



Town of Niagara-on-the-Lake

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REPORT #: PBDS-26-003 **COMMITTEE DATE:** 2026-04-21
DUE IN COUNCIL: 2026-04-28

REPORT TO: COTW-General

SUBJECT: Revised Recommendation Report - 263 Concession 6 Road – Zoning By-law Amendment Application (ZBA-18-2024)

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The Application for Zoning By-law Amendment (File No. ZBA-18-2024) for lands known municipally as 263 Concession 6 Road **BE APPROVED**, and the revised draft Zoning By-law Amendment, attached as **Appendix I**, be forwarded to Council for adoption.

2. EXECUTIVE SUMMARY

- This report summarizes the outcomes of Council’s direction to Staff at the February 3, 2026 Committee of the Whole-Planning meeting regarding the Application for a Zoning By-law Amendment (File No. ZBA-18-2024) for lands known municipally as 263 Concession 6 Road (the “Application”).
- Council directed Staff to obtain input from the Town’s Agricultural Advisory Committee and the Ministry of Agriculture, Food and Agribusiness (OMAFRA) on the Application as it relates to conformity with the OMAFRA Guidelines.
- Staff’s evaluation for consistency and conformity with the relevant Provincial and local planning policies and legislation, as discussed in Staff Report CDS-26-005 remains substantively unchanged based on the additional input provided by the Agricultural Advisory Committee and OMAFRA.
- A modified site-specific definition of “Agricultural Equipment Storage” has been included in the Draft Zoning By-law (**Appendix I**) to further ensure that the proposed agricultural equipment storage use will remain directly supportive of farm operations in the area and not expand to serve a broader, non - agricultural customer base.
- Staff continue to recommend approval of the Application, as the proposal conforms to *Planning Act* requirements, is consistent with the Provincial Planning Statement and conforms with Provincial and local planning policies.

3. PURPOSE

The purpose of this report is to:

- Provide a summary of the input provided by the Town’s Agricultural Advisory Committee and the Ministry of Agriculture, Food and Agribusiness (OMAFRA) on Staff’s Policy analysis of the Application, summarized in Staff Report CDS-26-005, as directed by Council; and,
- Provide a recommendation to Committee and Council on the Application in consideration of the input received.

4. BACKGROUND

At the February 3, 2026 Committee of the Whole-Planning Meeting, Staff provided a detailed evaluation for consistency and conformity of the Zoning By-law Amendment Application for 263 Concession 6 Road with the relevant Provincial and local planning policies and legislation in Staff Report CDS-26-005. The Staff Report included a review of the Application against *Planning Act* requirements, the Provincial Planning Statement, the Greenbelt Plan, Niagara Official Plan, Town Official Plan, as well as the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Publication 851: Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas ("OMAFRA Guidelines").

The following recommendation was put forth by Town Staff to the Committee of the Whole:

"The Application for Zoning By-law Amendment (File No. ZBA-18-2024) for lands known municipally as 263 Concession 6 Road **BE APPROVED**, and the draft Zoning By-law Amendment, attached as Appendix V, be forwarded to Council for adoption."

The Committee deferred their decision on Staff's recommendation within Staff Report CDS-26-005, requesting Staff to obtain additional input from the Agricultural Advisory Committee and the Ministry of Agriculture, Food and Agribusiness (OMAFRA) on the Application as it relates to the conformance with the OMAFRA Guidelines. Accordingly, Council passing the following motion:

"That the report be returned to staff to get input from the Agriculture Committee in regard to Policy and from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) into regard to policy with the matter to return at the earliest date possible."

As directed by Council, Town Staff have gathered input from the Agricultural Advisory Committee and the Ministry of Agriculture, Food and Agribusiness (OMAFRA) on the application as it relates to the conformance with the OMAFRA Guidelines, as discussed in Section 5, below.

5. DISCUSSION / ANALYSIS

The discussion and analysis below are provided to supplement such provided within **Staff Report CDS-26-005**. All appendices associated with Staff Report CDS-26-005 can be found on the Town's website at the following link, under Item 9.3 of the Committee of the Whole-Planning Agenda dated February 3, 2026:

<https://pub-notl.escribemeetings.com/Meeting.aspx?Id=52bc8794-2e32-4371-a2fd-e4ddc567bbeb&Agenda=Agenda&lang=English&Item=19&Tab=attachments>

As discussed below, and in **Staff Report CDS-26-005**, Staff continue to recommend approval of the Zoning By-law Amendment Application for lands municipally known as 263 Concession 6 Road. The proposal conforms to *Planning Act* requirements, is consistent with the Provincial Planning Statement and conforms with Provincial and local planning policies.

5.1 Agricultural Advisory Committee Input

The Town's Agricultural Advisory Committee provided their input on the policy evaluation of the application as it relates to conformance with OMAFRA Guidelines at the March 16, 2026, Agricultural Advisory Committee Meeting. A copy of the minutes from the Agricultural Advisory Committee is provided in **Appendix II**, while a recording of the meeting can be found on the

Town's website at:

<https://pub-notl.escribemeetings.com/Players/ISISStandAlonePlayer.aspx?Id=aea04ec8-ab26-4713-8fd5-cf829b28296b>

A summary of the input provided by the Agricultural Advisory Committee's as it relates to the evaluation of the application against the OMAFRA Guidelines, as well as Staff's responses, are provided in **Table 1**.

Table 1 – Agricultural Advisory Committee Input

Agricultural Advisory Committee Input Summary	Staff Response
<p>Concern that the proposal exceeds the OMAFRA Guideline that on-farm diversified may occupy no more than 2% of the property on which the uses are located.</p>	<p>The proposed uses were evaluated as agricultural-related uses in accordance OMAFRA Guidelines. The 2% limited in area criterion is only applicable to on-farm diversified uses. This criterion does not apply to this Application.</p>
<p>Concern that the proposed built-form does not maintain the rural character of the area, and therefore does not meet the OMAFRA Guidelines.</p> <p>Concern that the proposed built-form would detract from surrounding wineries, and therefore does not meet the OMAFRA Guidelines.</p>	<p>The proposed development is not requesting relief from any provisions of the Town Zoning By-law related to built-form scale, including but not limited to the proposed setbacks, height, and lot coverage provisions.</p> <p>A detailed review of building elevations, lighting, and landscaping will take place during the Site Plan Agreement process to ensure that the development maintains rural character, is visually compatible with surrounding agricultural lands, and is appropriately screened. Further, the Town's agricultural lands support a range of agriculture, agriculture-related and on-farm diversified uses.</p> <p>No potentially conflicting off-site impacts on agricultural operations including wineries, greenhouses, vineyards, and orchards are anticipated related to traffic, air, noise, odour, or water that could affect nearby agricultural operations.</p>
<p>Concern that the goods sold at the agricultural market would not be grown on site, and therefore does not meet the OMAFRA Guidelines.</p>	<p>OMAFRA Guidelines do not require an agricultural-related use to be located on a farm. Provincial and local policy permit agricultural-related uses within the Specialty Crop Area to be located on farms or on separate agriculture-related commercial or industrial properties, subject to criteria.</p>
<p>Concern that the proposed uses would support agricultural operations located outside of the municipality limits, and therefore does not meet the OMAFRA Guidelines.</p>	<p>The OMAFRA Guidelines requires agriculture-related uses to be directly related to farms in the area, primarily providing products or services that are associated with, required by or that enhance agricultural operations in the area.</p> <p>The OMAFRA Guidelines clarify that "in the area" is not determined by fixed distances or municipal boundaries, but</p>

Agricultural Advisory Committee Input Summary	Staff Response
	<p>by how far farmers will reasonably travel to obtain agricultural products or services. The applicant has identified several agricultural operations in the area based on how far farmers will reasonably travel to obtain agricultural products or services that the proposed uses will directly support.</p> <p>Staff are satisfied that the proposed agricultural- related uses will provide services and facilities that are both within and directly tied to the surrounding agricultural community.</p>

The Town’s Agricultural Advisory Committee also provided general feedback on the OMAFRA Guidelines. A summary of the input provided by the Agricultural Advisory Committee on the OMAFRA Guidelines, as well as Staff’s responses, are provided in **Table 2**. These comments are not specific to the Application, but were provided for Staff consideration as part of the Official Plan review process.

Table 2 – Agricultural Committee Input (General Agricultural-Related Use Policy)

Agricultural Advisory Committee Input Summary	Staff Response
<p>Desire for all <i>Planning Act</i> applications for agricultural-related and on-farm diversified uses to be reviewed by the Town’s Agricultural Advisory Committee early in the planning process.</p>	<p>The review of individual <i>Planning Act</i> applications for agricultural-related and/or on-farm diversified uses is not within the current scope of the Agricultural Advisory Committee Terms of Reference.</p>
<p>Desire to require agricultural-related uses to provide additional evidence that the use provides direct products and/or services to farm operations as a primary activity.</p>	<p>Existing Town Official Plan policies do not require the submission of a Farm Business Plan or similar document to support the development of agricultural-related uses as a requirement for a complete application.</p> <p>The final Draft Official Plan introduces the ability for the Town to require the submission of a Farm Business Plan as a requirement to better assess whether a proposed agriculture-related use meets the test of providing direct products and/or services to farm operations as a primary activity.</p>
<p>Desire to limit permitted uses in the area to the wine industry, including wineries and vineyards.</p> <p>Desire to only permit agricultural uses in the agricultural area.</p>	<p>In Prime Agricultural Areas, permitted uses and activities include agricultural uses, agriculture-related uses, and on-farm diversified uses.</p> <p>The OMAFRA Guidelines permit a full range and scales of agriculture-related uses within the Specialty Crop Area. Limited proposed uses within the Specialty Crop Area to</p>

Agricultural Advisory Committee Input Summary	Staff Response
	those uses supporting a specific component of the agricultural system (i.e., wineries) would not align with Provincial policy direction.
Desire to introduce design criteria to regulate the built form of agricultural-related uses to ensure compatibility with the character of the area	The current and proposed Town Official Plan does not contain built-form design criteria for development within the agricultural designation. It is recognized that the agricultural area contains a diverse range of built-form and scale of agricultural uses (i.e., greenhouses), agricultural-related uses (i.e., cold storage facilities), and on-farm diversified uses (i.e., wineries).

5.1.1 Ministry of Agriculture, Food and Agribusiness (OMAF) Input

As directed by Council, Town staff reached out to Ministry of Agriculture, Food and Agribusiness (OMAF) Staff for input on Town staff’s evaluation of the proposal against the OMAFRA Guidelines, as outlined within Staff Recommendation Report CDS-26-005. OMAF Staff advised that they cannot determine or confirm whether a specific proposal is or is not an agriculture related uses, as that determination rests with the municipality.

However, OMAF provided notes of consideration to further support the Town’s assessment of whether this proposal meets the intent of an agriculture related use in the OMAFRA Guidelines. A copy of the input from OMAF is provided in **Appendix III**.

A summary of the input provided by OMAF Staff, as well as Town Staff’s responses, are provided in **Table 3**.

Table 3 – OMAF Staff Input and Staff Response

OMAFRA Guidelines Agriculture-Related Use Criteria		OMAF Staff Note for Consideration	Staff Response
1	Farm-related commercial and farm-related industrial use	Consider whether the proposed use adds value to agricultural operations and production in the surrounding area and/or if the use creates a new opportunity for agricultural commodities grown in the area.	Addressed in Section 5.1.2.2 of Staff Report CDS-26-005. The proposed Agricultural Equipment Storage and Farm Produce Storage Building provide products and services directly supporting farm operations as their primary purpose, and the Agricultural Market use will supply retail opportunities for agricultural products originating from local farm operations.

OMAFRA Guidelines Agriculture-Related Use Criteria	OMAFRA Staff Note for Consideration	Staff Response	
2	Shall be compatible with, and shall not hinder, surrounding agricultural operations	<p>Compatibility should be assessed both on the subject property and across the broader area where impacts may occur. The use must not hinder normal farm practices or introduce conflicts with nearby agricultural activities, such as sensitivities to livestock facilities or increases in noise, light, dust, or traffic that may affect farm operators or livestock. Any potential impacts should be avoided or mitigated.</p>	<p>Addressed in Section 5.1.2.2 of Staff Report CDS-26-005.</p> <p>The proposed uses are not anticipated to generate adverse impacts related to air, noise, light, dust, traffic, odour, or water that could affect nearby agricultural operations.</p>
		<p>Consider the cumulative effect of introducing another agriculture related use to ensure that agricultural and rural character are not undermined and that rural infrastructure is not adversely affected.</p>	<p>Addressed in Section 5.1.2.2 of Staff Report CDS-26-005.</p> <p>The cumulative impact of the proposed uses will not undermine the primary function of the area, being agriculture, and no upgrades to municipal infrastructure (i.e., road access or other public services) are required to service the proposal.</p>
		<p>Prime agricultural areas should remain dedicated to farming and protected for future generations. Only minimal land should be removed from current or future production, with attention to long term (multi-generational) effects. Uses should maintain rural character, support continued normal farm practices, contribute positively to the agricultural sector, and require servicing</p>	<p>Addressed in Section 5.1.2.2 and 5.1.2.4 of Staff Report CDS-26-005.</p> <p>The proposal does not remove any lands from agricultural production. Furthermore, based on the constraints of the subject lands, namely the significant woodland covering the majority of the site, and the existing home, it is not anticipated that the lands proposed for development (approximately 1.81 hectares) would be of an adequate size to sustain a standalone agricultural operation, including that of tender fruit and/or grapes.</p> <p>The scale of the proposed development is consistent with agricultural-related uses commonly found within the Town, Region, and Province, and is not requesting relief</p>

OMAFRA Guidelines Agriculture-Related Use Criteria		OMAFRA Staff Note for Consideration	Staff Response
		appropriate to a rural agricultural context (e.g., rural road access, water, emergency services).	<p>from any provisions of the Town Zoning By-law related to built-form scale, including but not limited to the proposed setbacks, height, and lot coverage provisions.</p> <p>The proposed uses are not expected to constrain or diminish the efficiency of adjacent agricultural operations. Farmers in the surrounding area will be able to continue their activities without interruption or inconvenience.</p> <p>No upgrades to municipal infrastructure (i.e., road access or other public services) are required to service the proposal.</p>
3	Directly related to farm operations in the area	Consider the types of agricultural operations surrounding the property and assess whether the proposed use is directly related to those operations. The use should primarily provide products or services associated with, required by, or that enhance agricultural operations in the immediate area.	<p>Addressed in Section 5.1.2.2 of Staff Report CDS-26-005.</p> <p>The Agricultural Equipment Storage use will provide facilities for the storage and sale of farm machinery and equipment, while the Farm Produce Storage Building will support the aggregation, storage, and distribution of produce grown by local farm operators. The Agricultural Market will enable the direct retail sale of agricultural products from local farms.</p> <p>As further described in Section 5.2 of Staff Report CDS-26-005, site-specific definitions are recommended to ensure that each use remains limited to functions that directly relate to and serve farm operations within the area.</p> <p>A revised site-specific definition for the proposed agricultural equipment storage use is proposed to ensure the use supports agricultural operations that are common within the local specialized crop area, as described in Section 0 of this report.</p>

OMAFRA Guidelines Agriculture-Related Use Criteria		OMAFRA Staff Note for Consideration	Staff Response
4	Supports agriculture	<p>Consider whether the primary focus of the use is to support agriculture or if there will be a general use component. Will farm operators be the primary customers, and will this component provide a benefit to their operations?</p>	<p>Addressed in Section 5.1.2.2 of Staff Report CDS-26-005.</p> <p>The proposed uses will provide essential functions such as equipment storage, crop storage, distribution, and the retailing of products grown locally.</p> <p>As further described in Section 5.2 of Staff Report CDS-26-005, site- specific definitions are recommended to strictly limit the uses so they remain directly supportive of farm operations and do not expand to serve a broader, non - agricultural customer base.</p> <p>A revised site-specific definition for the proposed agricultural equipment storage use is proposed to ensure the use does not include a general use component as described in Section 0 of this report.</p>
		<p>Farmers' markets must primarily sell agricultural products grown in the area to be considered an agricultural use. Markets selling a mix of local and non local produce, baked goods, coffee, or crafts may still qualify as agriculture related if the majority of goods sold are agricultural commodities grown in the surrounding area.</p>	<p>Addressed in Section 5.1.2.2 of Staff Report CDS-26-005.</p> <p>The Agricultural Market will enable the direct retail sale of agricultural products from local farms which will reinforce and enhance local agricultural activity and strengthen the farm- to- market supply chain.</p> <p>As further described in Section 5.2 of Staff Report CDS-26-005, the site-specific definition proposed for the agricultural market is intended to ensure the use is limited to the sale of goods grown and produced by local farm operations. The sale of the following products is not permitted: clothing, meat, frozen foods, paper products, coffee, housewares, breakfast cereals, tobacco products, magazines, newspapers, soap, detergents, pharmaceutical products, lottery tickets and similar items.</p>
5	Provides direct products and/or services to farm operations as a primary activity	<p>Consider whether the proposed use will primarily serve farmers in the area, or whether it will also cater to a</p>	<p>Addressed in Section 5.1.2.2 of Staff Report CDS-26-005.</p> <p>Staff are satisfied that the proposed Agricultural Equipment Storage and Farm</p>

OMAFRA Guidelines Agriculture-Related Use Criteria	OMAFRA Staff Note for Consideration	Staff Response
	<p>broader customer base. General purpose uses are not agriculture related, even if farmers are among their customers.</p>	<p>Produce Storage Building uses will service farm operations as a primary business activity, and that customers will primarily be farm operators in the area. The services provided are supportive of local farm operations and do not include items catering to a broader customer base.</p> <p>Similarly, Staff are satisfied that the proposed Agricultural Market use also meets this criterion, as its definition requires that the products sold are exclusively agricultural products produced in the area.</p> <p>A revised site-specific definition for the proposed agricultural equipment storage use is proposed to ensure the use does cater to a broader customer base as described in Section 0 of this report.</p>
	<p>Businesses that sell or repair farm implements alongside general consumer product lines (e.g., lawn mowers, snow blowers, other equipment, toys, clothing) should be directed to settlement areas, rural lands, or lower priority agricultural lands.</p>	<p>A revised site-specific definition for the proposed agricultural equipment storage use is proposed to ensure the use does cater to a broader customer base as described in Section 0 of this report.</p>
	<p>Municipalities should require evidence demonstrating that servicing farm operations will be the primary business activity (e.g., customers primarily being local farm operators or inputs sourced from the area). As a best practice, municipalities may also seek evidence that the use cannot be reasonably located in a</p>	<p>The existing Town Official Plan does not provide the Town the ability to require the submission of a Farm Business Plan or similar document to support the development of agriculture-related uses as a requirement for a complete application.</p> <p>The final Draft Official Plan update introduces the ability for the Town to require the submission of a Farm Business Plan as a requirement to better assess whether a proposed agriculture-related use meets the test of providing direct products and/or services to farm operations as a primary activity.</p>

OMAFRA Guidelines Agriculture-Related Use Criteria		OMAFRA Staff Note for Consideration	Staff Response
		settlement area or rural lands.	<p>Nevertheless, as described in Section 5.2 and 5.3.3 of Staff Report CDS-26-005 the applicant has submitted supplemental information of potential agricultural operations in the vicinity, which the proposed uses may be connected to and supportive of, and proposed site-specific definitions as outlined in, which are intended to ensure the proposed uses are supportive of local farm operations.</p> <p>Staff are satisfied that the permitted uses are scoped to align with Provincial, Regional and Town Policy for agricultural-related uses, including the need to be connected to and supportive of local farm operations.</p>
6	Benefits from being in close proximity to farm operations.	Proximity may improve operational efficiency, reduce transportation distances, lower the risk of spoilage, better accommodate slow-moving farm vehicles, and support cluster-based agricultural activity.	<p>Addressed in Section 5.1.2.2 of Staff Report CDS-26-005.</p> <p>Staff are satisfied that the proposed uses are appropriately located near the agricultural operations they are intended to serve. Perishable produce often requires rapid movement to storage or market, and the proximity of the storage and distribution facility to farms minimizes travel time and costs. Similarly, the location provides convenient access for farmers requiring equipment storage or market access.</p>
		Many general purpose and agriculture related uses are more appropriately located within nearby hamlets, villages, and towns. If the proposal includes a general purpose component, consider whether it would be better suited to a settlement area.	<p>Addressed in Section 5.1.2.2 of Staff Report CDS-26-005.</p> <p>Staff are satisfied that the proposed uses are appropriately located near the agricultural operations they are intended to serve.</p> <p>As further described in Section 5.2 of Staff Report CDS-26-005, site-specific definitions are recommended to ensure that each use remains limited to functions that directly relate to and serve farm operations within the area.</p> <p>A revised site-specific definition for the proposed agricultural equipment storage use is proposed to ensure the use does cater to a</p>

OMAFRA Guidelines Agriculture-Related Use Criteria	OMAFRA Staff Note for Consideration	Staff Response
		broader customer base as described in Section 0 of this report.
N/A	General Feedback	<p>Lot creation in prime agricultural areas are discouraged. While the PPS does allow severances for 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. Consider whether existing properties in the prime agricultural area could accommodate the proposed use, thereby avoiding the creation of a new lot. For example, a site previously used for another agriculture related use may be available. Locating a new agriculture related use on an existing lot of record is generally preferred over creating a new lot in a prime agricultural area.</p> <p>Addressed in Section 5.3.3 of Staff Report CDS-26-005.</p> <p>The applicant has indicated that the lot creation (consent) application to create a new parcel for the proposed agricultural-related use has been deferred in order to allow the Town to review and update as necessary, the lot creation policies for agricultural-related uses within the Town Official Plan, in order to conform to Provincial and Regional policy.</p> <p>Any future proposal for lot creation will be reviewed based on the relevant policies in force and effect at the time of that application.</p>

5.2 Subsequent Submission and Revised Draft Zoning By-law

Following the completion of Staff Report CDS-26-005, the applicant submitted a letter to Council dated February 23, 2026, which, among other items, contained an Agrologist Peer Review of the application completed by Stovel and Associates Inc. The Agrologist Peer Review proposed a modified site-specific definition for the “Agricultural Equipment Storage” use as follows. All modifications to the initial site-specific definition are denoted using red font.

“Agricultural Equipment Storage” shall mean “premises where new or used farm machinery/equipment are stored or displayed for the purposes of sale or hire to agricultural operations and where such machinery/equipment is intended for agricultural operations that are common within the local specialized crop area,

and shall include the storage and sale of farm machinery/equipment and accessories **directly related thereto, including business administration uses accessory thereto, but does not include the repair and service of farm machinery/equipment and accessories, and nor shall it include the storage, display or sale of lawn mowers, snow blowers, non-agricultural machinery, parts not directly related to agricultural production equipment, toys, clothing, or other merchandise catering to a broad consumer market.**

The proposed modified site-specific definition is intended to help ensure that farm equipment sales are intended for the agricultural operations common in the local area and are not reflective of general-purpose commercial uses that would serve a broad customer base.

Staff are satisfied that the proposed definition revision is consistent with Provincial and local policy, and will assist in ensuring that the proposed agricultural equipment storage use would remain directly supportive of farm operations in the area and not expand to serve a broader, non-agricultural customer base.

Staff recommend approval of the revised draft Zoning By-law Amendment for the subject lands, including the revised “Agricultural Equipment Storage” site-specific definition, a copy of which is attached as **Appendix I** to this report.

6. STRATEGIC PLAN

The content of this report supports the following Strategic Plan initiatives:

Pillar

1. Vibrant & Complete Community

Priority

1.1 Planning for Progress

Action

1.1 b) Planning for Progress Initiatives

7. OPTIONS

The Committee may approve, refuse, or modify the proposed Zoning By-law Amendment.

8. FINANCIAL IMPLICATIONS

The applicant is responsible for all costs associated with the development. The Town will collect Development Charges at the time of issuance of building permits. The Town will also hold securities as part of a future Site Plan Agreement.

9. ENVIRONMENTAL IMPLICATIONS

As discussed in Staff Report CDS-26-005, no environmental impacts to the regulated features on the property are anticipated as a result of the proposal.

10. COMMUNICATIONS

Once Council has made a decision on the Application, notice of the decision will be given as required under the *Planning Act*. The decision of Council is subject to a 20-day appeal period. If no appeals are received during the appeal period, the decision of Council is final. Changes to

provincial legislation have been made through Bill 185, and third-party appeals are restricted.

11. CONCLUSION

Planning, Building and Development Services Staff have obtained additional input from the Agricultural Advisory Committee and OMAFA on the application, as directed by Council. Staff's evaluation of the application for consistency and conformity with the relevant Provincial and local planning policies and legislation, as discussed in Staff Report CDS-26-005 remain substantively unchanged based on the additional input provided by the Agricultural Advisory Committee and OMAFA.

A modified site-specific "Agricultural Equipment Storage" has been included in the Draft Zoning By-law (**Appendix I**) to assist in ensuring that the proposed agricultural equipment storage use will remain directly supportive of farm operations in the area and not expand to serve a broader, non-agricultural customer base.

Staff recommend approval of the revised Zoning By-law Amendment Application ZBA-18-2024, as the Application meets *Planning Act* requirements, is consistent with the Provincial Planning Statement and conforms with the Greenbelt Plan, Niagara Official Plan, and Town Official Plan.

12. PREVIOUS REPORTS

- **CDS-26-005** - Recommendation Report - 263 Concession 6 Road – Zoning By-law Amendment Application (ZBA-18-2024)
- **CDS-25-030** - Public Meeting – Information Report – 263 Concession 6 Road (ZBA-18-2024) (March 4, 2025)

13. APPENDICES

- **Appendix I** – Draft Zoning By-law Amendment
- **Appendix II** – Agricultural Committee Meeting Minutes (March 16, 2026)
- **Appendix III** – Ministry of Agriculture, Food and Agribusiness (OMAFA) Staff E-Mail Correspondence

Respectfully submitted:

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