



Planning Justification Report

Applications for Consent and Zoning By-law Amendment

181 Hunter Road & 855 Line 2 Road

Date: June 2024

For: Hunter Farms Ltd.

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1.0 Introduction

NPG Planning Solutions Inc. (“NPG”) has been retained by Hunter Farms Ltd. ‘Owner’ to provide professional planning advice and prepare this Planning Justification Report (“PJR”). This report supports two (2) consent applications to sever surplus farm dwellings from two (2) agricultural parcels located at 181 Hunter Road and 855 Line 2 Road, Niagara-on-the-Lake. While separate consent applications are being submitted for each property, this PJR is intended to accompany both applications.

Hunter Farms Ltd. manages approximately 51.4 hectares (127 acres) of land across seven (7) agricultural parcels in Niagara-on-the-Lake, which together function as a single farming operation. Five (5) of these parcels are owned by Hunter Farms Ltd., and the remaining two (2) are leased for grape harvesting. Detailed descriptions of the individual properties are provided in Section 2.0 of this PJR.

The Provincial Policy Statement prohibits the creation of new residential lots in Prime Agricultural Areas, except where it can be demonstrated that a farm dwelling has been made surplus by farm consolidation. In the case of Hunter Farms Ltd., farm consolidation occurred through the acquisition of five (5) agricultural parcels in addition to the original two (2) parcels, either through common ownership or lease agreements.

Implementing the proposed consent applications requires two (2) zoning by-law amendments to re-zone the proposed residential parcels at 181 Hunter Road and 855 Line 2 Road to Rural (A) site-specific zoning designations, addressing various zoning deficiencies. Additionally, the proposal necessitates re-zoning the retained lands on both parcels to a Site-Specific Agricultural Purposes Only (APO-XX) Zone, thereby prohibiting new residential uses on the retained parcels in perpetuity.

This PJR evaluates the appropriateness of the consent and zoning by-law amendment applications for each impacted property when assessed against policies in the Provincial Policy Statement (“PPS”), Greenbelt Plan, Niagara Official Plan (“NOP”), the Town of Niagara-on-the-Lake Official Plan (“Town’s OP”), and the Town of Niagara-on-the-Lake Zoning By-law (“ZBL”) No. 500A-74.

Sections 5.2, 5.3, and 5.4 of this PJR assess the proposed surplus farm dwelling severance against provincial and regional planning policies. Section 5.5 of this PJR establishes that the proposal conforms to the Town’s OP, while Section 6.0 provides planning justification for the proposed Zoning By-law Amendment.

In summary, the Applications comply with requirements of the *Planning Act*, are consistent with the Provincial Policy Statement (PPS), and in conformity with the Greenbelt Plan, the Niagara Official Plan (Niagara OP), and the Town OP.

2.0 Description of Subject Lands and Surrounding Uses

As noted in Section 1.0, two (2) agricultural properties owned by Hunter Farms Ltd. include surplus farm dwellings. These properties are municipally addressed as 181 Hunter Road and 855 Line 2 Road, Niagara-on-the-Lake. For the purposes of this report, 181 Hunter Road is hereby identified as Subject Property 'A', and 855 Line 2 Road is identified as Subject Property 'B'. Collectively, these are referred to as the Subject Lands. Further details and information about each property are provided in the sections below.

2.1 181 Hunter Road

Subject Property 'A' is located on the south side of Hunter Road, being a local road as per Schedule G of the Town's Official Plan and located west of Concession Road 4. The property is parallelogram in shape with a total of 148.553 metres of frontage on Hunter Road, a lot depth of 357.793 metres, and a total lot area of 4.74 hectares (11.71 acres).

The Subject Lands are further contextualized by photos collected during a site visit on June 3rd, 2024, on the following pages. These photos show the existing buildings and structures on 181 Hunter Road and immediately surrounding properties, as well as their current use and general condition (**refer to Photos 1-8**).

Subject Property 'A' is predominantly used for agricultural purposes. Subject Property 'A' is primarily in agricultural production, covered in vineyards, supporting the grape economy in the Town (**refer to Images 1 & 2**). The remaining portion of the Subject Property 'A' contains an existing residential dwelling that is surplus to the needs of the agricultural operation (**refer to Image 3**). This area also features a large rear yard with sporadically placed trees (**refer to Image 4**), a barn (**refer to Image 5**), and a remnant concrete pad from a previously demolished agricultural barn (**refer to Image 6**). One of the owner's children currently resides in the farm dwelling but is not employed by the farm, nor associated with the agricultural business in any capacity.

There is one (1) driveway off Hunter Road which provides access to the dwelling on the property (**refer to Image 7**). Although there is no designated access point to the agricultural portion of the property, it is anticipated that farm vehicles can access the vineyards directly from Hunter Road (**refer to Image 8**).

Sewage and water services are wholly contained within the residential portion of Subject Property 'A.' The septic system is located along the western property line. The dwelling is presently serviced by municipal water and gas.

The Subject Property 'A' is predominantly surrounded by agricultural uses, but there are also a number of standalone residential lots along Hunter Road. Refer to **Figure 1 – Aerial Context** on the following page for visual context.

Figure 1 – Aerial Context (Subject Property 'A')



Subject Lands



Low Density Residential



Agricultural

Image 1 – Vineyards



Image 2 – Vineyards



Image 3 – Surplus Farm Dwelling



Image 4 – Large Rear Yard



Image 5 – Barn



Image 6 – Remnant Concrete Pad



Image 7 – Driveway



Image 8 – Farm Vehicle Crossing



2.2 855 Line 2 Road

Subject Property 'B' is located on the south side of Line 2 Road, being a local road as per Schedule G of the Town's Official Plan and located east of Concession Road 4. The Property is irregular in shape with 96.164 metres of frontage on Line 2 Road, a lot depth of 410.88 metres and a total lot area of 60,828.7 square metres (6.08 hectares).

The Subject Lands are further contextualized by photos collected during a site visit on June 3rd, 2024, on the following pages. These photos show the existing buildings and structures on 855 Line 2 Road and immediately surrounding properties, as well as their current use and general condition (**refer to Photos 1-10**).

The property is predominantly used for agricultural purposes. Approximately 90% of the Subject Property 'B', according to Niagara Navigator mapping, is covered in vineyards, supporting the grape economy in the Town (**refer to Image 1 & 2**). Within the remaining portion of the Lands is an existing residential dwelling which is surplus to the needs of the farm operation (**refer to Image 3**), and a large lean-to style barn (**refer to Image 4**), which has historically been used for agricultural purposes. The rear of the residential portion of Subject Property 'B' is characterized by a mixture of grassy area, trees and gravel/patio (**refer to Image 5 & 6**). The farm dwelling is currently rented out to tenants, who are not employed by the farm, nor associated with the farm operation in any capacity.

Two (2) driveways from Line 2 Road provide access to the surplus farm dwelling on the property (**refer to Images 7 & 8**), along with one farm access situated off Line 2 Road intended for farm vehicles (**refer to image 9**). Additionally, there's a shared access point off Line 2 Road that extends over the eastern property line of the Subject Lands onto the adjacent municipal property which is municipally recognized as 863 Line 2 Road.

Sewage and water services are wholly contained within the residential portion of Subject Property "B". The septic system is located in the rear yard of the surplus farm dwelling. The dwelling is presently serviced by municipal water and gas.

The Subject Property 'B' is predominantly surrounded by agricultural uses, including a large agricultural barn located southeast of Part 1 of Subject Property 'B' (**refer to Image 10**). Additionally, there are numerous standalone residential lots along Line 2 Road. Subject Property 'B' is located approximately 250 metres from the community of Virgil. Refer to **Figure 2 – Aerial Context** on the following page for visual context.

Figure 2 – Aerial Context (Subject Property 'B')



Image 1 – Vineyard



Image 2 – Vineyard



Image 3 – Surplus Farm Dwelling



Image 4 – Accessory Farm Structure



Image 5 – Rear Yard



Image 6 – Rear Yard



Image 7 – Residential Driveway



Image 8 – Residential Driveway



Image 9 – Farm Driveway



Image 10 – Agricultural Use South-East of Part 1 – Subject Property ‘B’



3.0 Proposed Development

3.1 Proposed Consent and ZBA – Subject Property ‘A’

The first consent application is to create a new residential lot for the surplus farm dwelling at 181 Hunter Road identified as Part 1 on the Consent Sketch (**refer to Appendix A**).

The new residential lot (Part 1) will contain the surplus farm dwelling, the existing detached garage, as well as its driveway and private septic system - with the septic system located in the western side of yard of the proposed lot to be created. Part 1 is proposed to have an area of 4,000.7 m² (0.40007 hectares or 0.98 acres), a lot frontage of 50.302 metres, and a lot depth of 84.702 metres. An assessment of the condition of the existing private septic system on Part 1 will be confirmed through a Private Sewage System Inspection/Review by Niagara Region staff.

The retained lands (Part 2) will be exclusively dedicated to agricultural production. The area of Part 2 is 43,408.2 m² (4.34 hectares), with a lot frontage of 97.407 metres along Hunter Road, and a lot depth of 357.793 metres (existing).

As a Condition of Approval, Part 1 is proposed to be rezoned to Site-specific Rural (A-XX) to address the reduced lot frontage of 51.145 metres, which is less than the minimum lot frontage requirement being 60.69 metres for a residential lot created by consent as per Schedule F of the Town’s Zoning By-law No. 500A-74. Part 2 will be rezoned to Site-Specific Agricultural Purposes Only (APO-XX) to ensure that new residential dwellings are prohibited in perpetuity on the retained lands. Site-specific provisions for the APO-XX zone are required to recognize minimum lot frontage, minimum lot area, and minimum lot depth. A Draft ZBA is included with this PJR (**refer to Appendix B**).

3.2 Proposed Consent and ZBA – Subject Property ‘B’

The second consent application is to create a new residential lot for the surplus farm dwelling at 855 Line 2 Road identified as Part 1 on the Consent Sketch (**refer to Appendix D**).

The new residential lot (Part 1) will contain the surplus farm dwelling, the lean-to agricultural barn, two driveway entrances, and a private septic system located in the rear yard of the detached dwelling. Part 1 is proposed to have an area of 4,035.4 m² (0.40354 hectares or 1.0 acres), a lot frontage of 62.0 meters, and a lot depth of 65.087 metres. The condition of the existing private septic system on Part 1 will be confirmed through a Private Sewage System Inspection/Review by Niagara Region staff. Approximately 1,300 m² of grape vines will need to be removed to meet the minimum size requirements for the proposed residential lot.

The retained lands (Part 2) will be exclusively dedicated to agricultural production. The area of Part 2 is surveyed to be 56,800.1 m² (5.68 hectares), with a lot frontage of 34.164 metres along Line 2 Road, and a lot depth of 410.88 metres (existing).

As part of the proposed Zoning By-law Amendment (ZBA), Part 1 will be rezoned to Site-Specific Rural (A-XX) to allow a front yard setback of 12.65 metres for the surplus dwelling, which is less than the 15.24 metres required for residential lots created by consent in Schedule F of the Town's Zoning By-law No. 500A-74. Additionally, a site-specific provision is necessary to recognize an increased building height of an accessory structure of 5.8 metres on Part 1 being greater than the maximum permitted building height of 4.5 metres. Part 2 will be rezoned to Site-Specific Agricultural Purposes Only (APO-XX) to ensure that new residential dwellings are prohibited in perpetuity on the retained lands. Site-specific provisions for the APO-XX zone are required to recognize minimum lot frontage, minimum lot area, and minimum lot depth. A Draft ZBA is included with this PJR (**refer to Appendix E**).

3.3 Farm Operation & Farm Consolidation

Hunter Farms Ltd. has been in the Hunter family since its establishment in 1912. Currently, it is owned and operated by Ken Hunter, the great grandson to the original founder. Ken Hunter has been the primary owner and operator of the agricultural operation since 1987.

Until twenty-five (25) years ago, and prior to the current ownership, the farm holdings consisted of the agricultural property at 282 Hunter Road (**Property 1**) and the adjacent agricultural parcel (**Property 2**) located behind the residential property at 304 Hunter Road. Of note, Ken and Julie Hunter currently reside in the residential dwelling located at 304 Hunter Road but this property is privately owned by Ken and Julie Hunter the individuals and is separate from the agricultural operation.

Over the past twenty-five (25) years, Hunter Farms Ltd. has significantly expanded its farm holdings by purchasing and leasing approximately twenty-two (22) hectares of agricultural land throughout Niagara-on-the-Lake. In 1999, Hunter Farms Ltd. acquired a remnant agricultural parcel along Concession Road 4, north of Line 2 Road (**Property 3**). In 2006, Hunter Farms Ltd. purchased the agricultural parcel municipally described as 855 Line 2 Road (**Property 4**) and most recently, in 2022, Hunter Farms acquired the agricultural parcel municipally described as 181 Hunter Road (**Property 5**).

In addition to the purchased lands, Hunter Farms has lease agreements to farm approximately 5.5 hectares of agricultural land in Niagara-on-the-Lake. For the past 20 years, Hunter Farms Ltd. has leased the agricultural property described as 1681 Lakeshore Road for grape cultivation (**Property 6**), and for the past seven years, it has leased land at 856 East & West Line for the same purpose (**Property 7**). Collectively, these agricultural holdings, whether owned or leased by Hunter Farms Ltd., operate as a singular farming operation.

While farm consolidation is not explicitly defined in Provincial Policy, it is referred to in the PPS as the acquisition of additional farm parcels to *be operated* as one farm operation.

Farm consolidation is not limited to parcels of land under common ownership, nor is it restricted to the acquisition of abutting lands.

As established in *City of Hamilton v. City of Hamilton (Committee of Adjustment)* (PL120075, September 15, 2014), it is the position of the Ontario Municipal Board “OMB” (now referred to as the Ontario Land Tribunal), that lands shall not be required to be under common ownership for consolidation to occur, but rather they operate as one farm operation, for the purpose of expanding the farm operation and/or sustaining the viability or continued agricultural use of the land. Furthermore, the OMB determined that newly acquired lands do not need to be adjacent to existing properties for consolidation. Recognizing that efficient and globally competitive farm operations may require additional land, the OMB acknowledged that adjacent lands might not always be available. Therefore, farm consolidation is not restricted to acquiring only neighboring properties.

By acquiring properties 3, 4, 5, 6, and 7 through ownership and/or lease agreements, Hunter Farms Ltd. has expanded its operational capabilities and in doing so has increased the long-term viability of agricultural use on these lands.

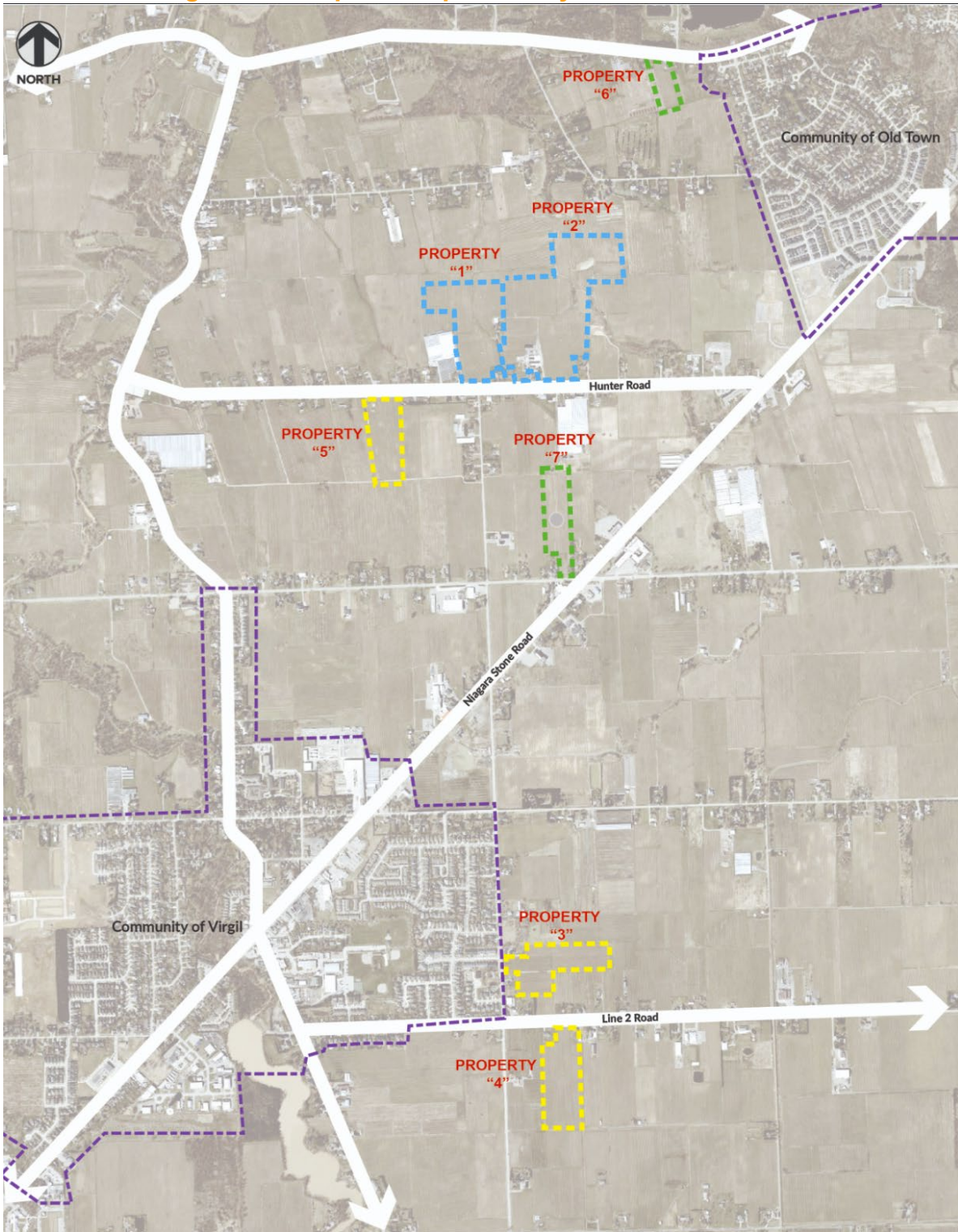
As a result of farm consolidation, the dwellings located at 181 Hunter Road and 855 Line 2 Road are now surplus to the requirements of the farming operation. As detailed in Section 2.0 of this PJR, these farm dwellings are currently rented to tenants who are not employed by, nor associated with, the farming operations in any capacity. Furthermore, it is not the Owner's intention for these properties to be utilized by the farming operation, either directly or indirectly, now or in the future.

Further details regarding the properties operated by Hunter Farms Ltd., as discussed in this section, are provided below in **Table 1** and visually depicted in **Figure 3**, on the following pages for reference.

Table 1 – Properties operated by Hunter Farms Ltd.

Property 1	
Municipal Description	282 Hunter Road, Niagara on the Lake
Legal Description	PLAN M11 PT LOT 57
Surveyed Area	± 9.6 ha (23.7 acres)
Acquisition Date	Unknown – Previous to current owner
Ownership Status	Owned
Property 2	
Municipal Description	No Street Address
Legal Description	PLAN M11 PT LOT 53 & LOT 53A;RP30R8891 P
Approximate Area	± 19.8 ha (48.9 acres)
Acquisition Date	Unknown – Previous to current owner
Ownership Status	Owned
Property 3	
Municipal Description	No Street Address
Legal Description	CON 4 PT LOT 73 PT LOT 73 RP;30R4419 PAR
Approximate Area	± 5.7 ha (14.1 acres)
Acquisition Date	April 22 nd , 1999
Ownership Status	Owned
Property 4	
Municipal Description	855 Line 2 Road, Niagara on the Lake
Legal Description	PT TWP LT 74 NIAGARA BEING PT 1 ON 30R11645; NIAGARA ON THE LAKE
Surveyed Area	6.08287 ha (15.03 acres)
Acquisition Date	December 28 th , 2005
Ownership Status	Owned
Property 5	
Municipal Description	181 Hunter Road, Niagara on the Lake
Legal Description	PCL 117-1 SEC M11; LT 117 PL M11 AS CONFIRMED BY PL 30BA179, PL M11 IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT; NIAGARA ON THE LAKE
Surveyed Area	4.74089 ha (11.71 acres)
Acquisition Date	May 26 th , 2022
Ownership Status	Owned
Property 6	
Municipal Description	1681 Lakeshore Rd
Legal Description	PLAN M11 LOT 201
Approximate Area	± 1.92 ha (4.74 acres)
Acquisition Date	December 1997
Ownership Status	Leased
Property 7	
Municipal Description	856 East & West Line
Legal Description	PLAN M11 LOT 87
Approximate Area	± 3.57 ha (8.8 acres)
Acquisition Date	January 2018
Ownership Status	Leased

Figure 3 – Properties operated by Hunter Farms Ltd.



Original Farmland owned by Hunter Farms Ltd.

Consolidated Farmland owned by Hunter Farms Ltd.

Consolidated Farmland leased by Hunter Farms Ltd.

4.0 Planning Policies

4.1 Planning Act, R.S.O. 1990, c.P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Included in these matters are:

(b) the protection of the agricultural resources of the Province;

Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with Provincial policy statements and shall conform with Provincial plans that are in effect.

Matters of provincial interest, and Provincial policies and plans are discussed throughout this PJR. To summarize, by not removing lands from agricultural production and rezoning the retained lands to Agricultural Purposes Only, agricultural lands will be protected in perpetuity.

Section 53(12) of the *Planning Act* provides that Council (or the Committee of Adjustment as its delegate) in determining whether provisional consent is to be given shall have regard to the matters under Section 51(24) in the *Planning Act*. Table 1 below assesses the criteria outlined in Section 51(24) in relation to both of the proposed consent applications.

Table 2: Section 51(24) Criteria Assessment

	Criteria	Proposed Development
(a)	<i>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	<p>The proposed consent applications have regard for matters of provincial interest provided in Section 2 of the <i>Planning Act</i>.</p> <p>Specifically, the proposed Zoning By-law Amendment applications anticipated to be required as a condition of consent applications will ensure the protection of agricultural resources by prohibiting new residential development on agricultural lands in perpetuity.</p>

(b)	<i>whether the proposed subdivision is premature or in the public interest;</i>	The planning policies and site servicing are in place to accommodate the creation of lots for existing farm dwellings located on the Subject Lands. Both proposed lots are serviced by municipal water and are of sufficient size to accommodate a private on-site septic system.
(c)	<i>whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposed consent applications conform with the NOP and Town's OP policies for surplus farm dwelling severances, as discussed in the following sections. There are no adjacent plans of subdivision.
(d)	<i>the suitability of the land for the purposes for which it is to be subdivided;</i>	The residential lots proposed are already occupied by detached residential dwellings. The retained parcels proposed are suitable for agricultural use in terms of topography and lot dimensions.
(e)	<i>the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	There are no highways proposed.
(f)	<i>the dimensions and shapes of the proposed lots;</i>	The dimensions of the proposed lots are rectangular or parallelogram in shape and consistent with the size and dimensions of other rural residential lots in the area.

(g)	<i>the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	The retained lands on both properties will be rezoned for Agricultural Purposes Only (APO) to prohibit the construction of new residential dwellings in perpetuity.
(h)	<i>conservation of natural resources and flood control;</i>	There are no known natural resources on either site or flood control issues related to the proposed development.
(i)	<i>the adequacy of utilities and municipal services;</i>	The Subject Lands are serviced by private sewage systems, which shall be inspected by the Region prior to consent to ensure they are functioning properly. Both Subject Properties are connected to municipal water and gas lines.
(j)	<i>the adequacy of school sites;</i>	The proposed consent will create two new residential lots, each to contain an existing detached dwelling. The lot creation is not anticipated to impact enrollment or the adequacy of existing school sites.
(k)	<i>the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	No conveyance of land is required for highway purposes.
(l)	<i>the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	The proposed consent applications will create two new residential lots, each with an existing detached residential dwelling and will not impact the available supply, means of supplying, or efficient use and conservation of energy.

(m)	<p><i>the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006.</i></p>	<p>Site Plan Control does not apply.</p>
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SUMMARY AND CONCLUSION

All of the relevant matters contained within Sections 2 and 51(24) of the *Planning Act*, have been considered throughout this PJR. Subject to be consistent and in conformity with applicable Provincial, Regional and Local policies and plans, the applications comply with requirements under the *Planning Act*.

4.2 Provincial Policy Statement (2020) (PPS)

The PPS provides the policy foundation for regulating land use in Ontario. It requires that developments make efficient use of land and services and supports opportunities for long-term economic prosperity.

4.2.1 Agricultural Policies

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

Section 2.3.1 of the PPS provides the following policy direction with respect to Lot Creation in Prime Agricultural Areas:

POLICY

2.3.1 *Prime agricultural areas shall be protected for long-term use for agriculture.*

2.3.3.2 *In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*

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

2.3.4.1 *Lot creation in prime agricultural areas is discouraged and may only be permitted for: ...*

c) *a residence surplus to a farming operation as a result of farm consolidation, 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 residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and*

2.3.4.3 *The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c).*

ANALYSIS

As discussed in Section 1.0 and 3.2, the existing detached dwellings located on the Subject Lands have been deemed surplus to the farming operation of the applicant due to farm consolidation. The new proposed residential lots are large enough to accommodate the surplus farm dwellings and private servicing in accordance with Policy 2.3.4.1(c)(1).

Each of the proposed residential lots includes a functioning private sewage system and has dedicated connections to municipal water and gas lines. The Niagara Region will conduct a Private Sewage System Inspection/Review to confirm the private sewage system is functioning properly.

The retained parcels of each of the Subject Properties will be rezoned from Rural (A) to Site-Specific Agricultural Purposes Only (APO-XX). These ZBAs will be made a condition of consent to prohibit new residential dwellings on the retained lands in accordance with Policy 2.3.4.1(c)(2).

There are no known livestock facilities or anaerobic digesters in the vicinity of either the Subject Lands. Therefore, Minimum Distance Separation Formula I is not a concern.

Based on the foregoing, the proposed consent is consistent with the PPS.

4.3 Greenbelt Plan (2017)

The Greenbelt Plan addresses the significance of Southern Ontario's farmland and introduces guiding principles to protect agriculture in the region. The policies of the Greenbelt Plan encourage diversity within the agriculture sector to enhance economic opportunities. The Subject Lands are within the Protected Countryside on Schedule 2 of the Greenbelt Plan (**refer to Appendix G**).

4.3.1 Lot Creation

Section 4.6 of the Greenbelt Plan provides policy direction for lot creation in the Protected Countryside:

POLICY

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

The Greenbelt Plan defines *existing use* as follows:

- a) *uses legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004; or*
- b) *for the purposes of lands added to the Greenbelt Plan after December 16, 2004, uses legally established prior to the date the Greenbelt Plan came into force in respect of the land on which the uses are established.*

ANALYSIS

The policies of the Greenbelt Plan largely mirror those of the PPS with respect to protection of Prime Agricultural Areas for long-term use for agriculture and lot creation in Prime Agricultural Areas. Creation of new residential lots are permitted for farm dwelling

that existed prior to December 16, 2004, and were subsequently deemed to be surplus to a farming operation due to a farm consolidation.

The proposed surplus farming dwelling severance meets PPS and Greenbelt Plan policy requirements. The farm consolidation associated with this proposed consent applications is described in Section 1.0 & Section 3.2 of this PJR, while a discussion and analysis of relevant PPS policies is provided Section 4.2.1 of this PJR. To satisfy Policy 4.6 (1) f) ii) it is proposed that Agricultural Purposes Only zoning be applied to the retained portions of each of the parcel (Part 2 of each of the Consent Sketches) of the Subject Lands to ensure their long-term protection for agricultural use. The existing dwellings located on the proposed residential parcels (Part 1 of each of the Consent Sketches) are currently inhabited and can be observed on satellite imagery via Niagara Navigator, dating back to at least the year 2000. This historical presence establishes that the dwellings meet the Greenbelt Plan's definition of an existing use.

The new residential lots are appropriately sized to comply with the requirements established by the Niagara Official Plan. These minimum size provisions ensure that the residential parcels are sufficiently large to support private sewage services.

Based on the foregoing, the proposed consent applications to create new residential lots for surplus farming dwellings in the Protected Countryside conforms to the Greenbelt Plan.

4.4 Niagara Official Plan (2022)

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

4.4.1 Policies for Lot Creation in Specialty Crop Areas

The Subject Lands are within the Specialty Crop Area as per the policies of the Niagara Official Plan (**refer to Appendix H**). The following policies apply:

POLICY

4.1.5.1 *In the specialty crop areas, consents to convey may be permitted only in accordance with the following provisions and the general consent provisions in Policy 4.1.4.2. Within the Niagara Escarpment Plan Area, the policies of the Niagara Escarpment Plan, as amended from time to time, shall prevail unless the following policies are more restrictive, then the more restrictive policies shall prevail.*

- a) *the consent is supported through a planning justification report;*
- b) *the consent is for a residence surplus to a farming operation as outlined in Policy 4.1.5.2.*

4.1.5.2 *The severance of a residence surplus to a farming operation may be permitted under the following circumstances:*

- a) *the proposed lot contains a habitable residence, which existed as of December 16, 2004, 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 1 hectare;*
 - i. *proposals that exceed 1 hectare may be considered subject to an amendment to this plan;*
- 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.*

7.2.1.6 *Minor variations in numbers written in the Plan may be permitted by Regional Council without an amendment to the Plan provided the intent and objectives of the Plan are achieved while meeting Provincial policies and standards.*

ANALYSIS

The policies of the NOP build upon those of the PPS and Greenbelt Plan. The farm consolidation that establishes the Consent Applications meets the requirements of Policy 4.1.5.2 a) is described in Sections 1.0 and 3.2 of this PJR.

The proposed lot area for the surplus farm dwelling located at Subject Property 'A' and Subject Property 'B' is approximately 0.4 hectares (1 acre).

To reduce fragmentation of the agricultural land base, the retained lands being Part 2 of each of the Subject Properties are proposed to be rezoned to an Agricultural Purposes Only (APO) Zone to preclude their use for residential purposes in perpetuity.

Based on the foregoing, the proposed consent conforms with the NOP.

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

The Town's OP is intended to guide Niagara-on-the-Lake's physical development through policy direction. Agriculture greatly contributes to Niagara-on-the-Lake's character physically and economically. The Town's OP seeks to protect this unique aspect of Niagara-on-the-Lake to ensure appropriate agricultural activities are located on lands outside of its urban area boundaries **(See Appendix I)**.

4.5.1 General Development Policies

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

POLICY

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

ANALYSIS

The proposed residential lots located at on the Subject Lands are limited to the size needed to accommodate the surplus farm dwelling, accessory structures, and the private septic system(s).

The proposed lots meet the minimum zoning requirements in Schedule F of the Town's Zoning By-law, except for the lot frontage at 181 Hunter Road, which is below the minimum requirement. Justification for this reduction is provided in Section 6.0 of this PJR.

4.5.2 Agriculture

Section 7 of the Niagara-on-the-Lake Official Plan provides policy direction specific to the agricultural area. The following policies apply to the proposal:

OBJECTIVE

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

POLICY

- 7.4.4 e) *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.*

ANALYSIS

The proposed consent applications permit the applicant to separate ownership of the farm dwelling from their agricultural operation, which includes multiple farm parcels in the Town of Niagara-on-the-Lake.

The farm consolidation associated with the consent applications are described in Sections 1.0 and 3.2 of this PJR. The retained parcels (Part 2) shall be re-zoned Agricultural Purposes Only (APO) to ensure they are protected for the long-term use of Agriculture.

The new lots, being Part 1 on each of the Consent Sketches are approximately 0.40 hectares (1 acre) in total land area, which complies with the NOP and the Town OP.

Finally, there are no known livestock facilities or anaerobic digesters in the vicinity of the Subject Lands. On that basis, the Minimum Distance Separation Formula I does not apply to the consent application.

4.5.3 General Consent Policy

The policies under this section apply to the Subject Lands with respect to identifying general matters which will be considered through consent application. The policies which follow apply in addition to the previous policies outlined in Section 4.4.1 of this PJR.

POLICY

- 21.2.3 *The Town will recommend to the Land Division Committee that consents for severance where the site already contains a building, should only be permitted if existing sanitary sewage disposal, water supply and drainage are adequate and the new lot lines to be created do not render any aspect of such services unsatisfactory.*
- 21.2.4 *The Town will recommend to the Land Division Committee that consents shall be granted only when the land fronts on an existing public road. The public road is to be of a reasonable standard of construction and maintained year-round...*
- 21.2.9 *Proposed new lots lines shall take into account the existing pattern of surrounding lands. Wherever possible, the new lines shall avoid creating irregular boundaries for the parcel in question or that remaining. Where lands in the Agricultural designation are affected, every attempt shall be made to avoid creating a lot pattern which would make it difficult to farm.*

ANALYSIS

The proposed residential lots are serviced by private sewage systems, which will be inspected by Regional Staff prior to the finalization of the consent to ensure proper functioning. Both surplus farm dwellings have direct access to municipal water and gas services. As the retained parcels (Part 2) of the Subject Lands do not contain any buildings, no servicing infrastructure is required.

The proposal meets the remaining policies, as the severed lots front on existing public roads that are maintained year-round. The new lots avoid the creation of irregular boundaries that would present a challenge to farming operations on the retained lands or surrounding properties.

Based on the foregoing, the proposed consent conforms to the Town's OP.

5.0 Proposed Zoning By-law Amendment

The Subject Lands are currently zoned Rural (A) in the Town's Zoning By-law No. 500A-74 (**refer to Appendix J**). The current zoning of the Subject Lands permits a single-detached dwelling and accessory buildings.

After the provisional consent is granted to create two (2) new lots for the surplus farm dwellings located at Subject Property 'A' and Subject Property 'B', a Zoning By-law Amendment will need to be approved to rezone the retained lands (Part 2) at each of the Subject Properties to a Site-Specific Agricultural Purposes Only (APO-XX) Zone. This can be facilitated by a condition of consent.

The proposed lot lines for Part 1 (severed lands) for each of the Subject Properties have been devised to best meet zoning requirements in light of constraints from existing features and property boundaries while having regard for policy direction in the NOP for lot area. However, site-specific provisions will be required for the proposed residential lots.

The following is a summary of the site-specific provisions:

Subject Property 'A' - 181 Hunter Road – Part 1 - Site-Specific Rural (A)

Reduced Frontage:

The proposed lot frontage of Part 1 for Subject Property 'A', measures approximately 50 metres, which is approximately 11 metres less than the minimum requirement as stipulated by the Town's Zoning By-law. This reduction in lot frontage is necessary to meet the 0.4-hectare size requirement for residential lots created by consent and to avoid encroachment on agricultural laneways on the retained parcel.

Subject Property 'B' - 855 Line 2 Road – Part 1- Site-Specific Rural (A)

Two variances are requested for Subject Property 'B' to ensure compliance with the Zoning By-law.

Height of Accessory Structure:

The accessory building on Part 1 of Subject Property 'B' shall be permitted a height of 5.8 meters. If this building is demolished in the future, any replacement must comply with current zoning requirements.

Front Yard Setback:

The front yard setback on Part 1 of Subject Property 'B' is to be reduced to 12.6 meters to accurately reflect existing conditions.

Subject Properties 'A' and 'B' – Agricultural Purposes Only (APO) Zones for 181 Hunter Road and 855 Line 2 Road – Part 2

Section 4.B.2 of the Zoning By-law states that the requirements of the Rural (A) Zone of Schedule "F" - Zone Requirements Table as applicable to the "Rural (A) Zone" shall apply to lands designated as APO except that the minimum lot frontage, minimum lot area, and minimum lot depth shall be as existing on the date of passing of this by-law.

The following two tables include the minimum lot frontages, the minimum lot areas and the minimum lot depths for both the Subject Properties.

Subject Property 'A'	
Minimum Lot Area:	4.3 Hectares
Minimum Lot Frontage:	90 metres
Minimum Lot Depth	357 metres

Subject Property 'B'	
Minimum Lot Area:	5.6 Hectares
Minimum Lot Frontage:	34 metres
Minimum Lot Depth	410 metres

Draft ZBAs for the Subject Lands have been prepared and are included in this PJR (**refer to Appendix B and Appendix E**). Additionally, this PJR includes a review of the existing requirements for residential lots created by consent, as well as the requirements of the Agricultural Purposes Only (APO) Zone and Rural (A) Zone (**refer to Appendix C and Appendix F**).

6.0 Conclusion

It is our opinion the proposed Consent and Zoning By-law Amendment represent good land use planning and are in the public interest. They should be approved for the following reasons:

- The proposed consent ensures long-term protection of lands in the Niagara Region's Specialty Crop Area for agriculture.
- The proposed consent has regard for the criteria provided in Section 51(24) of the *Planning Act*, is consistent with the PPS and conforms to the Greenbelt Plan;
- The proposed consent conforms to the NOP; and,
- The proposed consent and ZBA conform to the Town's OP.

Report prepared by:



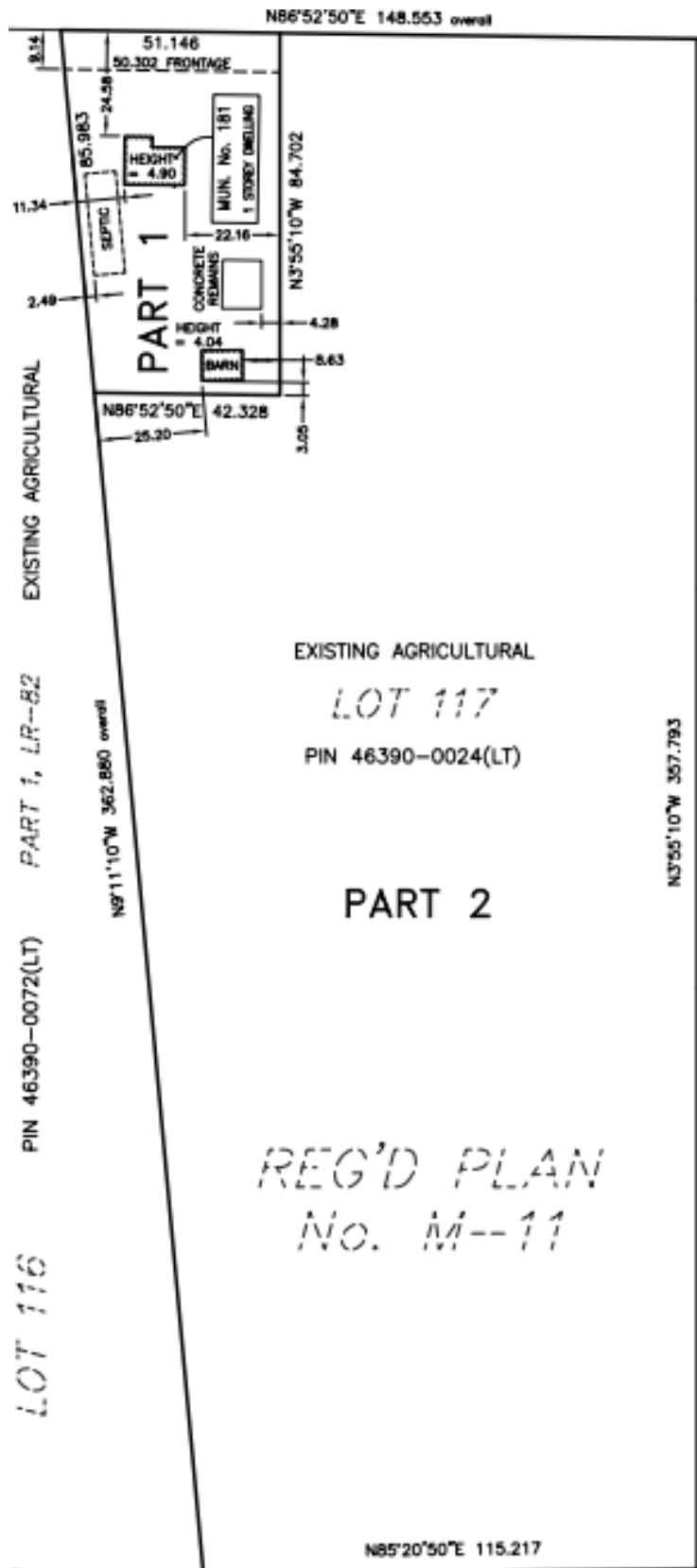
Robert Smit, MSc RPD
Planner
NPG Planning Solutions Inc.

Report reviewed and approved by:



Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.

Appendix A - Subject Property 'A': Consent Sketch



Appendix B – Subject Property ‘A’: Draft Zoning By-law Amendment

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 500A-74-##**

181 Hunter Road

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING ACT TO AMEND BY-LAW 500A-74, AS AMENDED, ENTITLED A BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES THEREON.

WHEREAS the Town of Niagara-on-the-Lake Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O, 1990, c.P.13, as amended;

AND WHEREAS this By-law conforms to the Town of Niagara-on-the-Lake Official Plan.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE enacts as follows:

1. That Map ‘A’ is attached to and forms part of this By-law.

2. That Schedule ‘A’ (Top Half) of By-law 500A-74, as amended, is further amended by changing the zoning of Part 1 identified on Map ‘A’ (attached to and forming part of this By-law from “Rural (A)” to “Rural (A-XX) Site-Specific Zone” and by changing the zoning of Part 2 identified on Map ‘A’ (attached to and forming part of this By-law from “Rural (A)” to Agricultural Purposes Only (APO-XX) Site Specific Zone.

3. In lieu of the corresponding provision for a “Rural (A) Zone” those lands shown on Map A as Part 1 attached hereto and forming part of this By-law shall be subject to the following:

Minimum Lot Frontage: 50 meters

4. In lieu of the corresponding provision for a “Agricultural Purposes Only Zone (APO)” those lands shown on Map A as Part 2 attached hereto and forming part of this By-law shall be subject to the following:

Minimum Lot Area:	4.3 hectares
Minimum Lot Frontage:	90 metres
Minimum Lot Depth	357 metres

5. All other provisions of the Zoning By-law 500A-74, as amended, shall continue to apply to the lands shown on the attached Schedule.
6. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS ____ DAY OF _____,
2023.

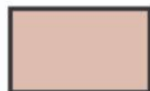
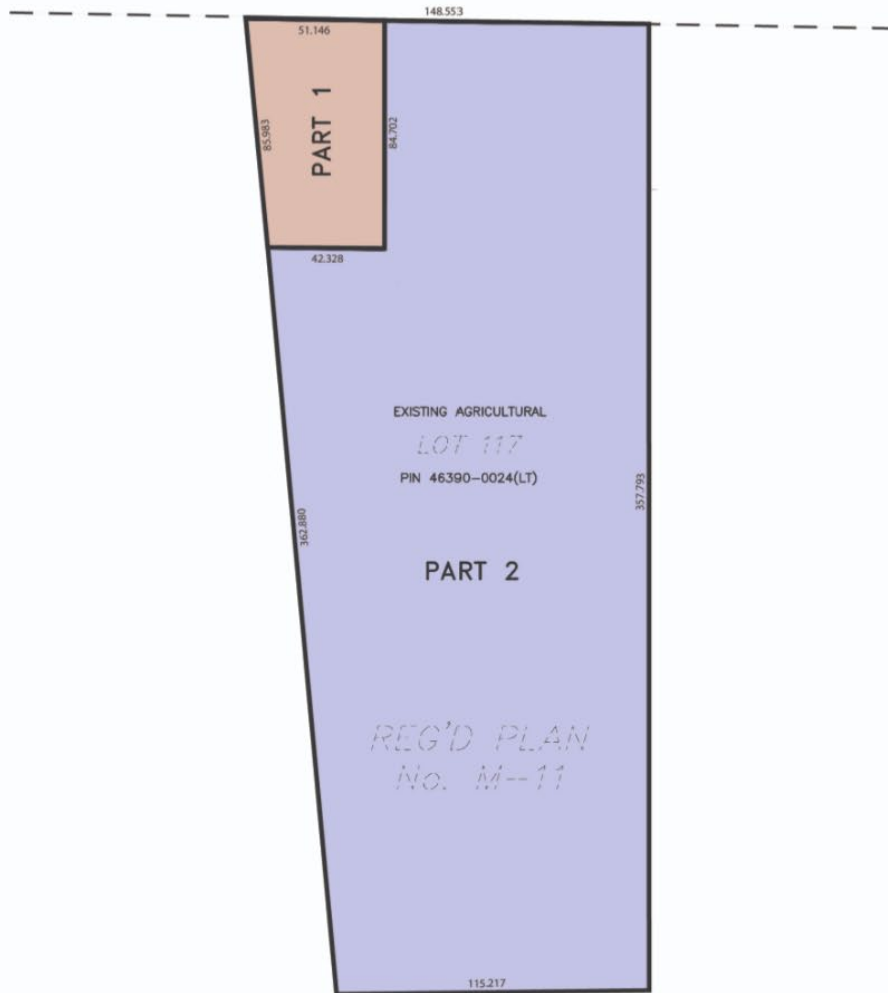
LORD MAYOR GARY ZALEPA

TOWN CLERK VICTORIA STEELE

SCHEDULE A TO ZONING BY-LAW AMENDMENT



Hunter Road



Rural (A-XX) Site Specific Zone



Agricultural Purposes Only (APO-XX)
Site Specific Zone

Appendix C – Subject Property ‘A’: Town Zoning By-law Charts

Table 3 – Compliance with Zoning By-law No. 500A-74, Section 4 Rural (A) Residential - (lots created by consent) Zone

No.	REGULATION	REQUIRED (metres ⁽²⁾)	PROPOSED (metres ⁽²⁾)	COMPLIANCE
Section 4 – Rural (A) Zone				
4.1(b)	Permitted Uses	A one (1) family dwelling	As existing – no new residential dwellings	Yes
Schedule F – Zone Requirements Table				
Rural (A) Zone (b) Residential (lots created by consent)	Minimum Frontage	60.96 m	50.302 m	No
	Minimum Area	3716 m ²	4,000.7 m ²	Yes
	Minimum Lot Depth	60.96 m	84.702 m	Yes
	Maximum Lot Coverage	15%	7%	Yes
	Minimum Front Yard	15.24 m	24.58 m	Yes
	Minimum Interior Side Yard	3.05 m	11.34 m	Yes

No.	REGULATION	REQUIRED (metres ⁽²⁾)	PROPOSED (metres ⁽²⁾)	COMPLIANCE
	Minimum Rear Yard	15.24 m	Greater than 48.37 m	Yes
	Minimum Dwelling Floor Area (one storey)	92.90 m ²	Greater than 92.90 m ²	Yes
	Maximum Building Height	10.67 m	Less than 10.67 m	Yes
	Accessory Building Yards	3.05 m	3.05 m	Yes

Table 4 – Compliance with Zoning Bylaw No. 500A-74, Section 4B Agricultural Purposes Only Zone (APO)

No.	REGULATION	REQUIRED (metres ⁽²⁾)	PROPOSED (metres ⁽²⁾)	COMPLIANCE
Section 4B – Agriculture Purposes Only Zone (APO)				
4.B.1	Uses Permitted	<ul style="list-style-type: none"> a farm including accessory building but not a house, providing that in the event the structures or the land is to be used for the purpose of a Specialized Farm Use as defined in Section 2.32 of this By-law, that a Certificate of Compliance shall have been obtained from the Ministry of the Environment and the Ministry of Agriculture and Food; 	A farm	Yes

4.B.2	Minimum Frontage	As Existing	90 m	No
	Minimum Area	As Existing	4.34 ha	No
	Minimum Lot Depth	As Existing	357 m	Yes
Schedule F – Zone Requirements Table				
Rural (A) Zone (a) Rural	Maximum Coverage	15%	No Buildings or Structures present on Retained Lands	Yes

Appendix D - Subject Property 'B': Consent Sketch



Appendix E - Subject Property 'B': Draft Zoning By-law Amendment

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 500A-74-##**

855 Line 2 Road

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING ACT TO AMEND BY-LAW 500A-74, AS AMENDED, ENTITLED A BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES THEREON.

WHEREAS the Town of Niagara-on-the-Lake Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O, 1990, c.P.13, as amended;

AND WHEREAS this By-law conforms to the Town of Niagara-on-the-Lake Official Plan.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE enacts as follows:

1. That Map 'A' is attached to and forms part of this By-law.
2. That Schedule 'A' (Top Half) of By-law 500A-74, as amended, is further amended by changing the zoning of Part 1 identified on Map 'A' (attached to and forming part of this By-law from "Rural (A)" to "Rural (A-XX) Site-Specific Zone" and by changing the zoning of Part 2 identified on Map 'A' (attached to and forming part of this By-law from "Rural (A)" to Agricultural Purposes Only (APO-XX) Site Specific Zone.
3. Notwithstanding the provisions of Section 3.4 of By-law 500A-74, the existing non-agricultural accessory building on the Subject Lands at the time this By-law is

enacted shall be permitted to exceed the height limit of 4.5 meters, up to a maximum height of 5.8 metres. If this building is demolished in the future, any new structure built in its place shall comply with Zoning By-law requirements.

4. In lieu of the corresponding provision for a “Rural (A) Zone” those lands shown on Map A as Part 1 attached hereto and forming part of this By-law shall be subject to the following:

Minimum Front Yard: 12.6 meters (As existing)

5. In lieu of the corresponding provision for a “Agricultural Purposes Only Zone (APO)” those lands shown on Map A as Part 2 attached hereto and forming part of this By-law shall be subject to the following:

Minimum Lot Area:	5.6 Hectares
Minimum Lot Frontage:	34 metres
Minimum Lot Depth	410 metres

6. All other provisions of the Zoning By-law 500A-74, as amended, shall continue to apply to the lands shown on the attached Schedule.

7. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS ____ DAY OF _____,
2023.

LORD MAYOR GARY ZALEPA

TOWN CLERK VICTORIA STEELE

SCHEDULE A TO ZONING BY-LAW AMENDMENT

Line 2 Road



Rural (A-XX) Site Specific Zone



Agricultural Purposes Only (APO-XX)
Site Specific Zone

Appendix F – Subject Property ‘B’: Town Zoning By-law Charts

Table 5 – Compliance with Zoning By-law No. 500A-74, Section 4 Rural (A) Residential - (lots created by consent) Zone

No.	REGULATION	REQUIRED (metres ⁽²⁾)	PROPOSED (metres ⁽²⁾)	COMPLIANCE
Section 3 – General Provisions				
3.4 (c)	Accessory Use	No accessory buildings other than farm buildings shall exceed 4.5 metres (15 ft) in height.	5.8 metres	No
Section 4 – Rural (A) Zone				
4.1(b)	Permitted Uses	A one (1) family dwelling	As existing – no new residential dwellings	Yes
4.2	Zone Requirements	<ul style="list-style-type: none"> No person shall within the Rural (A) Zone use any lot or erect, alter or use any building or structure except in accordance with Schedule "F" - Zone Requirements Table as applicable to the Rural (A) Zone. 	As Existing (Single Detached Dwelling)	Yes
Schedule F – Zone Requirements Table				
Rural (A) Zone (b)	Minimum Frontage	60.96 m	62.0 m	Yes

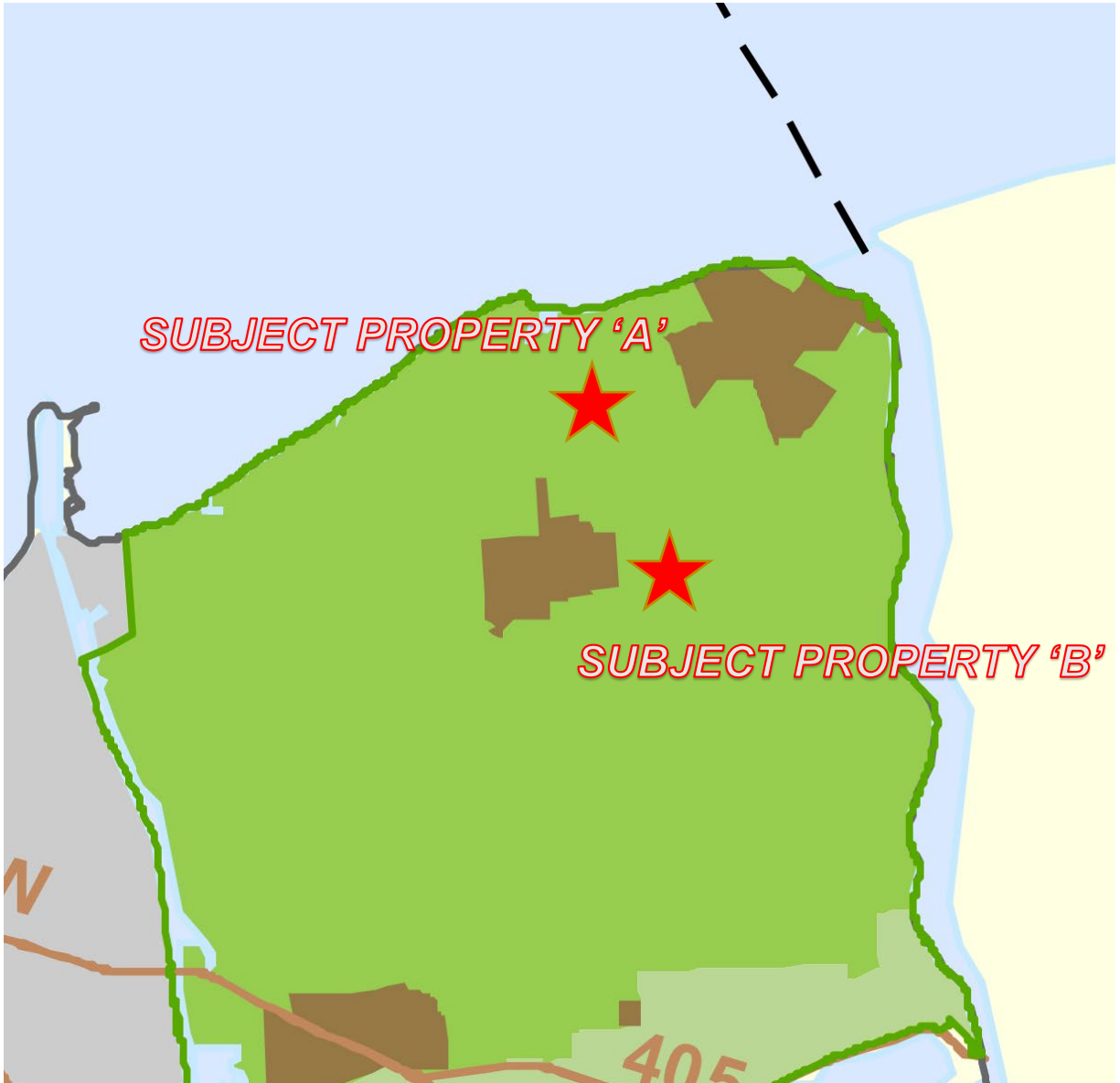
No.	REGULATION	REQUIRED (metres ⁽²⁾)	PROPOSED (metres ⁽²⁾)	COMPLIANCE
Residential (lots created by consent)	Minimum Area	3,716 m ²	4,035.4 m ²	Yes
	Minimum Lot Depth	60.96 m	65.087 m	Yes
	Maximum Lot Coverage	15%	Less than 11.3%	Yes
	Minimum Front Yard	15.24 m	12.65 m	No
	Minimum Interior Side Yard	3.05 m	12.59 m	Yes
	Minimum Rear Yard	15.24 m	Greater than 15.24 m	Yes
	Minimum Dwelling Floor Area (one storey)	92.90 m ²	Greater than 92.9 m ²	Yes
	Maximum Building Height	10.67 m	Less than 10.67 m	Yes
	Accessory Building Yards	3.05 m	3.05 m	Yes

Table 6 – Compliance with Zoning Bylaw No. 500A-74, Section 4B Agricultural Purposes Only Zone (APO)

No.	REGULATION	REQUIRED (metres ⁽²⁾)	PROPOSED (metres ⁽²⁾)	COMPLIANCE
Section 4B – Agriculture Purposes Only Zone (APO)				
4.B.1	Uses Permitted	<ul style="list-style-type: none"> A farm including accessory building but not a house, providing that in the event the structures or the land is to be used for the purpose of a Specialized Farm Use as defined in Section 2.32 of this By-law, that a Certificate of Compliance shall have been obtained from the Ministry of the Environment and the Ministry of Agriculture and Food; 	A farm	Yes
4.B.2	Minimum Frontage	As Existing	34 m	No
	Minimum Area	As Existing	5.6 ha	No
	Minimum Lot Depth	As Existing	410 m	Yes
Schedule F – Zone Requirements Table				
Rural (A) Zone (a) Rural	Maximum Coverage	15%	No Buildings or Structures present on Retained Lands	Yes





Appendix G – Greenbelt Plan Schedules

SCHEDULE 1 – GREENBELT AREA, *Protected Countryside*



LEGEND



-  Greenbelt Area*
-  Protected Countryside
-  Towns / Villages
-  Hamlets

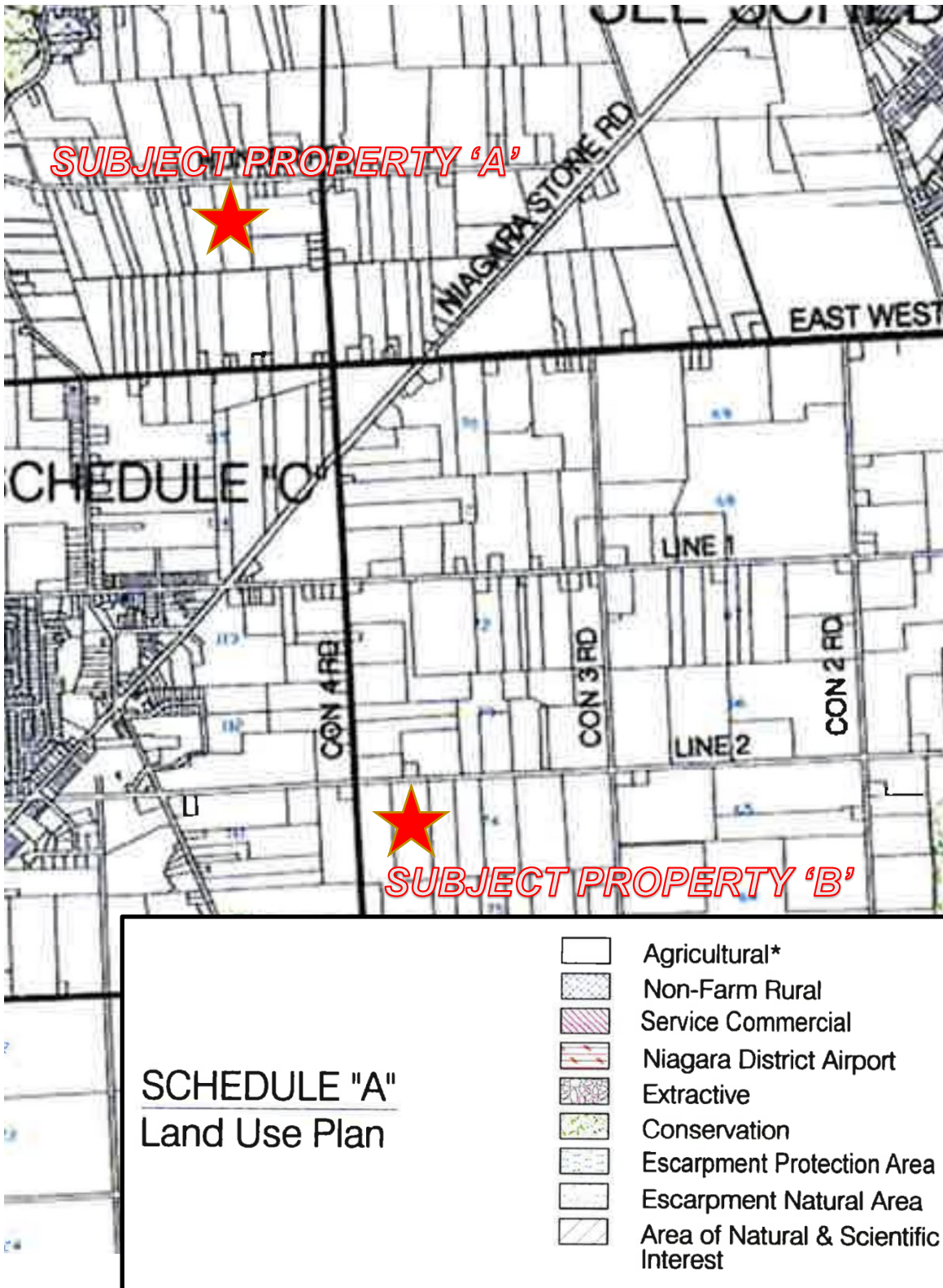
Appendix H – Niagara Region Official Plan Schedules

SCHEDULE F – AGRICULTURAL LAND BASE, *Specialty Crop Area*



Appendix I – Niagara on the Lake Official Plan Schedules

SCHEDULE A – LAND USE PLAN, *Agricultural*



Appendix J – Niagara on the Lake Zoning By-law

SCHEDULE A (TOP HALF) – *Rural (A)*

