



March 18, 2025

For: Lofcore
6707a Elcho Rd
Wellandport, ON

Attention: Trent Lof

Subject: Planning Justification Brief for Linde Truck and Trailer: 4426 Highway 20, St Anns ON

1. Introduction

This Planning Justification Brief has been prepared to support a proposal for an addition to an existing shop located at 4426 Highway 20, St. Anns, Ontario. The proposal seeks to expand the existing building by 492 m² to provide additional storage capacity for a motor vehicle dealership and repair shop, which is an accessory use to an agricultural service and supply establishment. The subject property is zoned as a site-specific Agricultural-Related (AR-31) Zone and is located within a Prime Agricultural Area as identified in the Provincial Policy Statement (PPS) and the Niagara Official Plan (NOP).

The purpose of this brief is to demonstrate that the proposal aligns with provincial, regional, and municipal policies, complies with good planning principles, and justifies the requested zoning amendments. The proposed addition will not impact agricultural lands or natural features, as it will be constructed on a previously disturbed area currently used as a gravel parking lot. A pre-consultation meeting was held with the Township of West Lincoln and Niagara Region on November 2, 2023, and an archaeological assessment confirmed no impacts within the proposed building footprint (see Appendix B).

2. Description of the Proposal

Project Overview:

The proposal involves the construction of a 37.8 m x 15.2 m (492 m²) addition to an existing shop to accommodate additional storage capacity for a motor vehicle dealership and repair shop, which operates as an accessory use to an agricultural service and supply establishment. The additional space will be used to store skids of brake drums, skids of brake shoes, truck tires and struck bodies. This expansion is necessary to support the continued growth of a well-established business that has been operating since 1999. Over the years, the business has seen steady growth and has won the Consumer Choice Award year after year in the category of Truck Service and Repair, reflecting its strong reputation and community support.

The subject property includes one main residence and three accessory buildings. The proposed addition will be attached to one of the existing shops and will replace a portion of the existing gravel parking lot with a building footprint, ensuring no loss of greenspace on the property. An archaeological assessment has been completed which confirmed that there are no impacts within the proposed building footprint (see Appendix B). Furthermore, the proposed addition will not require

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any changes to the existing septic system or additional land area, ensuring minimal disruption to the property and surrounding area.

A pre-consultation meeting was held with the Township of West Lincoln and Niagara Region on November 2, 2023, to discuss the proposal and address any preliminary concerns. The proposed addition is a logical and necessary step to accommodate the growing needs of the business, which provides jobs to residents of West Lincoln and services vehicles for individuals and businesses within the community.

Site Context:

The subject property is located at 4426 Highway 20, St. Anns, Ontario, and is legally described as Part of Lot 19, Concession 3, Gainsborough Township, with a roll number of 260202001010002. The property is currently zoned as a site-specific Agricultural-Related (AR-31) Zone, which permits a motor vehicle dealership and repair shop as an accessory use to an agricultural service and supply establishment, in addition to the range of uses permitted in the Agriculture-Related Zone.

The surrounding land uses are primarily agricultural, with a nearby commercial property at 4594 Highway 20 (C3 Service Commercial Zone) also used for vehicle repairs. The property is situated within a Prime Agricultural Area, as identified in the Provincial Policy Statement (PPS) and the Niagara Official Plan (NOP), and is not within any regulated areas such as the Greenbelt or NPCA-regulated zones.

The 2.14-hectare lot is relatively flat, with a slight slope away from the buildings to the east and west. The proposed addition will be constructed on the south side of the property, which is currently a gravel parking lot. The property includes the following existing structures:

- One dwelling unit,
- One shed, and
- Two shops.

The proposed addition will expand one of the existing shops, ensuring the continued functionality and growth of the business without introducing new impacts on agricultural lands or natural features. See Appendix A for a Site Plan and Elevation Drawings.



Figure 1: Subject Property (Source: Niagara Navigator)

3. Policy Context

Provincial Policy Framework:

- The proposal aligns with the Provincial Policy Statement (PPS), which ensures the optimization of land use and the protection of agricultural lands, while promoting long-term economic prosperity. The subject property is located within a Prime Agricultural Area, and the proposed addition will not impact agricultural lands or natural features.
- The proposal is consistent with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), which emphasizes the protection of agricultural areas and the promotion of efficient land use. The subject property is not within the Greenbelt, and the proposed addition will not expand into natural heritage features or agricultural lands.

Regional Policy Framework:

The proposal complies with the Niagara Official Plan (NOP), which identifies the subject property as part of the agricultural system (Prime Agricultural Area). Key policies include:

- Policy 4.1.10.1: Allows for the continued operation of legally established uses, such as the existing motor vehicle repair shop.
- Policy 4.1.10.2: Permits expansions to existing buildings, provided they do not require new municipal services, do not impact natural heritage features, and comply with minimum distance separation formulae. The proposal meets all these criteria.
- The proposed addition will not result in the intrusion of incompatible uses and is consistent with the NOP's objectives for agricultural and rural areas.

Municipal Policy Framework:

The proposal is consistent with the Township of West Lincoln Official Plan (2021), which designates the subject property as "Good General Agricultural Area." The Official Plan emphasizes the importance of protecting agricultural lands and supporting agricultural operations. Key policies include:

- The permitted uses include livestock operations, cash cropping, food production, forestry, and natural heritage uses, with a strong focus on specialty crop production. These lands shall be used for a full range of agricultural and agriculture-related secondary uses that can adapt to changing farming needs and practices. Small-scale commercial and industrial uses that support the agricultural community shall be located so that they minimize the impact on the viability of existing and future agricultural operations.
- The subject property is not within any regulated areas (e.g., NPCA, natural heritage corridors, or environmental protection zones), and the proposed addition will not impact any natural features or agricultural lands.
- The proposal aligns with the Township's goal of supporting agricultural-related uses that contribute to the local economy while minimizing impacts on agricultural operations.

4. Planning Analysis

Land Use Compatibility:

- The proposed addition is compatible with the surrounding agricultural and commercial land uses. The expansion of the existing shop will not introduce any new incompatible uses and will maintain the property's current function as a motor vehicle repair shop.
- It is noted that the vehicles that are stored on-site are primarily in queue for repair services and are not for retail purposes.



Good Planning Principles:

- The proposal promotes the efficient use of land by utilizing a previously disturbed area (gravel parking lot) for the addition. The expansion will not take away from existing greenspace but will replace a portion of the parking lot with a building footprint.
- The expansion supports sustainable development by enhancing the existing operation without requiring new municipal services or infrastructure.
- The proposal enhances the community character by supporting a long-standing local business that provides jobs to residents of West Lincoln and services vehicles for individuals and businesses within the community.

Servicing and Infrastructure:

- The proposed addition will not require new municipal services or infrastructure. The existing water, wastewater, and transportation infrastructure are sufficient to accommodate the expansion. No changes to the septic system are required.

5. Zoning Analysis

Current Zoning:

- The property is zoned as a site-specific Agricultural-Related (AR-31) Zone, which permits Motor vehicle dealership and motor vehicle repair establishment as an accessory use to an agricultural service and supply establishment, in addition to the range of uses permitted in the ‘Agriculture-Related Zone’. Agriculture Zoning with the following are site specific provisions (AR-31)
 - “minimum rear yard of 7m”
 - Maximum number of motor vehicles available for retail sales at one time: 6
- Key zoning regulations and compliance are summarized below:



Table 1: Zoning Summary

Regulation	Zone Reqs (AR)	Existing	Proposed	Compliance
Minimum lot area	0.4 ha	2.14 ha	No Change	Yes
Minimum lot frontage	50m	252m	No Change	Yes
Minimum front yard (Other main building)	10m	15m	No Change	Yes
Minimum exterior side yard	N/A	N/A	No Change	Yes
Minimum interior side yard (Other main building)	10m	25m	No Change	Yes
Minimum rear yard	7.0m (AR-31 site specific)	7.0m	1.4m	No
Maximum lot coverage	40% (8,567.64m ²)	7.3% (1,562 m ²)	9.6% (2,054 m ²)	Yes
Maximum height	15m	<15m	No Change	Yes
Minimum landscaped open space	10%	21.3% (4567 m ²)	No Change	Yes
Maximum outside storage	10% of lot area (2,141.91m ²)	<5%	No Change	Yes
Maximum distance from an accessory building or main building	50m *	51.1m	No Change	Yes
Accessory lot coverage	Greater of 2.5% (535.47m ²) or 1,000m ²	6.1% (1,307m ²)	8.4% (1,799 m ²)	No

Proposed Zoning Amendments:

- Rear Yard Setback: A reduction from 7.0 m to 1.4 m is requested. This is justified due to the existing site constraints and the need to maintain the functionality of the motor vehicle repair shop.
- Accessory Lot Coverage: An increase from 6.1% to 8.4% is requested. This is necessary to accommodate the proposed addition and support the growth of the motor vehicle repair business.
- Outside Storage Area: The property currently exceeds the maximum number of motor vehicles allowed for retail sales (6 vehicles). However, the property is not used for retail sales, and the vehicles on-site are not for sale but are in queue for repairs.

Justification for Zoning Amendments:

- The proposed changes are consistent with good planning principles, as they support the continued operation of a legally established use without introducing new impacts on agricultural lands or natural features.
- The minor non-compliances (rear yard setback and accessory lot coverage) are justified due to the existing site constraints and the need to maintain the functionality of the motor vehicle repair shop.



6. Summary and Conclusions

The proposed addition to the existing shop at 4426 Highway 20, St. Anns, Ontario, represents a logical and necessary step to support the continued growth of a well-established business that has been operating since 1999. The business has seen steady growth over the years, earning the Consumer Choice Award year after year in the category of Truck Service and Repair, and provides valuable jobs to residents of West Lincoln while servicing vehicles for individuals and businesses within the community. The proposed 492 m² addition will replace a portion of the existing gravel parking lot with a building footprint, ensuring no loss of greenspace and minimal disruption to the property and surrounding area. Importantly, the addition will not require any changes to the existing septic system or additional land area, and an archaeological assessment has confirmed no impacts within the proposed building footprint.

The proposal aligns with provincial, regional, and municipal policies, including the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (2020), the Niagara Official Plan (NOP), and the Township of West Lincoln Official Plan (2021). It is consistent with the protection of agricultural lands and natural features, as the proposed addition will not impact any agricultural lands or natural heritage features. The requested zoning amendments, including a reduction in the rear yard setback and an increase in accessory lot coverage, are justified due to the existing site constraints and the need to maintain the functionality of the motor vehicle repair shop. These changes are minor and will not result in any adverse impacts on the surrounding area.

The proposed addition promotes good planning principles by making efficient use of previously disturbed land, supporting sustainable development, and enhancing the functionality of an existing business. It is a testament to the business's commitment to growth and its contribution to the local economy. For these reasons, it is recommended that the proposed zoning amendments be approved to facilitate the expansion of the existing motor vehicle repair shop, ensuring its continued success and ability to serve the community.

7. Supporting Material

- **Appendix A:** Site Plan and Drawings.
- **Appendix B:** Archaeological Assessment Report.

Yours sincerely,

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