

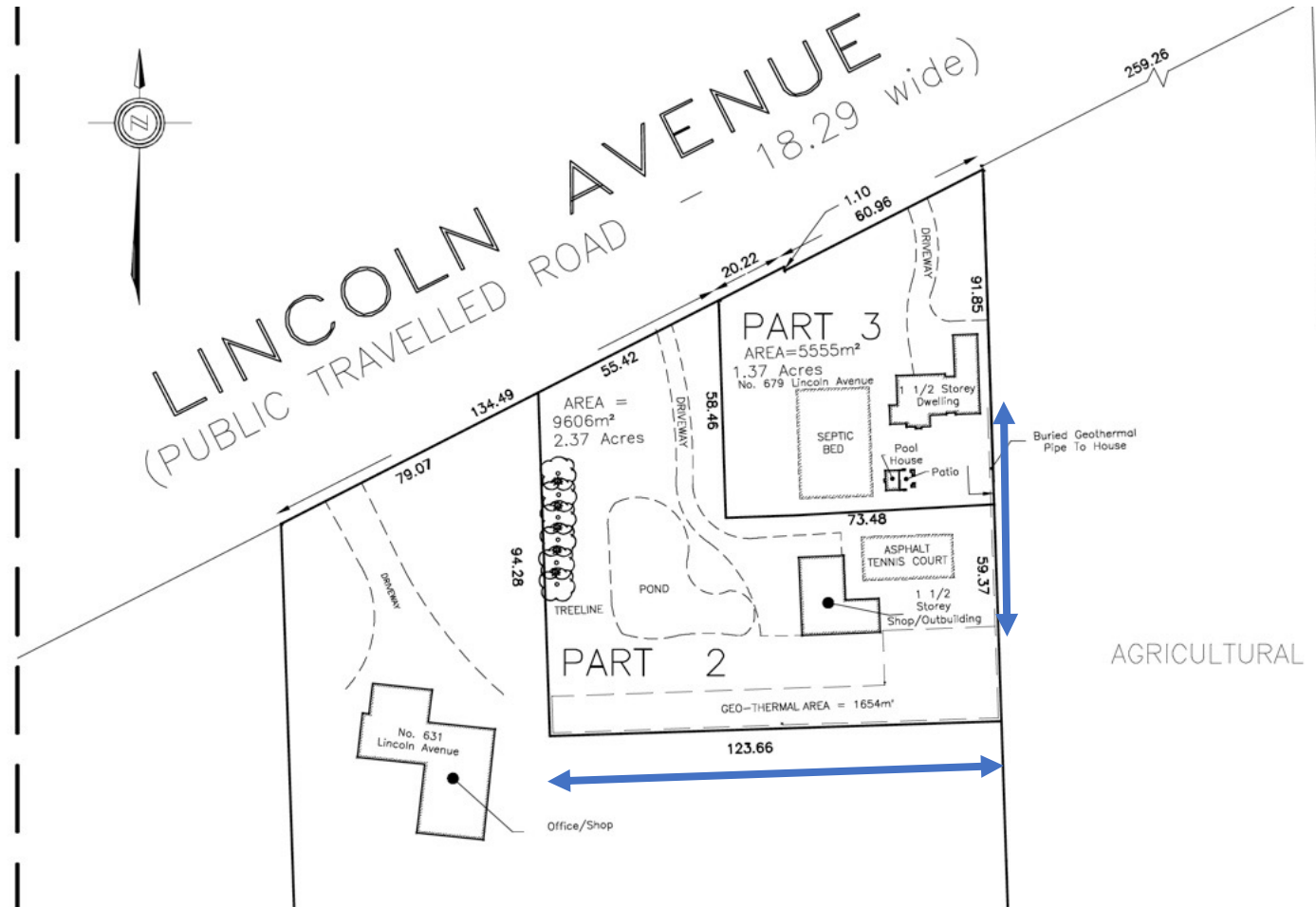
Niagara-on-the-Lake Council

Report CDS 21-024

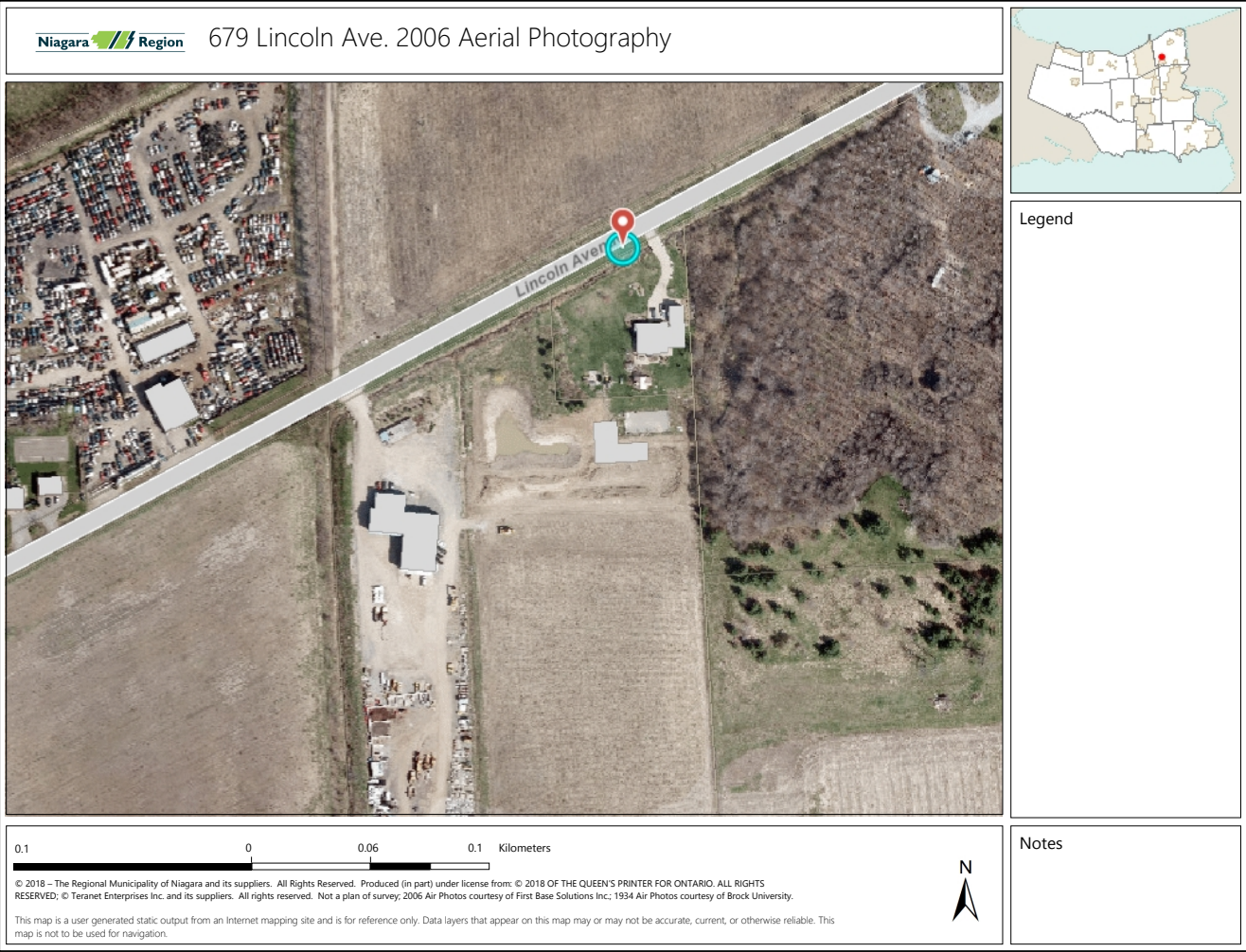
CDS 21-024



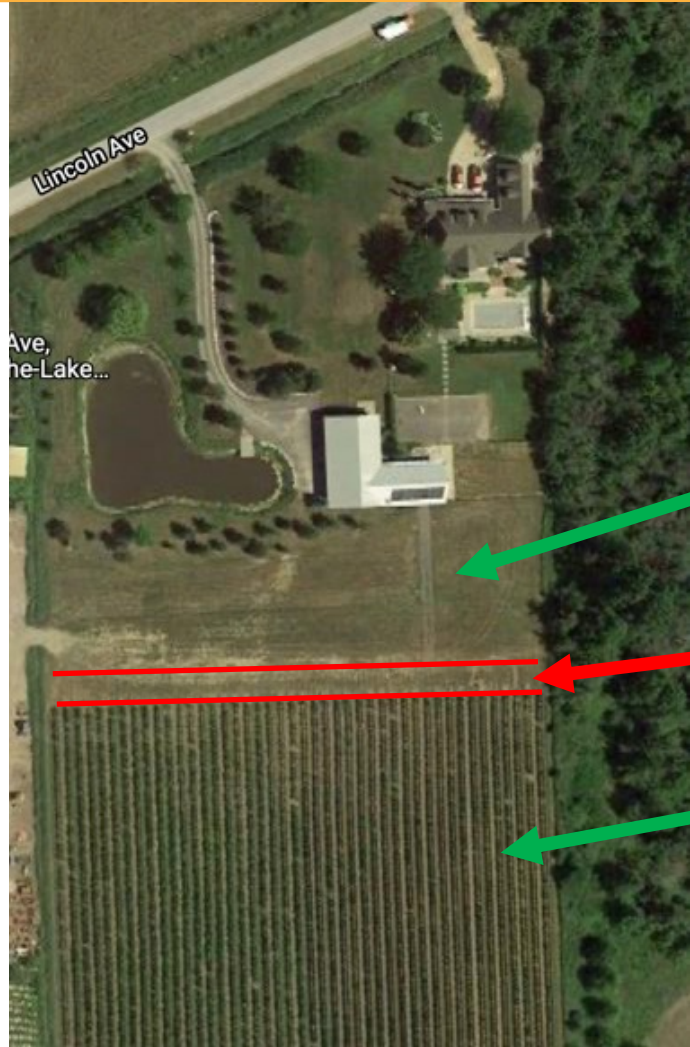
Consent Sketch



2006 Aerial Photography



Agricultural Use



CDS 21-024

Agricultural Impact Assessment

“This proposed application will not affect the retained farmland at 631 Lincoln Avenue, or the adjacent land at 679 Lincoln Avenue, or surrounding farms.”

Hugh Fraser, Engineer
Agricultural Specialist

No Policy Basis for Cumulative Impact



Lot lines set by septic system

New septic system REQUIRED by Niagara Region

Niagara Region Comments – August 2021

“A Planning Justification Report Addendum was prepared by NPG Planning Solutions, dated August 2021, that included additional information to address Regional lot size policies, geothermal systems and the cumulative impact of the historical boundary adjustments. Based on the previous and additional information provided, **Regional staff are satisfied that general intent of Regional and Provincial policies are satisfied for the boundary adjustment, as proposed.**”

Niagara-on-the-Lake Official Plan

TOWN OF NIAGARA-ON-THE-LAKE OFFICIAL PLAN

Part 3 – Land Use Policies

- (2) To help preserve the existing and potential agriculturally productive land giving highest priority to Good Tender Fruit/Grape Lands.
- (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.

Consent should be approved

- Is a minor boundary adjustment
- Is consistent with Provincial, Regional and Town policies
- No new lot is being created
- No agricultural impact
- Geothermal system addresses climate change
- Climate change is part of provincial policy
- Implements flexibility in farm size and type in accordance with Town policies