											
	West	Non-Comb.	<input checked="" type="checkbox"/> Noncombustible																																																																																											
Middle Area	North	Non-Comb.	<input checked="" type="checkbox"/> Noncombustible																																																																																											
	East	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible																																																																																											
	South	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible																																																																																											
	West	Comb. or Non-Comb.	<input checked="" type="checkbox"/> Noncombustible																																																																																											
Rear SW Area	North	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible																																																																																											
	East	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible																																																																																											
	South	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible																																																																																											
	West	Comb. or Non-Comb.	<input type="checkbox"/> Noncombustible																																																																																											
3.23a	Plumbing Fixture Requirements: <table border="1"> <tr><th>Ratio:</th><th>Male:Female</th><th>50:50 Except as noted otherwise</th></tr> <tr><td>Floor Level/Area</td><td>Occupant Load</td><td>OBC Reference</td><td>WCs Required</td><td>WCs Provided</td></tr> <tr><td>Whole Building</td><td>16</td><td>3.7.4.9</td><td>2</td><td>5</td></tr> </table>	Ratio:	Male:Female	50:50 Except as noted otherwise	Floor Level/Area	Occupant Load	OBC Reference	WCs Required	WCs Provided	Whole Building	16	3.7.4.9	2	5	3.7.4., 3.8.2.3.																																																																															
Ratio:	Male:Female	50:50 Except as noted otherwise																																																																																												
Floor Level/Area	Occupant Load	OBC Reference	WCs Required	WCs Provided																																																																																										
Whole Building	16	3.7.4.9	2	5																																																																																										
3.24	Energy Efficiency: <u>Compliance Path:</u> <u>SB-10 Table SB 5.5-5-2017</u> <u>Climate Zone:</u> <u>ZONE 5</u> <u>Degree Days Below 18 C:</u> <u>3570 (N Falls = 3600, St. Cath = 3540)</u>	12.2.1.2 SB-1 Table 2																																																																																												
3.25	Sound Transmission Design: <u>Is there more than 1 dwelling unit per building?</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>Option Implemented:</u> <u>N/A</u> Notes:	SB-3, 5.8.1.2.(2), 5.8.1.4., & 5.8.1.5.																																																																																												
3.26	Alternative Solution: <u>None</u>	[A] 1.2.1.1., and [C] 2.1.																																																																																												
3.27	Notes: <u>None</u>																																																																																													

1 All references are to Division B of the OBC, unless preceded by [A] for Division A and [C] for Division C.

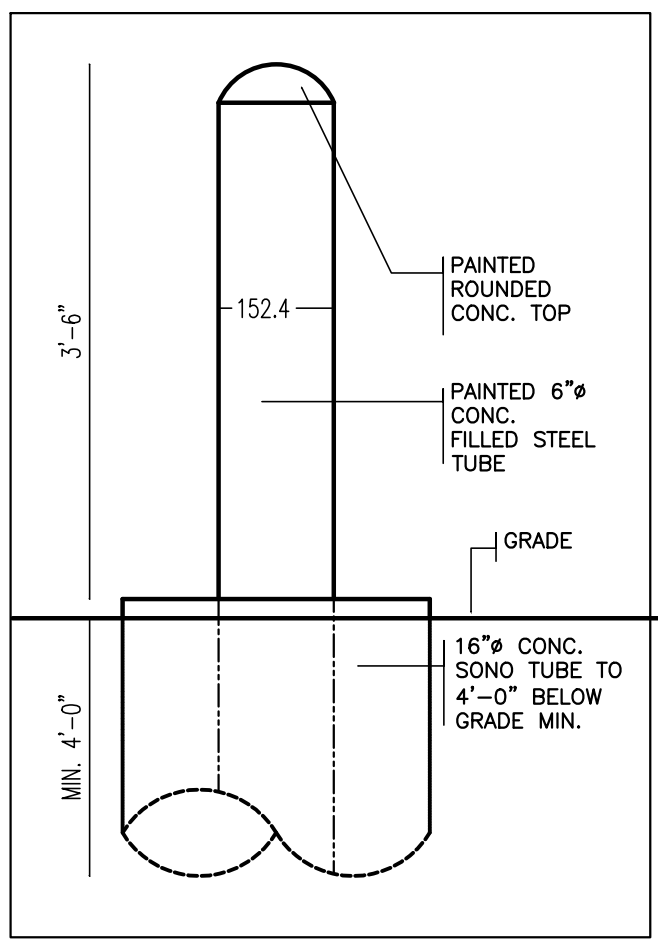
OBC MATRIX
SCALE: NTS



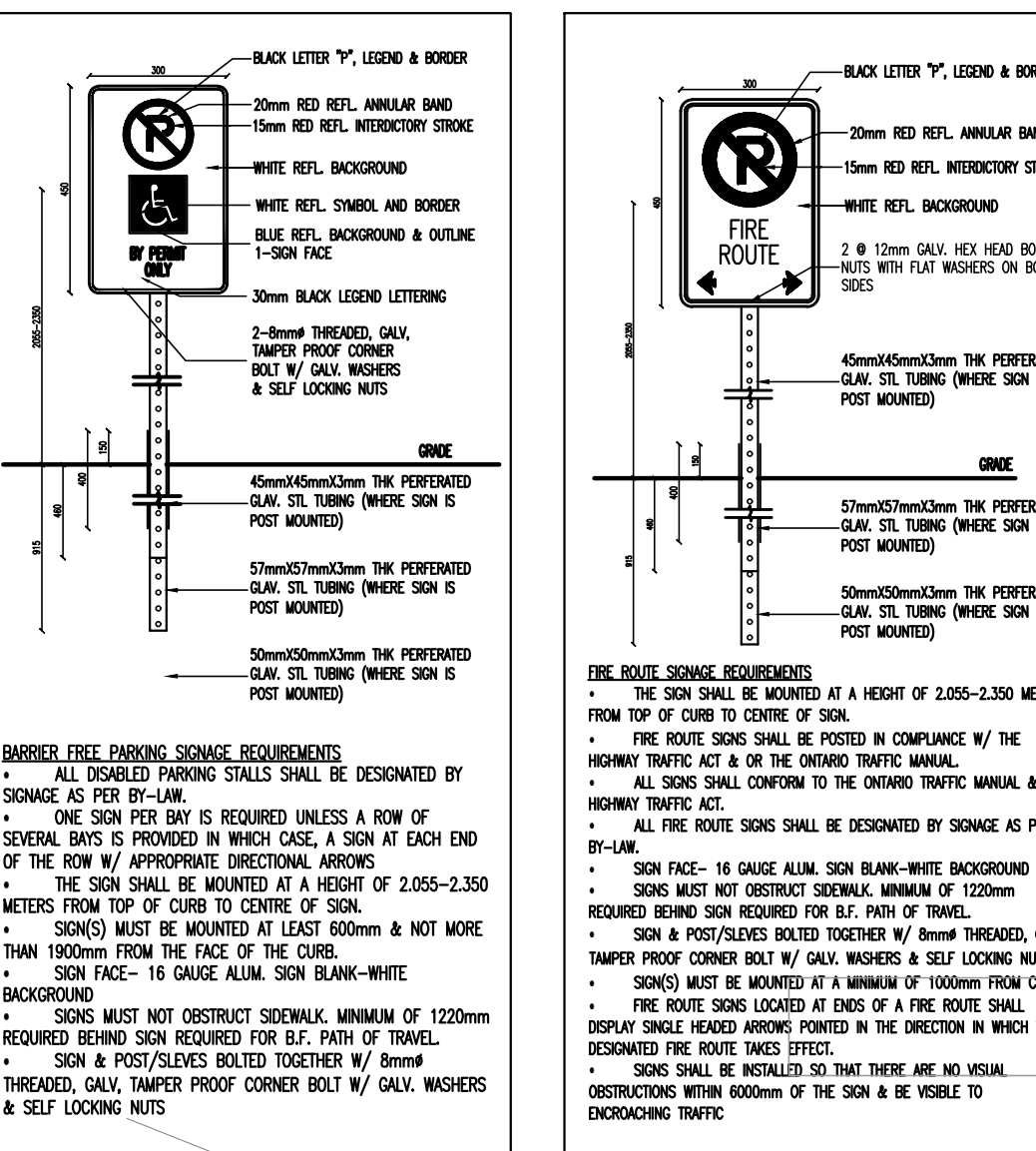
TYP. BIKE RACK
SCALE: NTS



WASTE ENCL. TYP.
SCALE: NTS

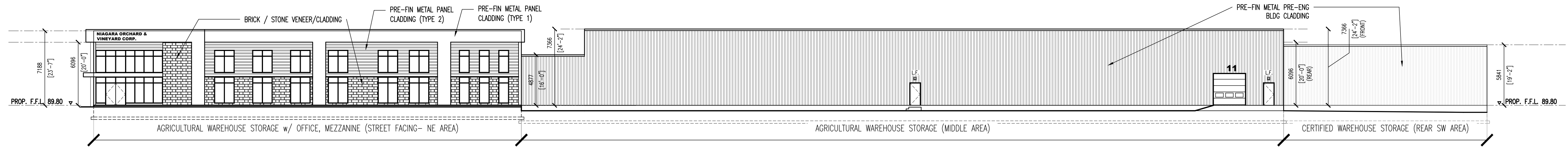


BOLLARD
SCALE: NTS



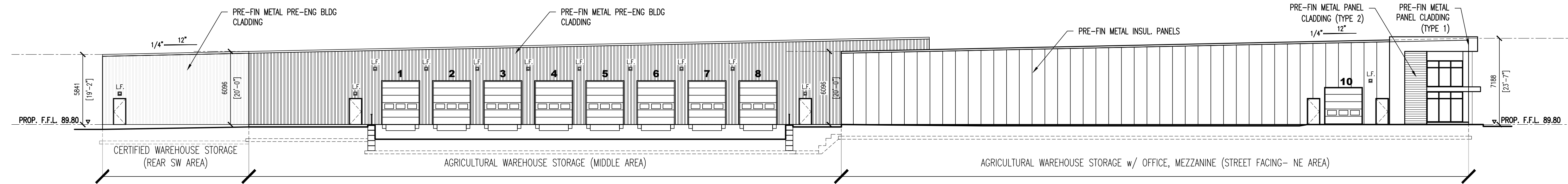
SIGNAGE
SCALE: NTS

THESE DOCUMENTS ARE NOT TO BE SCALED. THE DESIGN AND CONSTRUCTION RESPONSIBILITY OF THE ARCHITECT AND ARE PROTECTED BY LAW. THEY MAY NOT BE ALTERED WITHOUT THEIR EXPRESSED WRITTEN CONSENT. ALL DOCUMENTS TO BE RETURNED AT COMPLETION OF WORK. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK. ONLY SIGNED, SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR CONSTRUCTION PURPOSES.	
NO: 01 BY: MJ DATE: 2024-04-25 FOR REVIEW: 2025-09-09 FOR 30% ZONING AMEND: 2025-09-09 REISED BID PER COMMENTS/OBC: 2025-09-23 REISED BID PER COMMENTS/OBC: 2025-09-23 FOR COARSE: 2025-09-11	REVISION NUMBER: 05 24-12 DRAWING NUMBER: SP2
2M architects inc. 115 Lake Street St. Catharines, ON Canada L2R 5X7 Tel: 905-687-9777 Fax: 905-687-9997 2Marchitects@cogeco.net www.2marchitects.ca	
PROPOSED AGRICULTURAL STORAGE AND SUPPLY FACILITY 727 EAST & WEST LINE, NOTL, ON DRAFT FEB 11, 2026	



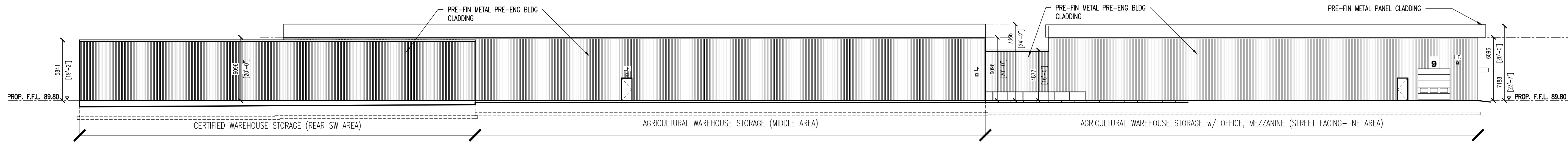
NORTH ELEVATION (KEY PLAN)

SCALE: 1:200



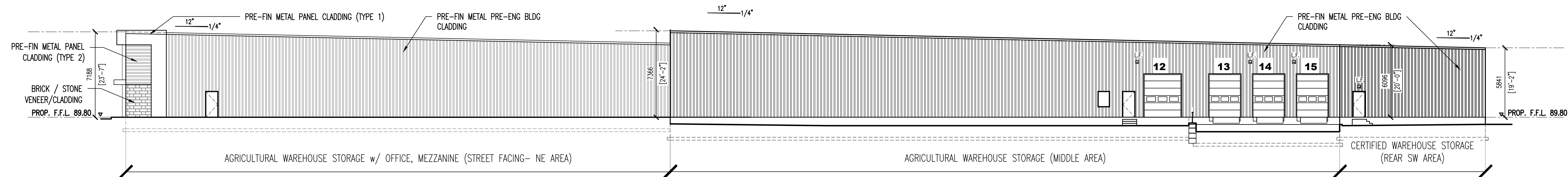
EAST ELEVATION

SCALE: 1:200



SOUTH ELEVATION

SCALE: 1:200



WEST ELEVATION

SCALE: 1:200

THESE DOCUMENTS ARE NOT TO BE SCALED.
 THE DESIGN AND DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. ANY REVISIONS, ALTERATIONS, OR ADDITIONS TO THESE DOCUMENTS MUST BE APPROVED BY THE ARCHITECT IN WRITING. ALL DOCUMENTS TO BE RETURNED AT COMPLETION OF WORK.
 CONTRACTOR TO SITE VERIFY ALL DETAILS AND DIMENSIONS AND COMPARE WITH THAT RELATED PORTION OF THE WORK BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.
 ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR CONSTRUCTION PURPOSES.

NO.	REV.	DATE	DESCRIPTION
12	MJ	2025-09-08	FOR SPAZING AMEND.
13	MJ	2025-11-26	REVISED BLDG SIZE TO SETBACK
14	MJ	2025-12-23	REVISED BLDG PER COMMENTS
15	MJ	2026-02-03	REVISED PER COMMENTS

NO.	REV.	DATE	DESCRIPTION

2M architects inc.
 115 Lake Street
 St. Catharines, ON
 Canada L2R 5X7
 Tel: 905-687-9777
 Fax: 905-687-9997
 2Marchitects@coogeco.net
 www.2marchitects.ca



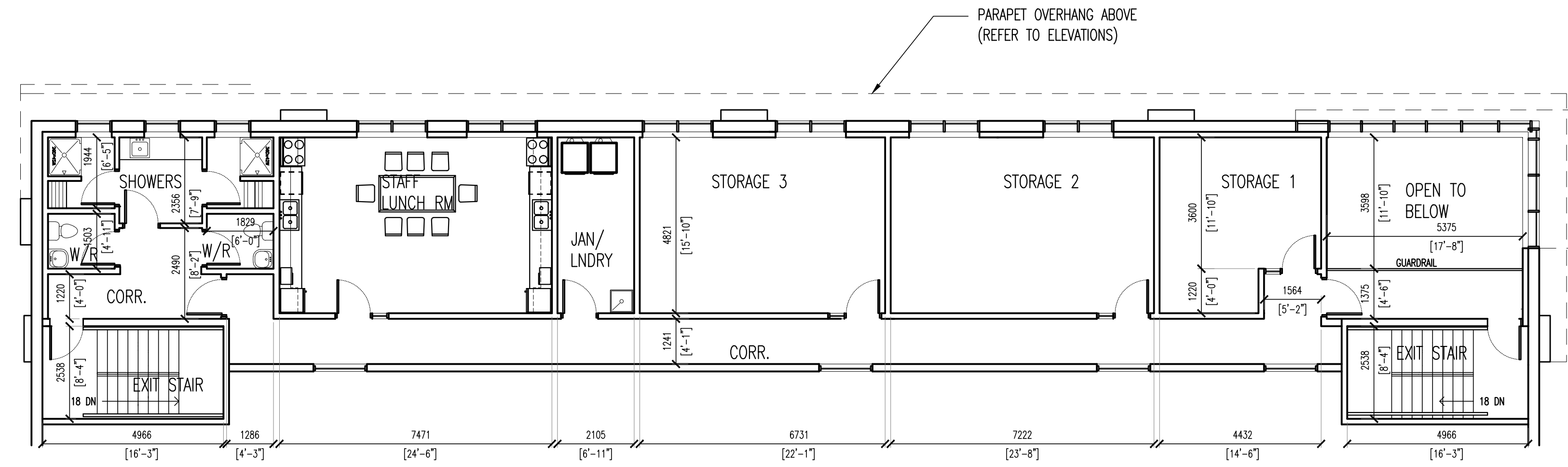
drawn by:	MJ
design by:	MJM
approved by:	LJM
date:	FEB 03, 2026

PROJECT TITLE:
PROPOSED AGRICULTURAL STORAGE AND SUPPLY FACILITY
 727 EAST & WEST LINE, NOTIL, ON

DRAWING TITLE:
DRAFT PROPOSED ELEVATIONS

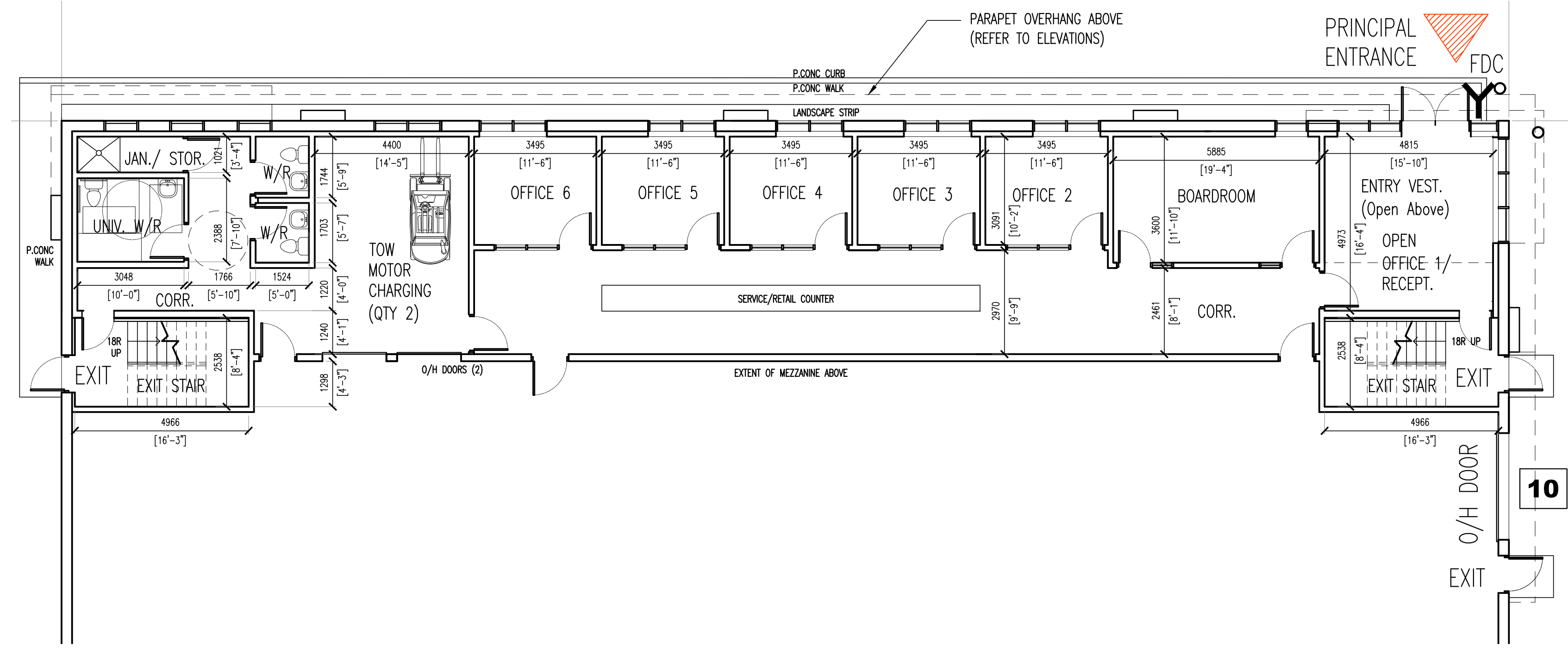
job number:	24-12
revision number:	15
drawing number:	

SP3



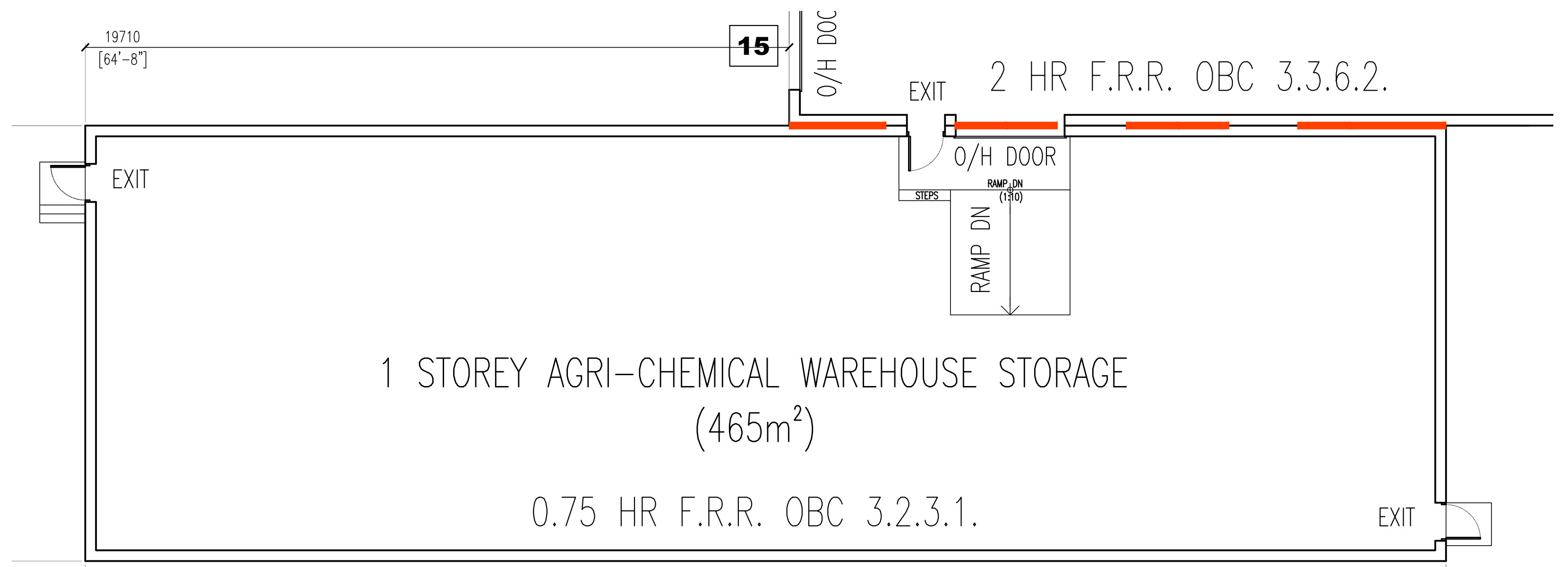
MEZZANINE PLAN

SCALE: 1:100



1ST FLOOR PLAN

SCALE: 1:100

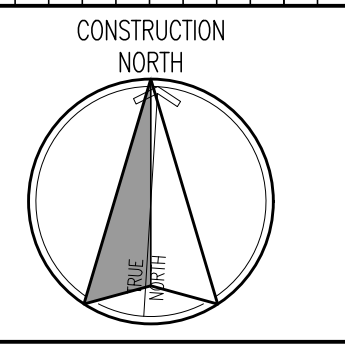


1ST FLOOR PLAN

SCALE: 1:100

THESE DOCUMENTS ARE NOT TO BE SCALED. THE DESIGN AND DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, COPIED, ALTERED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS AND COMMENCEMENT WITH THAT RELATED PORTION OF THE WORK. ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR CONSTRUCTION PURPOSES.

NO.	DATE	REVISION
01	2024-12-05	FOR REVIEW
02	2025-02-03	FOR REVIEW
03	2025-05-07	FOR REVIEW
04	2025-07-16	FOR REVIEW
05	2025-08-13	FOR REVIEW
06	2025-08-08	FOR SPACING AMEND.
07	2025-12-23	REVISED ELOP PER COMMENTS
08	2026-02-09	FOR CORR.



2M architects inc.
 115 Lake Street
 St. Catharines, ON
 Canada L2R 5X7
 Tel: 905-687-9777
 Fax: 905-687-9997
 2Marchitects@coogeco.net
 www.2marchitects.ca

2M architects

drawn by: MJ
 design by: MRM
 approved by: LJM
 date: FEB 09, 2026

project title: PROP. AGRICULTURAL / PRODUCE STORAGE FACILITY
 727 EAST & WEST LINE, NOTL, ON
 drawing title: PROPOSED FLOOR PLANS (SEALED)

job number: 24-12
 drawing number: 08
 revision number: 08

A2



Proposed Zoning By-law Amendment & Consent to Sever Application

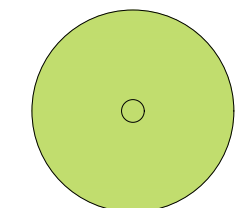


Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

**ATTACHMENT #2 - REVISED LANDSCAPE
PLAN**



LEGEND

-  EXISTING TREE
-  CEDAR HEDGE
-  SOD (DISTURBED AREAS ONLY)

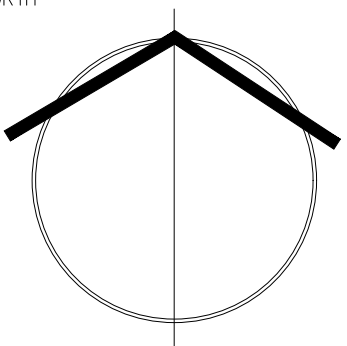

5	REVISED	FEB. 17/26
4	REVISED	SEPT.11/25
3	REVISED	SEPT.04/25
2	REVISED	AUG. 28/25
1	REVISED	JULY 14/25
NO.	DESCRIPTION	DATE

JAMES McWILLIAM
LANDSCAPE ARCHITECT
jmcwilliam@jmladesign.com

PROJECT
**727 EAST WEST LINE
NIAGARA ON THE LAKE, ON.**

DRAWING
LANDSCAPE PLAN

NORTH

SCALE: 1:300
DATE: AUGUST 2024
DESIGN BY: J.S.M.
DRAWN BY: T.F.G.
SHEET: **L1**

GENERAL LANDSCAPE SPECIFICATIONS:

General Instructions:

- Contractor is responsible for locating all underground services prior to any excavation, note that trees are to be offset a minimum of 1000mm from centerline of any underground service.
- Cedars to be installed on berms, see grading drawings for berm locations
- General layout of plantings, to be staked and confirmed by landscape architect prior to installation.
- Plant material to be approved at source by landscape architect, prior to shipment to the site.
- The landscape contractor, is advised that no tree/shrub planting is to occur during the months of December, January, February, March, and July.

Topsoil for Sodded Areas:

Mixture of mineral particulates, micro-organisms and organic matter which provides suitable medium for supporting intended plant growth.

- soil texture based on the Canadian System of Soil Classification, to consist of 20-70% sand and contain 5-10% organic matter by weight
- Fertility: major soil nutrients present in the following ratios,
 - Nitrogen (N) 20-40 micrograms of available N per gram of topsoil,
 - Phosphorus (P) 10-20 micrograms of phosphate per gram of topsoil,
 - Potassium (K) 80-120 micrograms of potash per gram of topsoil,
 - Calcium, magnesium, sulphur, and micro nutrients present in balanced ratios to support germination and/or establishment of intended vegetation,
- Ph value: 5.5 to 7.5,
- Contain no toxic elements or growth inhibiting materials,
- Free from:
 - Debris and stones over 25mm diameter,
 - Course vegetative material, 10mm diameter and 100mm length, occupying more than 2% of soil volume,
- Consistence: friable when moist,

Spreading of Topsoil:

Scarify the subsoil prior to the spreading the topsoil. Remove all debris and leave a fine-textured even surface, all topsoil to be imparted unless previously approved by the landscape architect. Obtain approval for the quality of any imported topsoil before delivery to the site.

Sod:

Sod to be installed in all disturbed area of the site with the specifications of the Nursery Sod Growers Association of Ontario. All lawn areas shall receive a minimum of 100mm of topsoil, and shall be sodded with #1 Bluegrass-Fescue sod.

Mineral Fertilizer:

Apply the following mineral fertilizer unless soils tests show other requirements:

- Sodded areas – 11% nitrogen, 8% phosphorus and 4% potash (11-8-4) at a rate of 4.5 kg. per square metre. (10 lbs per 1000 sq. ft.)
- Planting beds - 7% nitrogen, 7% phosphorus, and 7% potash (7-7-7) at the rate of 40 grams (4 oz) per bushel of topsoil,

Preparation of Planting Beds:

All planting beds to be continuous. Excavate all planting beds to the depth as indicated on the drawings and details, min 300mm (1.0'), backfill all planting beds with a soil mixture consisting of six (6) parts of sandy loam, one (1) part of finely pulverized peat moss, two (2) parts of well-rotted manure and the mineral fertilizer as specified above. Also add .58 kilos bonemeal/cubic metre of planting soil (1lb/cu yd.).

Note: if the existing soil conditions are clay or wet in nature, contact the landscape architect for instructions for a suitable soil mixture or drainage detail.

Mulch:

All planting beds and tree pits to be treated with shredded pine bark mulch, to a depth of 75mm minimum.

Plant Material:

All plant material shall conform to the standards of the Canadian Nursery Trades Association for size and species.

All shrubs and tree material shall be container grown, potted, W/B or B/B, unless otherwise noted. Contractor shall make requests for root condition substitution in writing to the landscape architect prior to commencement of planting operations.

Plant Material Installation:

All trees, shrubs, and ground covers shall be planted as detailed and as shown on the planting plan. All beds to receive a cover of clean mulch to a depth of 75mm. For guying and staking trees, refer to the planting details.

The individual plant grouping total as illustrated on the planting plan supersedes the estimated quantity on the master plant list. Contractor must report any discrepancies to the landscape architect in writing before commencing any work. Contractor will assume full responsibility if landscape architect is not notified on discrepancies.

Ensure that top two rows of wire basket are removed from root ball after installation in planting pit, for all trees planted with wire basket.

General Maintenance:

Proper maintenance procedures are to be fully administered for all newly constructed landscape work on accordance with Landscape Ontario specifications. This shall apply during the construction and maintenance and warranty period. Contractor is responsible for maintenance of sod and plantings until final acceptance by landscape architect.

Rodent protection: the contractor shall be responsible for the protection of all trees and shrubs for winter protection and from rodent injury for the duration of the warranty period. Protective guards shall be employed around all deciduous trees.

General Requirements:

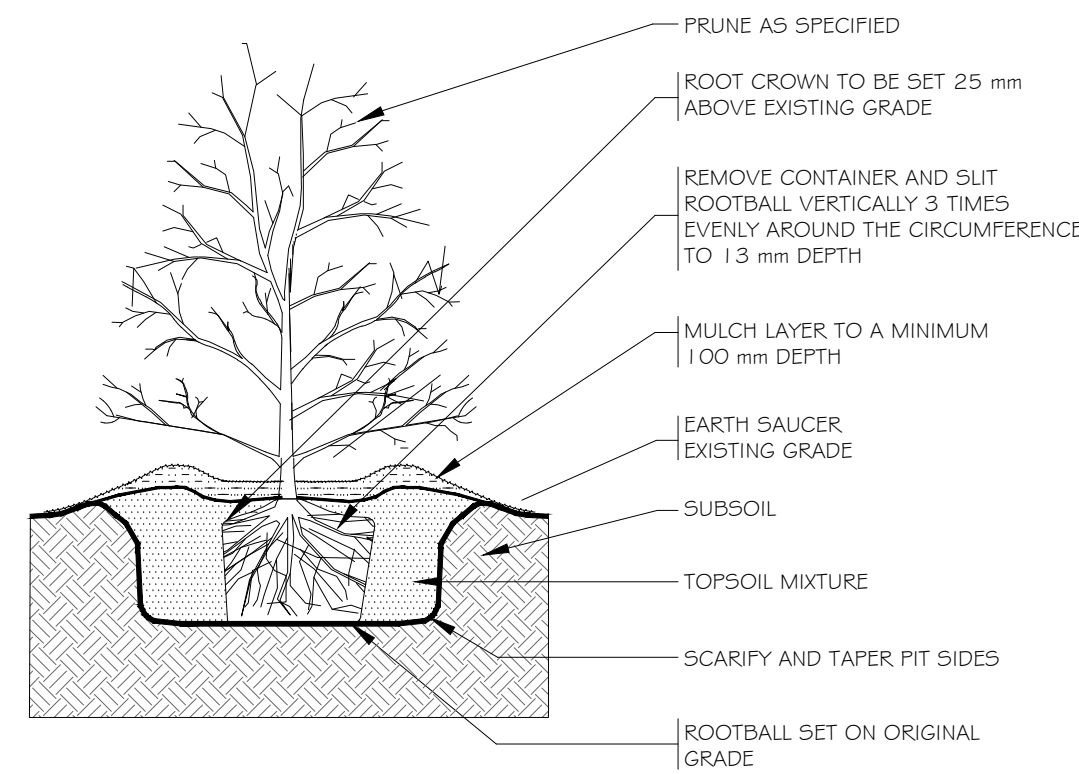
Use above specifications in conjunction with the general landscape specifications of the Ontario Landscape Contractors Association, The Nursery Sod Growers Association of Ontario and with the Guide Specifications for Nursery Stock of the Canadian Nursery Trades Association. Use only plant material true to name, size and grade as specified on planting plan; provide sufficient labels or markings to indicate clearly the variety, size and grade of each specimen or bundle.

Obtain approvals for substitutions as to variety, size or grade from the landscape architect. Use only nursery stock, grown under proper horticultural practices, viable, free from pest and disease and undamaged. Obtain all necessary permits before commencement of construction. Report in writing any discrepancies in the drawings, specifications and contract documents to the landscape architect before the end of the bidding process and commencement of construction. These specifications may be superseded by additional specifications set out in the tender documents. Contractor to review all documents.

Warranty:

The contractor will warranty all plant material with a one year (unless advised otherwise by owners representative) labour and material warranty, commencing final acceptance by the landscape architect.

727 East West Line - Plant List						
Key	Botanical Name	Common Name	Size	Qty	Condition	Comments
Coniferous Trees						
To	Thuja occidentalis	Eastern White Cedar	2.0m ht.	276	CT	Branched to Ground



D1 TYPICAL SHRUB PLANTING DETAIL SCALE: NONE
ALL SPECIES / SIZES

5	REVISED	FEB. 17/26
4	REVISED	SEPT.11/25
3	REVISED	SEPT.04/25
2	REVISED	AUG. 28/25
1	REVISED	JULY 14/25
NO.	DESCRIPTION	DATE



PROJECT
**727 EAST WEST LINE
NIAGARA ON THE LAKE, ON.**

DRAWING
LANDSCAPE DETAILS



SCALE:	AS NOTED
DATE:	AUGUST 2024
DESIGN BY:	J.S.M.
DRAWN BY:	T.F.G.
SHEET:	L2

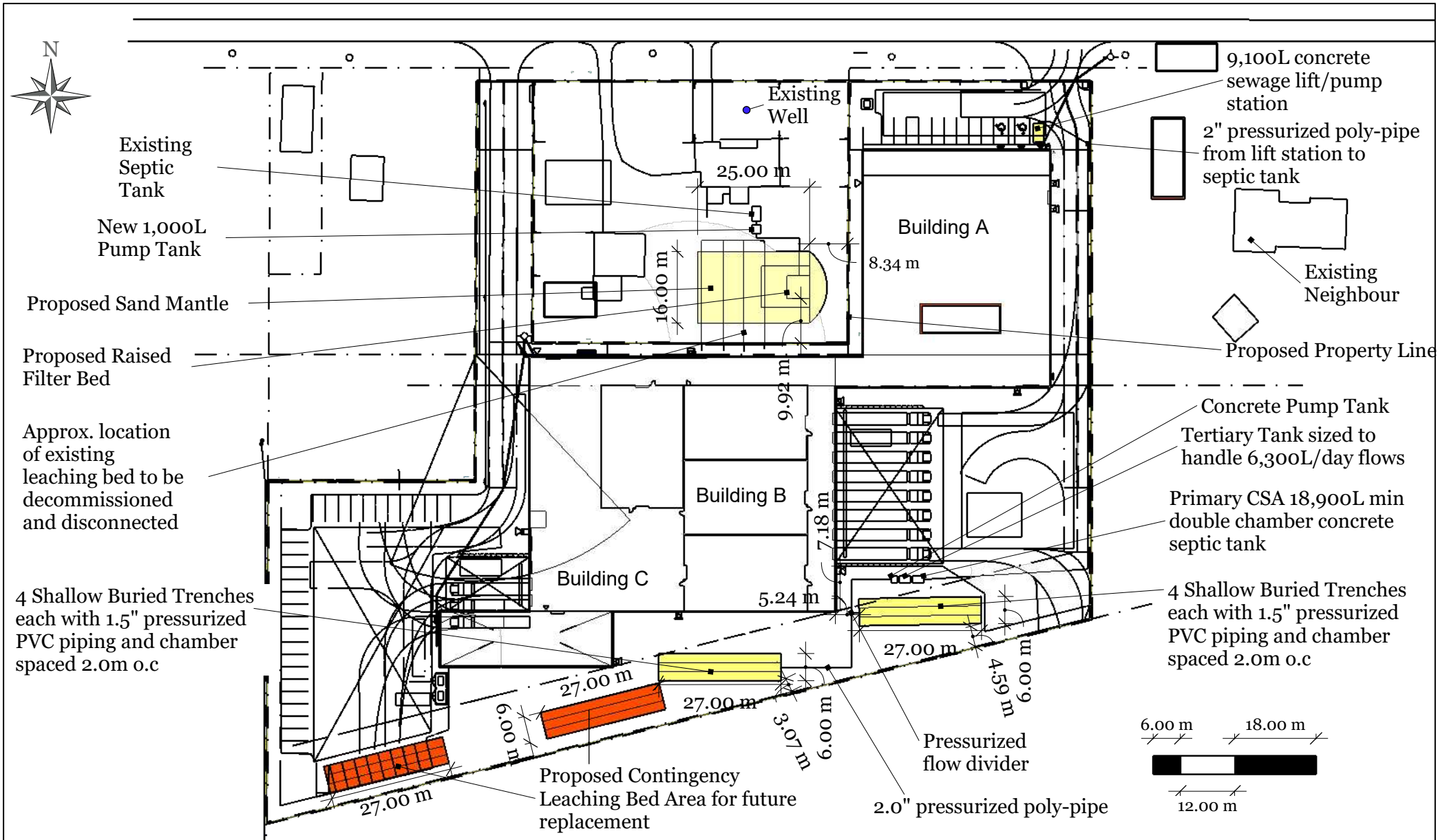


Proposed Zoning By-law Amendment & Consent to Sever Application

Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

**ATTACHMENT #3 - REVISED SEPTIC
SYSTEM DESIGN**



T.I Services
 23 Ludlow Crescent
 Brantford, ON N3P 1V2
 Ph: (519) 802-7873 | tiservicesinfo@gmail.com

Title: Tertiary Septic System Design - Agricultural Facility 727 E & West Line NOTL

Client: Niagara Orchid and Vineyard Inc.

Designer: T. Amhoff

BCIN #: 42698

	MM/DD/YY	REMARKS
1	06 / 13 / 25	
2	07 / 10 / 25	
3	02 / 10 / 26	

A 01



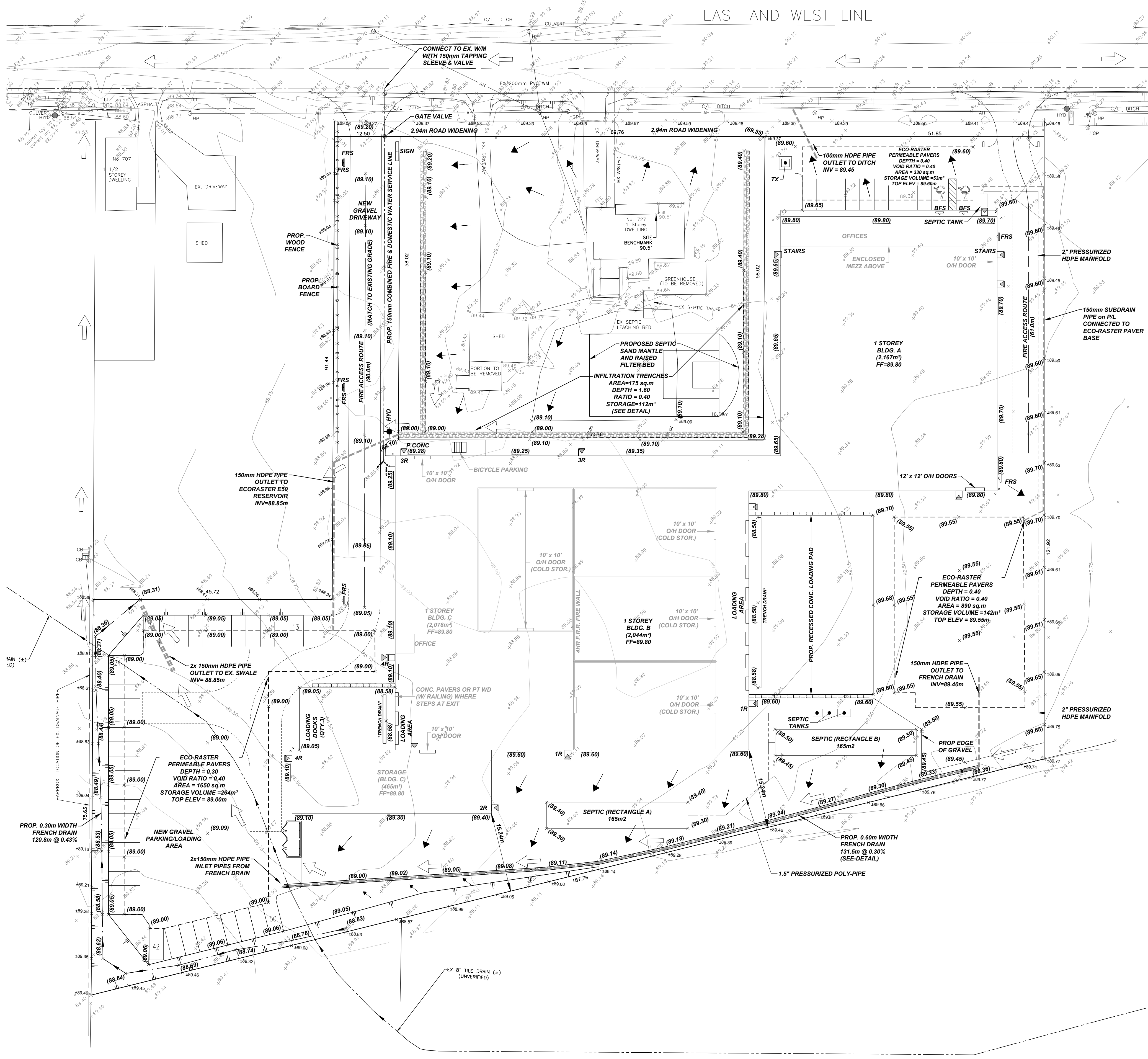
Proposed Zoning By-law Amendment & Consent to Sever Application

Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

ATTACHMENT #4 - PRELIMINARY GRADING & SERVICING PLAN

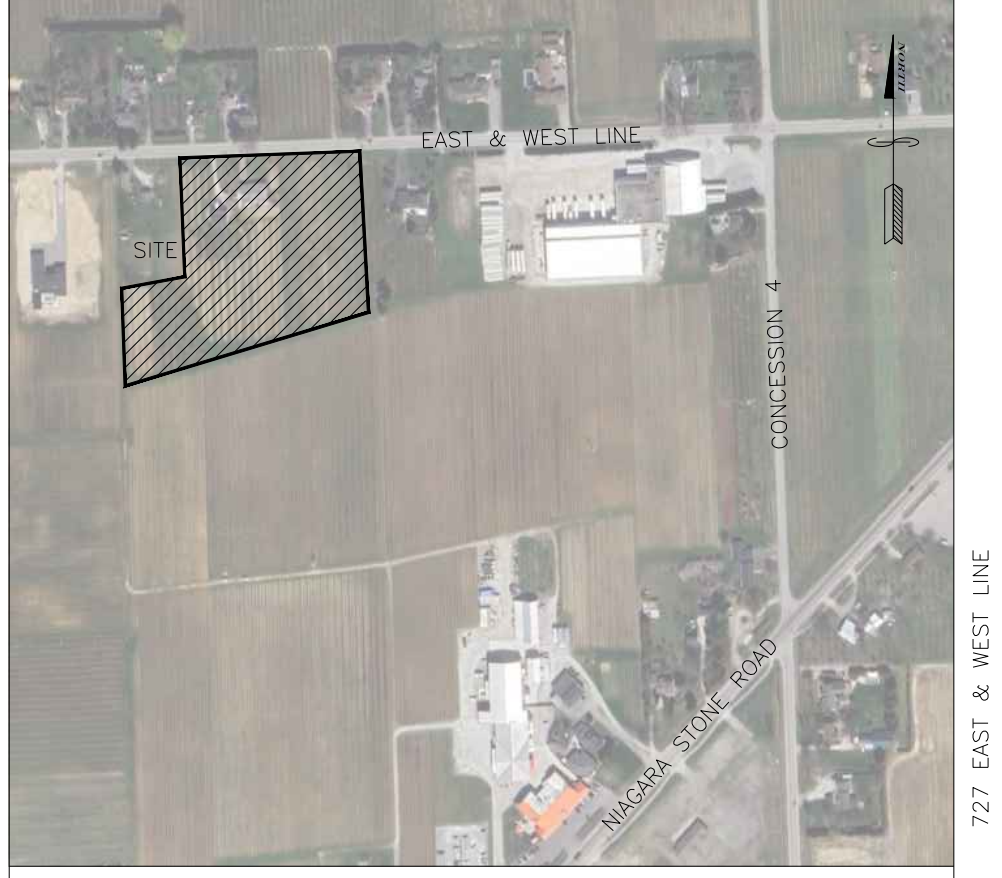
EAST AND WEST LINE



LEGEND

- ×100.50 EXISTING ELEVATION
- ⊕100.50 EXISTING ELEVATION (CALCULATED)
- 0.00% EXISTING SLOPE
- ×(100.00) PROPOSED ELEVATION
- (100.00) PROPOSED APRON ELEVATION
- ×(100.00) PROPOSED SWALE ELEVATION
- 0.00% PROPOSED SLOPE
- ⬇️ PROPOSED DOWNSPOUT
- PROPOSED SWALE
- PROPOSED SILT FENCE
- ▲ PROPOSED ENTRANCE LOCATION
- ⊙(SP) PROPOSED SUMP PUMP

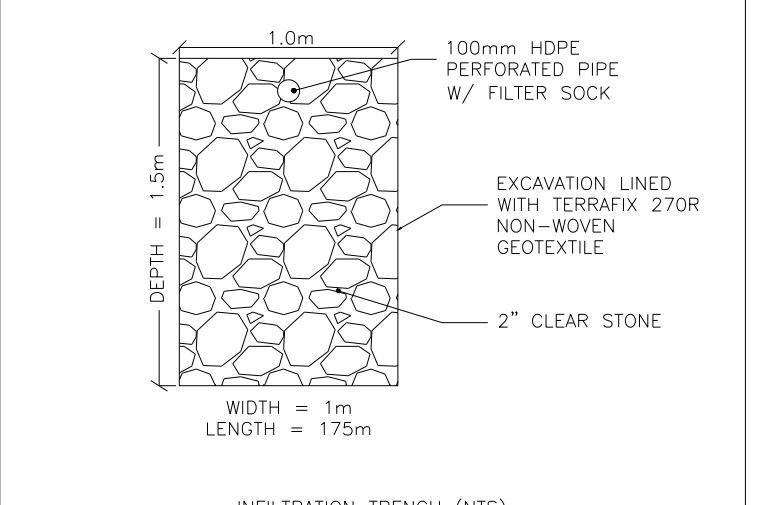
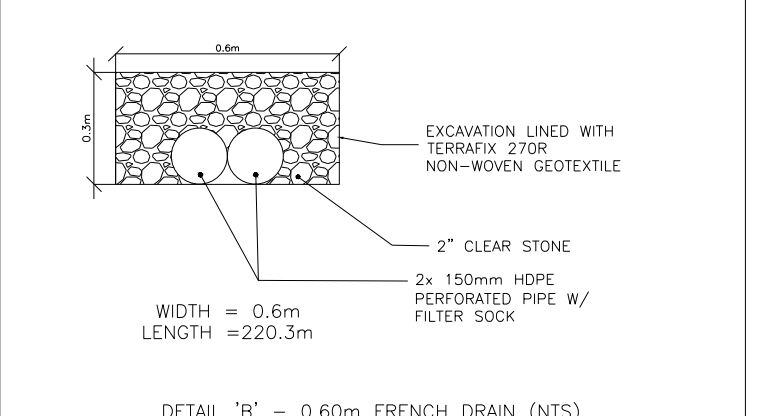
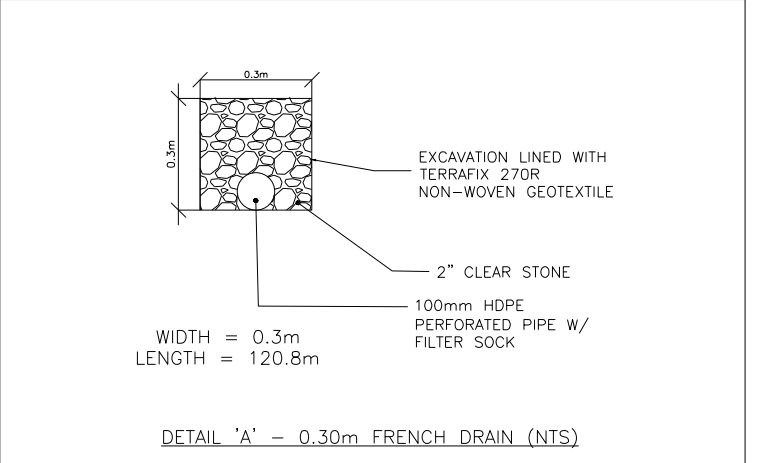
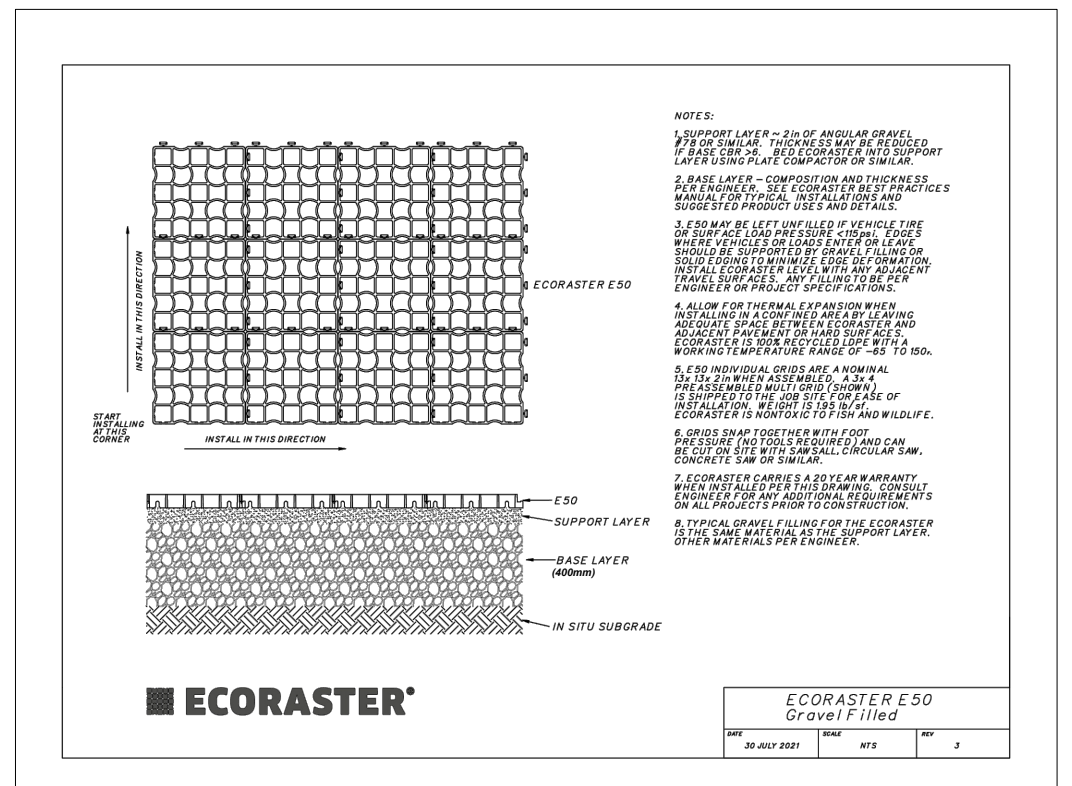
- GENERAL GRADING NOTES:**
1. MATCH EXISTING GRADE AT PROPERTY / DEVELOPMENT LIMITS WITH SLOPED SLOPES OF MAXIMUM 3:1 AND/OR RETAINING WALLS AS SPECIFIED.
 2. SLOPES OF SWALES FOR BOTH "BACK-TO-FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% AND NO GREATER THAN 3.3% (3:1).
 3. MINIMUM GRADE FOR APRON "WRAP-AROUND" SWALE AT THE REAR OF THE UNIT SHALL BE 1.0%.
 4. WHEN MATCHING TO EXISTING GRADE AT THE LIMITS OF THE DEVELOPMENT / PROPERTY WHERE 2.0% SLOPE CANNOT BE REASONABLY ACHIEVED A 1.5% GRADE IS PERMITTED PROVIDED A 150MM SUB-DRAIN IS INSTALLED WITH THE SWALE AS PER 10-121 AND CONNECTED TO A SUITABLE OUTLET.
 5. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2.0% AND SHALL NOT BE MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS ARE NOT ALLOWED FOR ANY NEW CONSTRUCTION.
 6. GARAGE FLOOR ELEVATION SHALL BE SET A MINIMUM OF 0.30M HIGHER THAN THE BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
 7. THE TOP OF FOUNDATION WALL FOR THE DWELLING UNIT SHALL BE A MINIMUM 150MM (6") ABOVE FINISHED GRADE.
 8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS SHALL BE GRADED AS A STRAIGHT LINE.
 9. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE PROPERTY / DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER. OTHERWISE RETAINING WALLS MUST BE USED.
 10. ALL RETAINING WALLS SHALL BE PLACED A MINIMUM 0.45M FROM PROPERTY LINES.
 11. ANY WALL OF GREATER HEIGHT THAN 1.0M MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
 12. TOP OF RETAINING WALL ELEVATIONS SHALL BE SET A MINIMUM OF 150MM ABOVE THE PROPOSED SIDE-WALK SWALES.
 13. RETAINING WALLS 0.60M AND HIGHER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. SUCH FENCES OR GUARD RAILS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
 14. ALL FILL COMPACTED ON THE LOT(S) SHALL BE PLACED TO A MINIMUM 85% SPD (UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER). MATERIALS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 300MM DEPTH.
 15. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS, AND PROTECTION SCHEMATICS REFER TO THE TREE PROTECTION PLAN (IF APPLICABLE).



KEY PLAN N.T.S.

BENCHMARK NOTE:
 ELEVATION = 91.861 (CGVD-1928)
 MONUMENT: 63U3533
 ELEVATIONS ARE GEODETIC AND WERE DERIVED FROM BENCHMARK 63U3533, HAVING A PUBLISHED ELEVATION OF 91.861 METRES.

SITE BENCHMARK:
 ELEVATION = 90.51
 DOOR SILL OF THE EXISTING DWELLING AS INDICATED ON PLAN.



- GENERAL NOTES:**
1. TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
 2. ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
 3. CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMANS, PRIVATE DRAINS AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC AT START OF CONSTRUCTION.

NO:	DATE:	DESCRIPTION:
4	2026-02-18	PER UPDATED SITE PLAN
3	2026-02-13	ISSUED WITH FUNCTIONAL SERVICING REPORT
2	2025-07-09	ISSUED FOR RE-ZONING APPLICATION
1	2025-05-15	REVISED PER CONSULTANT TEAM FEEDBACK
0	2026-03-27	ISSUED FOR CLIENT REVIEW



LandSmith ENGINEERING & CONSULTING LTD.
 LANDSMITH ENGINEERING & CONSULTING LTD.
 1059 UPPER JAMES STREET, SUITE 207
 HAMILTON, ON L9C 3A6
 ANDREW@LANDSMITH.CA
 289-309-3632

CLIENT: NIAGARA ORCHARDS & VINYARD CORPORATION (NOVC)

MUNICIPALITY: TOWN OF NIAGARA-ON-THE-LAKE

PROJECT NAME: 727 EAST & WEST LINE

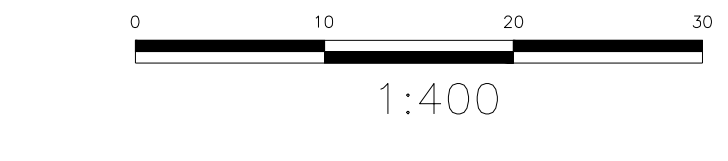
TITLE: PRELIMINARY GRADING & SERVICING PLAN

SCALE: 1:400	DATE: 2025-02-25
CHECKED BY: AS	DESIGNED BY: OJ
DWG No: 25015Nov	SHEET No: GS1

ROOFWATER LEADERS / SUMP PUMPS
 ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6M FROM THE BUILDING FACE.
 SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEeping TILES TO THE STORM PRIVATE DRAIN. THE SUMP OUTLET SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.

FOUNDATION DRAINS
 WEeping TILES SHALL DRAIN TO SUMP PITS AND BE PUMPED TO STORM SEWER VIA PUMP SUMP WITH BACK-FLOW PREVENTOR (SEE DETAILS). MIN. 1 HP PUMP WITH BACK-UP POWER REQUIRED.

- NOTES:**
1. LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. ANY DISCREPANCIES BETWEEN SERVICE LOCATIONS AND THESE ENGINEERING DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.





Proposed Zoning By-law Amendment & Consent to Sever Application

Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

**ATTACHMENT #5 - FUNCTIONAL
SERVICING REPORT & STORMWATER
MANAGEMENT BRIEF**

3.0 Conclusion

In conclusion, based on the foregoing analysis we recommend that the development may be serviced in accordance with the requirements of the Town of Niagara-on-the-Lake as follows:

1. Water servicing can be provided through connection to the adjacent 200mm watermain along East-West. Based on the available data there will be sufficient flows available within the main to provide for both domestic and fire-flow requirements.
2. There are no available sanitary sewers in the area, however the development may be serviced through the installation of a septic beds as per the report provided by T.I. Services which is contained within Appendix 'B' in the location indicated.
3. The increase in stormwater runoff due to the proposed impervious surfaces can be mitigated according to MECP requirements through the construction of the ECORASTER E50 Permeable Pavement reservoirs in conjunction with the proposed Infiltration Galleries. These features will also serve to provide the needed levels of stormwater quality control.

Thank you for your consideration of the above Functional Servicing Report and Stormwater Brief, should you have any questions or require clarification with respect to any part of the above please do not hesitate to contact the undersigned.

Respectfully submitted,



Proposed Zoning By-law Amendment & Consent to Sever Application

Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

**ATTACHMENT #6 - MEMORANDUM FOR
HISTORICAL WATERCOURSE AND
RIPARIAN RIGHTS RE: SLOMA DRAIN**

3.0 Conclusion

Aerial imagery, the 1962 Blake Erwin Report, archaeological reporting, topographic mapping from governmental and university sources, as well as regulatory mapping from the NPCA all confirm that there is evidence of a historical watercourse on the subject property, and adjacent property at 701 East and West Line, conveying flows from the property to the south towards the Sloma Drain. As there is a historical watercourse which has long accepted and conveyed drainage from the subject property, the Applicant has a riparian right to continue to contribute drainage to this watercourse.

With respect to discharge location, the development will continue to discharge water in the same location it does today, and has historically. Overland drainage from the south will not be blocked by the proposed development. The grading and drainage design prepared by Ownership's Civil Engineer will ensure that overland drainage from the south will continue to flow onto the subject property, entering a swale with a 0.3m wide french drain base, directing flow around the proposed parking lot, and ultimately discharging onto the adjacent property in the same location as the historical watercourse.

With respect to discharge quantity, the proposed development will utilize controls to ensure that during storm events flows will not exceed existing/historical conditions. Under the proposed development the south-west corner of the site will be developed into a parking area. In order to mitigate the increased runoff rates due to the added impervious surfaces it is proposed to construct a permeable paver system. The permeable paver system uses a 2" stone base - that stone has 40% void ratio and can store excess stormwater as a reservoir - releasing it to ground-water, and discharging it along the existing drainage pathway at release rates no higher than under existing conditions. This permeable paver system has been used in other locations in Niagara-on-the-Lake and has been accepted by the Town previously. It can be constructed above the existing tile drain, without damaging the existing tile or interrupting its function. If construction works result in conflicts with the existing tile drain, the drain will be reoriented to maintain its function following development of the subject property.

In conclusion, the proposed development will maintain existing drainage pathways. The construction of the future ASF will not result in any changes to existing flow conditions on adjacent properties or within the Sloma Drain.





Proposed Zoning By-law Amendment & Consent to Sever Application

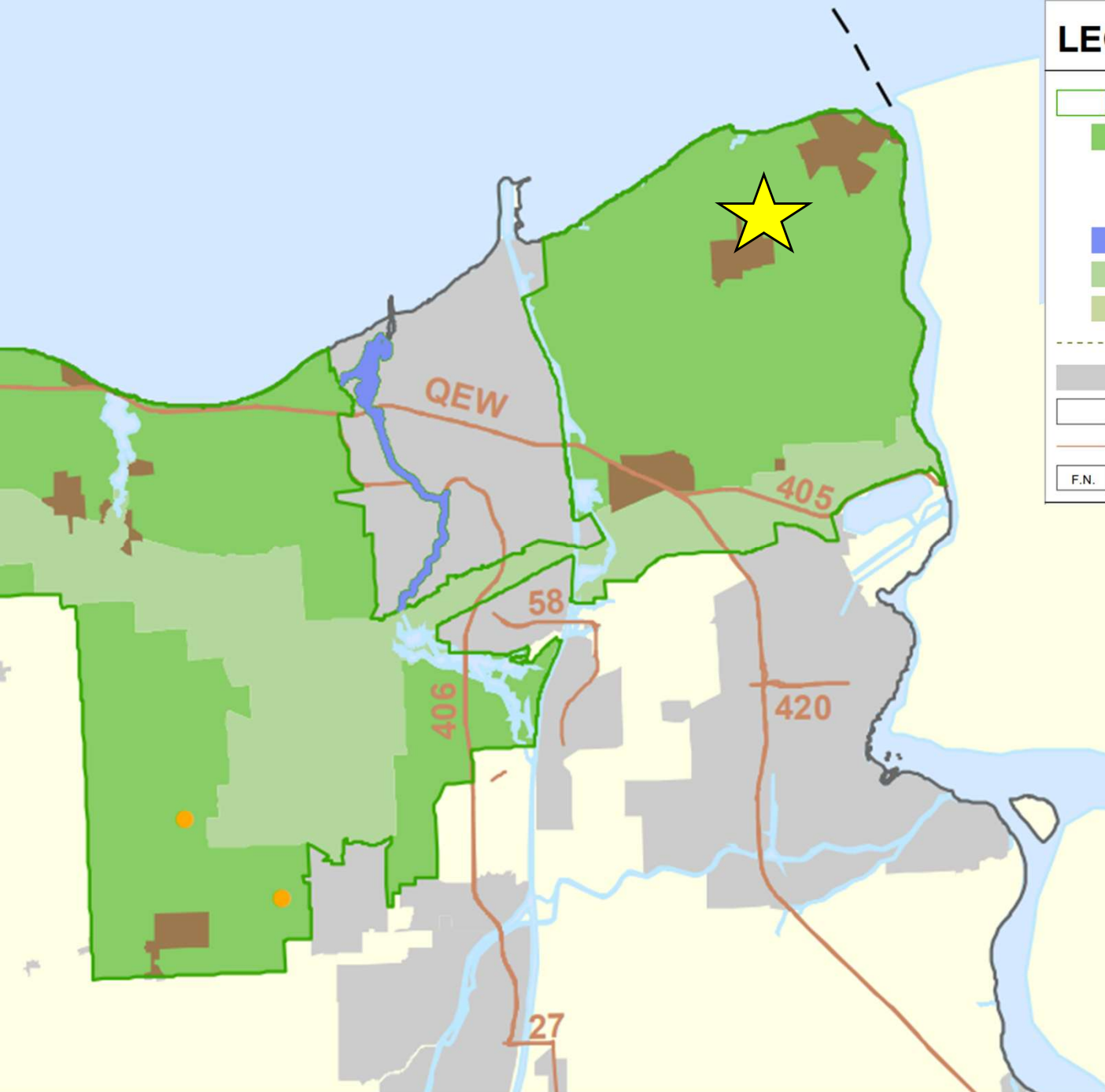
Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

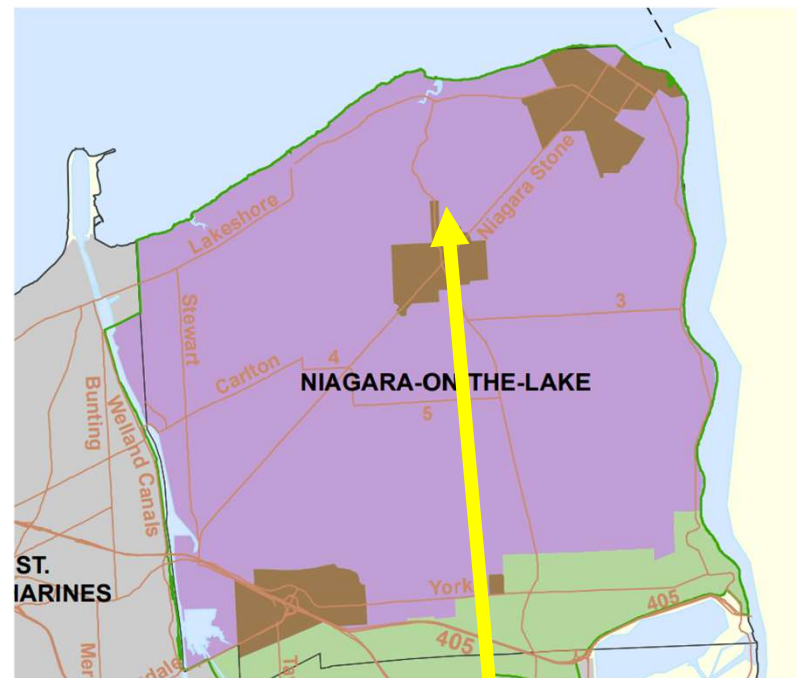
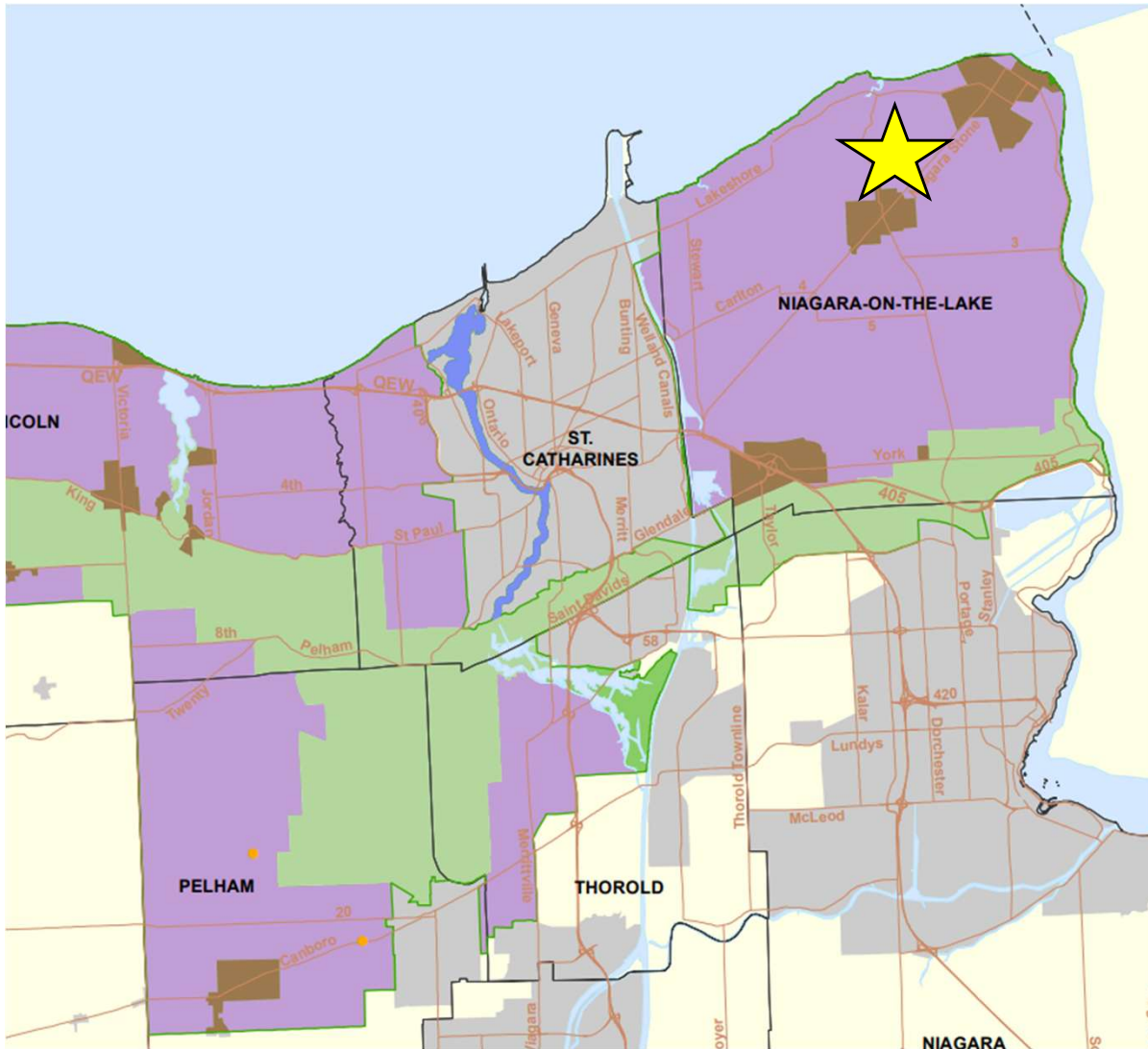
**ATTACHMENT #7 - GREENBELT PLAN
SCHEDULES**

LEGEND

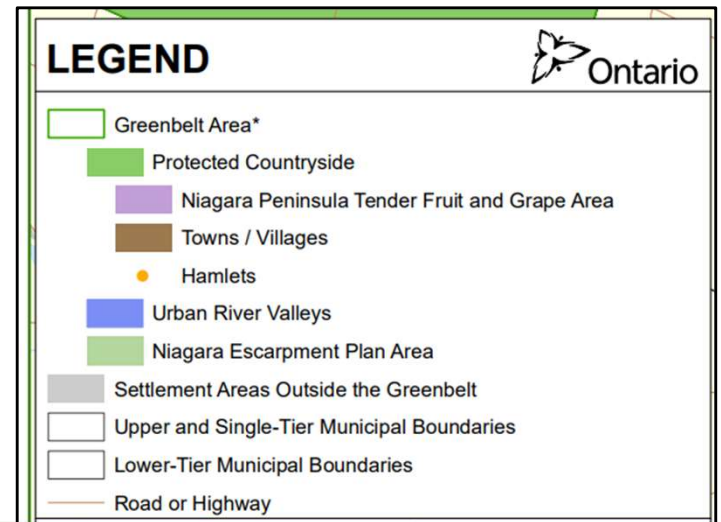
-  Greenbelt Area*
-  Protected Countryside
-  Towns / Villages
-  Hamlets
-  Urban River Valleys
-  Niagara Escarpment Plan Area
-  Oak Ridges Moraine Area
-  External Connections
-  Settlement Areas Outside the Greenbelt
-  Upper and Single-Tier Municipal Boundaries
-  Road or Highway
-  F.N. First Nations



 = Subject Property



 = Subject Property





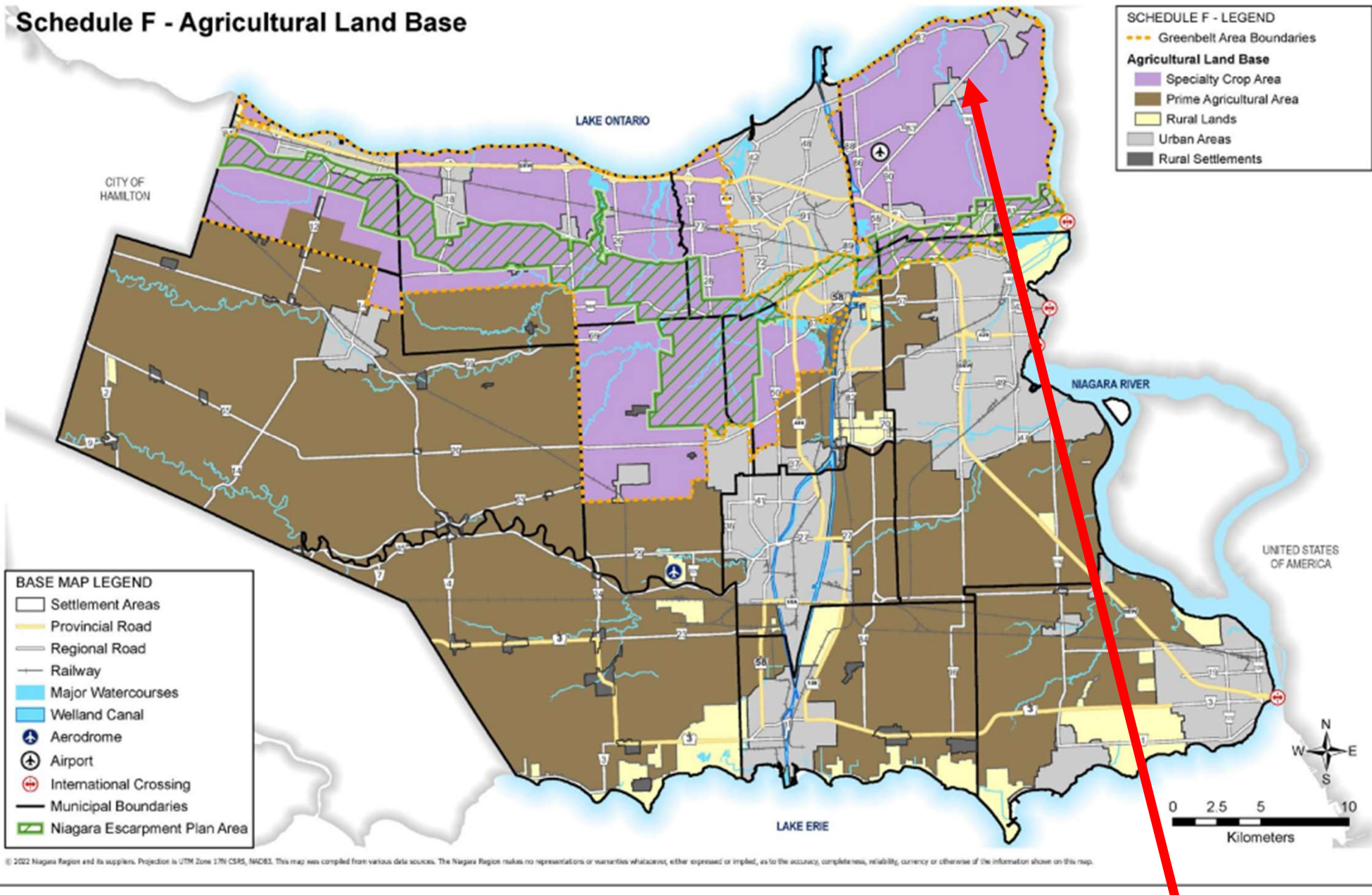
Proposed Zoning By-law Amendment & Consent to Sever Application

Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

**ATTACHMENT #8 - NIAGARA OFFICIAL
PLAN SCHEDULE F - AGRICULTURAL
LAND BASE**

Schedule F - Agricultural Land Base



Subject Property

















Proposed Zoning By-law Amendment & Consent to Sever Application

Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

**ATTACHMENT #9 - NOTL OFFICIAL PLAN
SCHEDULE C - LAND USE PLAN "VIRGIL"**



-  Agricultural*
-  Non-Farm Rural
-  Service Commercial
-  Niagara District Airport
-  Extractive
-  Conservation
-  Escarpment Protection Area
-  Escarpment Natural Area
-  Area of Natural & Scientific Interest
-  Major Open Space
-  Wetland (including adjacent lands)
-  Special Study Area
-  EX-AG Exception - See Exceptions, Section 7
-  Niagara Escarpment Plan Boundary

Subject Property



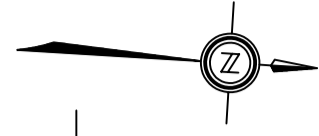
Proposed Zoning By-law Amendment & Consent to Sever Application

Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

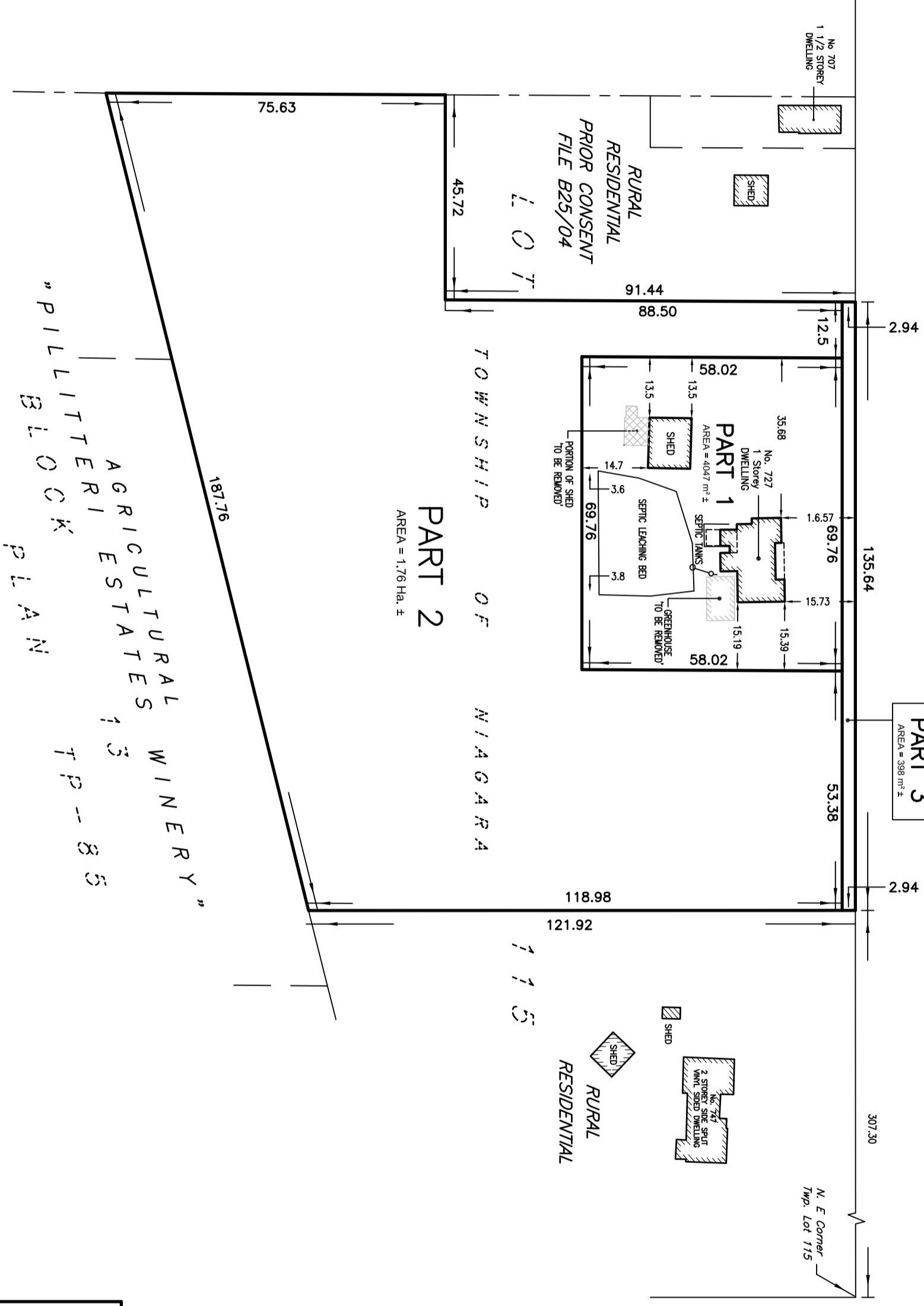
ATTACHMENT #10 - SEVERANCE SKETCH

EAST AND WEST LINE
ROAD ALLOWANCE BETWEEN TOWNSHIPS OF NIAGARA AND THE MILITARY RESERVE
(MUNICIPAL TRAVELLED ROAD - width varies)



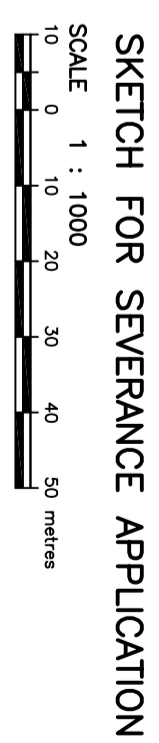
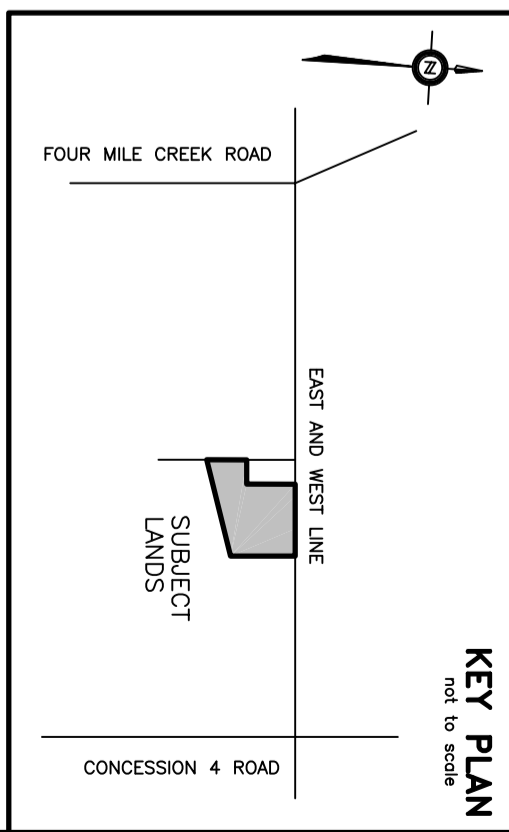
REG'D. PLAN TP--163

LOT 5
RURAL RESIDENTIAL



METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

"PILLITTERI AGRICULTURAL WINERY"
REG'D. BLOCK PLAN TP--85



ROY S. KIRKUP, O.L.S.
No person may copy, reproduce or alter this sketch in whole or in part without written permission from J. D. BARNES LIMITED
CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS PROTECTED BY COPYRIGHT ©

NOTES
GEOGRAPHIC LOCATION BEING PART OF TOWNSHIP LOT 115, GEOGRAPHIC TOWNSHIP OF NIAGARA, TOWN OF NIAGARA--ON--THE--LAKE, REGIONAL MUNICIPALITY OF NIAGARA.
DISTANCES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS AND CALCULATIONS USING OFFICE RECORDS.
THIS SKETCH IS PREPARED FOR SEVERANCE APPLICATION ONLY AND IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES

REV 4: MAY 09, 2025
REV 3: DECEMBER 02, 2024
REV 2: SEPTEMBER 19, 2024
REV 1: MAY 14, 2024
DATE: DECEMBER 19, 2023

ROY S. KIRKUP
Ontario Land Surveyor

J.D. BARNES SURVEYING MAPPING GIS
LIMITED
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY: GP	CHECKED BY: RSK	REFERENCE NO.: 23-16-367-00_11dc
PLOTTED: DECEMBER 19, 2023		DATED: DECEMBER 19, 2023

FILE: 23-16-367-00

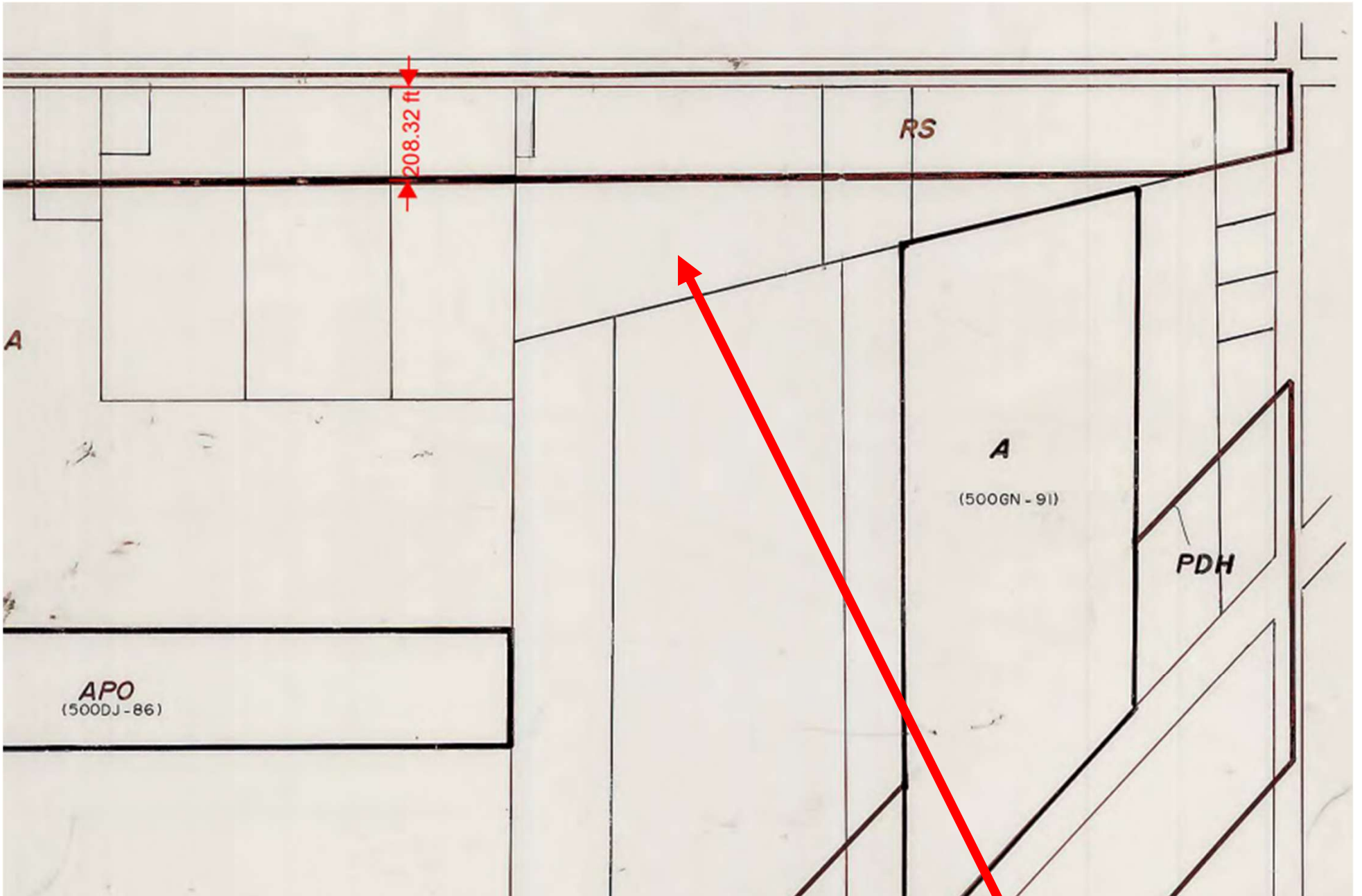


Proposed Zoning By-law Amendment & Consent to Sever Application

Planning Justification Addendum

727 East and West Line, Niagara-on-the-Lake

ATTACHMENT #11 - NOTL ZONING BY-LAW 500A-74 SCHEDULE C (VIRGIL)



Subject Property