



REPORT

# Land Use Compatibility Report

*Fulton Rural Employment Area*

Submitted to:

**Township of West Lincoln**

Submitted by:

**WSP Canada Inc.**

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## 1.0 INTRODUCTION

The Township of West Lincoln has retained WSP to prepare a Land Use Plan and accompanying reports for lands in the Hamlet of Fulton known as the Fulton Hamlet Rural Employment Study Area (the “Study Area”). The Study Area was added to the West Lincoln settlement area boundary through the Region of Niagara Official Plan (NOP) and Township Official Plan Amendment No. 62 (OPA 62). The project will deliver an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) to establish land use designations, policies and zoning regulations for a designated Rural Employment Area on the subject lands.

The purpose of this Land Use Compatibility Report is to examine the compatibility and setbacks for employment and non-employment uses in Fulton. This report summarizes provincial, regional and local legislation, policy and guidelines related to areas of employment and land use compatibility. It also reviews the local context to identify existing sensitive land uses that may be impacted by employment uses and maps the minimum separation distances and potential influence areas for different classes of employment uses.

The analysis in this report will be used to guide the development of land use permissions in the subsequent official plan and zoning by-law amendments, and will provide guidance to landowners regarding applicable policies and requirements for the establishment of new employment uses.

## 2.0 POLICY CONTEXT

### 2.1 *Planning Act, R.S.O. 1990, C.P.13*

Land use planning in Ontario is a hierarchical system based on the provisions of the Planning Act, R.S.O. 1990, c. P.13 (“the Act”). The hierarchy flows from the Province to upper tier governments, such as regions and counties, to lower-tier municipalities. The Planning Act sets out the primacy of Provincial Policy and requires the Regions and lower-tier municipalities to be consistent with or comply with the Provincial Policies.

The Act establishes processes for land use planning and development and includes provisions for some specific types of development, including areas of employment. Section 1(1.1) of the *Planning Act* defines an “area of employment” as an area of land designated in an official plan for clusters of business and economic uses that meet specific criteria.

#### **Interpretation**

1 (1) In this Act, “area of employment” means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:

1. The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:
  - i. Manufacturing uses.
  - ii. Uses related to research and development in connection with manufacturing anything.
  - iii. Warehousing uses, including uses related to the movement of goods.
  - iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.
  - v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.
  - vi. Any other prescribed business and economic uses.
2. The uses are not any of the following uses:
  - i. Institutional uses.
  - ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv; (“zone d’emploi”)

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Under the Act, “public body” means a municipality, a local board, a hospital as defined in section 1 of the Public Hospitals Act, a ministry, department, board, commission, agency or official of a provincial or federal government or a First Nation.

This definition limits the types of land uses that can be permitted within a designated Area of Employment. Section 1(1.1) and (1.2) of the Act provide more direction regarding existing areas of employment and how existing non-employment uses may continue.

### **Area of employment**

- (1.1) An area of land designated in an official plan for clusters of business and economic uses is an area of employment for the purposes of this Act even if the area of land includes one or more parcels of land that are subject to official plan policies authorizing the continuation of a use that is excluded from being a business and economic use under paragraph 2 of the definition of “area of employment” in subsection (1), provided that the use was lawfully established on the parcel of land before the day subsection 1 (1) of Schedule 6 to the Helping Homebuyers, Protecting Tenants Act, 2023 came into force.
- (1.2) For greater certainty, the official plan policies referred to in subsection (1.1) shall not authorize a use that is excluded from being a business and economic use under paragraph 2 of the definition of “area of employment” in subsection (1) on any parcels of land in the area on which the use was not lawfully established before the day subsection 1 (1) of Schedule 6 to the *Helping Homebuyers, Protecting Tenants Act, 2023* came into force. 2023, c. 10, Sched. 6, s. 1 (2).

These provisions are not applicable to the Fulton Rural Employment Area since it will be a new Employment Area, but they are provided here for additional context.

## **2.2 Provincial Planning Statement (2024)**

The Provincial *Planning Statement* (PPS) is issued under the authority of Section 3 of the *Planning Act*. The *Provincial Planning Statement* applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development.

Section 2.8.2 of the *Provincial Planning Statement (2024)* provides policy direction for Employment Areas. The PPS contains an identical definition as the *Planning Act* for “employment areas” and includes specific policies relating to the removal of any lands from such areas (Policy 2.8.2.5).

### **2.8.2 Employment Areas**

1. Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.
2. Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.
3. Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:
  - a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;

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- b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
  - c) prohibiting retail and office uses that are not associated with the primary employment use;
  - d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
  - e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.
4. Planning authorities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.
  5. Planning authorities may remove lands from employment areas only where it has been demonstrated that:
    - a) there is an identified need for the removal and the land is not required for employment area uses over the long term;
    - b) the proposed uses would not negatively impact the overall viability of the employment area by:
      - i. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;
      - ii. maintaining access to major goods movement facilities and corridors;
      - iii. existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
      - iv. the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.

These policies further emphasize the intent for Areas of Employment to be reserved for manufacturing, warehousing and other land uses that would not be considered compatible with residential or population-serving uses like retail or personal service uses. The PPS directs municipalities to assess and update employment areas to ensure they are located in appropriate areas and meet land use compatibility requirements under Section 3.5 of the PPS. The policies also establish that certain criteria must be met before land can be removed from an Employment Area to ensure it does not have a negative impact on remaining employment operations.

Section 3.5 of the *Provincial Planning Statement (2024)* provides policy direction for Land Use Compatibility:

### **3.5 Land Use Compatibility**

1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.
2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major

facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

The land use compatibility policies of the PPS apply to the types of land uses found in areas of employment. This direction will need to be implemented through the Official Plan and Zoning By-law amendments proposed as part of this project. Land owners will also be required to demonstrate that their development proposals meet the applicable policies when they submit their applications.

## 2.3 MECP Guideline D-6

Every employment use has the potential to have different adverse impacts on adjacent sensitive land uses, however the province has provided guidelines that group uses into different classes and recommends general standards to help reduce or eliminate potential conflicts.

The MECP Guideline D-6 "Compatibility Between Industrial Facilities and Sensitive Land Uses" (Guideline D 6) provides recommended minimum separation distances (RMSD) and potential areas of influence (AOI) based on the class of the industrial facility. RMSDs are provided based on the industry size and operation type. The guideline provides direction for land use planning to maximize compatibility of industrial uses with adjacent land uses. The intent of Guideline D-6 is to minimize encroachment of sensitive land uses on industrial facilities and vice versa, in order to address potential incompatibility due to adverse effects including air quality, dust, odour, noise, and vibration.

Guideline D-6 separates industries into three broad categories, depending on the nature of their operations and the types of potential impacts. The potential impact on adjacent sensitive land uses is lower for Class I industries and higher for Class III industries.

- Class I industries are small scale, self-contained plants or buildings with low-emissions, which produce and store products internally, and have low probability of adverse effects. They have daytime operations only, with infrequent movements of products and/or heavy trucks. Some examples include furniture repair and refinishing, electronics manufacturing, auto parts supply, distribution of dairy products, and beverages bottling.
- Class II industries perform medium scale processing, with occasional noticeable noise, dust, and odour that create moderate probability of adverse effects. Activities may include some outdoor storage of wastes and materials, frequent movement of products and/or heavy trucks during the daytime, and shift work. Some examples include paint spray booths, feed packing plant, dairy product manufacturing, and dry-cleaning services.
- Class III industries conduct large-scale manufacturing and are characterized by significant emissions, vibration, or risk, creating a high probability of adverse effects. Activities may include continuous operations and movements of products, outside storage of raw and finished goods, and high levels of production. Some examples include manufacturing of paint and varnish, manufacturing of resins and coatings, solvent recovery plants, organic chemicals manufacturing, breweries, and metal manufacturing.

The following table provides the recommended minimum setback distances and areas of potential influence which represent the distances within which adverse effects could potentially occur. It is recommended that classes of industry be prohibited within the recommended minimum setback distances, and if an industry is proposed within the area of potential influence, then the proponent should evaluate the potential impact and mitigate or eliminate those impacts.

Industry Classification	Recommended Minimum Setback Distances (metres)	Areas of Potential Influence (metres)
Class I	20	70

Class II	70	300
Class III	300	1000

Guideline D-6 provides criteria for classifying industrial land uses, based on their outputs, scale of operations, processes, schedule, and intensity of operations. An particular industry may fall between two Classes based on the different criteria. Guideline D-6 states that no incompatible development should occur within the recommended minimum separation distance as noted in Table 2.1. In cases where the recommended minimum separation distances are not met, further detailed assessment is warranted to ensure compatibility as stated in guideline D-6.

The following table summarizes the recommended mitigation measures for potential adverse effects. These mitigation measures should be implemented within the area of potential influence. Planning instruments such as the zoning by-law, plan of subdivision or site plan control can be used to require the physical interventions described. Limits on operations may be implemented through other municipal by-law such as Noise or Property Standards by-laws.

### Mitigation Measures

Category	Mitigation Measures
<b>Site Design</b>	<ul style="list-style-type: none"> <li>– Provide landscaped buffer zones and berms</li> <li>– Install fencing or acoustic barriers</li> <li>– Orient buildings to direct noise/odour away from sensitive uses</li> <li>– Maximize setbacks within site constraints</li> </ul>
<b>Operations</b>	<ul style="list-style-type: none"> <li>– Limit noisy operations to daytime hours</li> <li>– Install soundproofing and acoustic panels</li> <li>– Use dust suppression (water sprays, enclosures)</li> <li>– Implement odour control (air scrubbers, sealed storage)</li> <li>– Shield outdoor lighting to reduce glare</li> </ul>
<b>Traffic &amp; Access</b>	<ul style="list-style-type: none"> <li>– Design truck routes away from residential streets</li> <li>– Provide on-site staging areas</li> <li>– Schedule deliveries during non-sensitive hours</li> </ul>
<b>Policy &amp; Planning Tools</b>	<ul style="list-style-type: none"> <li>– Apply zoning by-laws enforcing setbacks and buffers</li> <li>– Use site plan control for detailed mitigation features</li> <li>– Monitor compliance through inspections</li> </ul>
<b>Environmental Enhancements</b>	<ul style="list-style-type: none"> <li>– Plant vegetative screens for noise and air filtration</li> <li>– Implement stormwater management systems</li> <li>– Use energy-efficient, low-emission equipment</li> </ul>

Development proponents should provide details about how they will use mitigation measures such as those described above to reduce or eliminate potential negative impacts on adjacent sensitive land uses.

## 2.4 Niagara Official Plan

The Niagara Official Plan (NOP) was approved in December, 2023 and includes policies to guide land use planning and development throughout the Region of Niagara. Through Bill 185, which received Royal Assent on June 6, 2024, the Regional Municipality of Niagara became an upper-tier municipality without planning responsibilities effective January 1, 2025. As a result, the NOP is now considered an Official Plan of the Region's lower-tier municipalities, each of which is responsible for all aspects of its implementation as it applies to them, until such time as it is revoked or amended by the respective municipality.

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The NOP guides decisions on the Region's long-term growth and development. The policies in the NOP are intended to ensure an improved quality of life and secure the health, safety, convenience, and well-being of present and future residents of the region.

Section 4.2 of the NOP provides policies for Employment Areas and land use compatibility:

4.2.1.12 Local Area Municipalities shall use planning tools identified in policies 4.2.4.2 and 4.2.4.3 to achieve land use compatibility between employment areas and non-employment lands.

4.2.4.2 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with Provincial guidelines, standards and procedures.

4.2.4.3 Where avoidance is not possible in accordance with Policy 4.2.4.2, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with Provincial guidelines, standards and procedures:

- a. there is an identified need for the proposed use;
- b. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c. adverse effects to the proposed sensitive land use are minimized and mitigated; and d. potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

The Official Plan Amendment for the Fulton Rural Employment Area will include policies to direct new development to avoid and minimize potential adverse impacts using the measures described in the previous section in accordance with the NOP. New sensitive development adjacent to the employment area will also be required to ensure it does not result in adverse impacts on new residents.

## **2.5 Township of West Lincoln Official Plan**

The Township of West Lincoln Official Plan (approved by the Ontario Municipal Board, 2015, consolidated July 2021) provides detailed development and land use policies to direct and guide development such that it contributes to the long-term social, economic, and environmental stability of the Township.

The Township of West Lincoln Official Plan (OP) provides the following Land Use Compatibility policies for development applications, which forms part of the complete application requirements:

18.18 Land Use Compatibility – Sensitive land uses shall be protected from the adverse impacts of noise, vibration, odours, emissions, litter, dust and other contaminants. In order to achieve this, Council will request that appropriate studies be undertaken where sensitive land uses may be impacted. Such studies shall be submitted to Council prior to approval in principle of a development or land use change (i.e.: prior to establishing the principle of development).

The Official Plan Amendment for the Fulton Rural Employment Area will expand on this policy to specify what will need to be included in a land use compatibility study. The Zoning By-law Amendment will allow certain employment uses to be developed without the need for a compatibility study provided they meet the minimum recommended setbacks and implement mitigation measures in accordance with Guideline D-6. In these cases Site Plan Control will still be required to ensure the mitigation measures are implemented.

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## 3.0 LOCAL CONTEXT

### 3.1 Location

The Fulton Rural Employment Area is located within the Hamlet of Fulton in the Township of West Lincoln as shown on **Figure 1**.

The subject lands are bound to the south by Regional Road 20 (Highway 20) and to the west by South Grimsby Road 19. To the north of the Study Area are a hydro corridor, wetlands and agricultural lands. Directly to the east of the Study Area is a row of low-rise single detached residential dwellings fronting onto South Grimsby Road 18.



*Figure 1: Fulton Rural Employment Area Subject Lands*

### 3.2 Sensitive Land Uses

Sensitive land uses were identified in accordance with the Provincial Planning Statement (PPS), 2024, which defines sensitive land uses as buildings, amenity areas, or outdoor spaces where routine or normal activities could experience adverse effects from contaminant discharges generated by a nearby major facility. Examples include, but are not limited to, residences, day care centres, and educational and health facilities.

A review of existing land uses within a 1,000 metre radius of the Study Area was undertaken using available land use mapping, building footprint data, and interpretation of recent aerial imagery, including Google Earth. Building use classification represents an approximation and has been prepared to support this high-level land use compatibility report. The location of sensitive land uses within 1,000 metres of the Study Area is shown on **Figure 2**.

The mapping indicates that sensitive land uses within the 1,000-metre study area consist predominantly of low-rise, single-detached residential dwellings located along surrounding road frontages. No institutional

sensitive land uses, such as schools, day care centres, or health care facilities, were identified within 1,000 metres of the subject lands at the time of this review.

In total, approximately 142 residential dwellings were identified within 1,000 metres of the subject lands and are considered sensitive land uses for the purposes of this report. Each of the yellow areas on the map below represent a sensitive land use that may be impacted as a result of new industrial land uses within the Fulton Rural Employment Area. Starting with this mapping, the project team has mapped the potential influence areas for the three classes of industrial uses from Guideline D-6, as well as the Recommended Minimum Buffers from the Guideline. These are discussed in the following subsections.

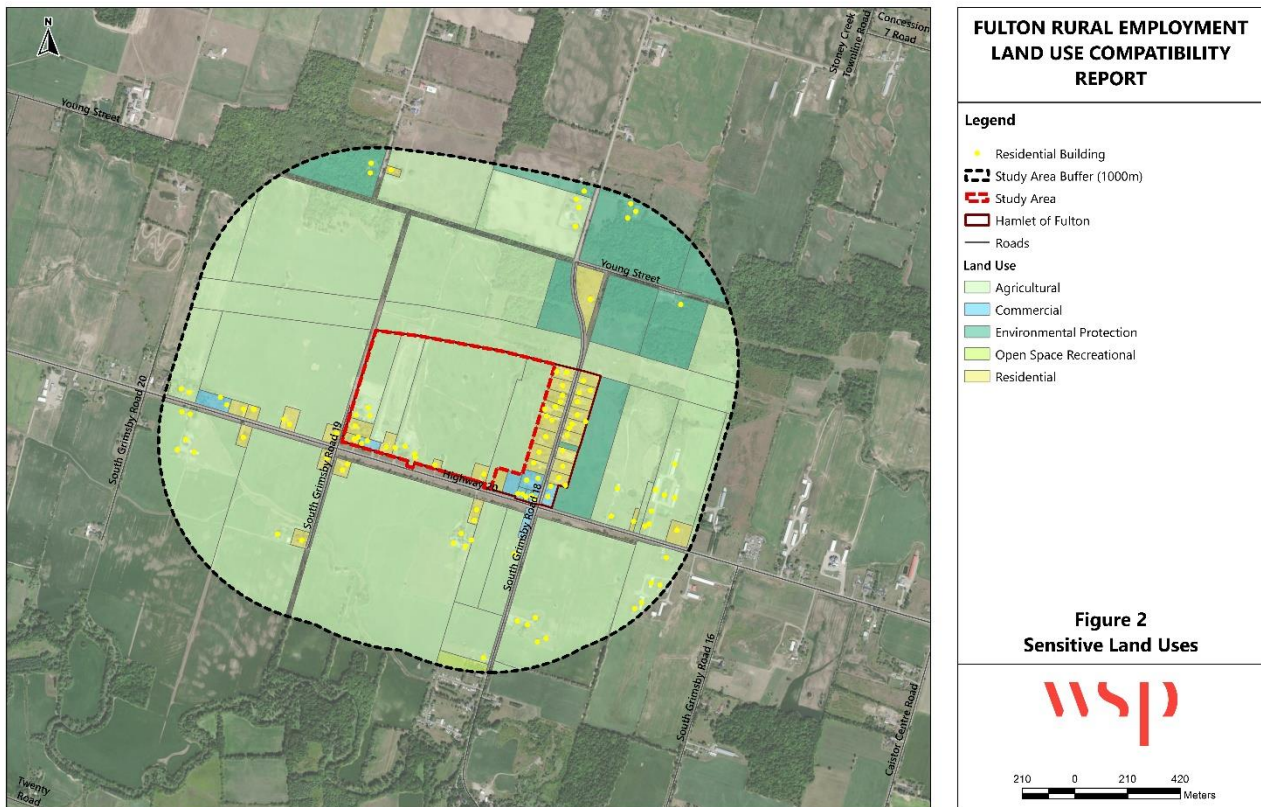


Figure 2: Sensitive land uses (residential dwellings) identified within 1,000 metres of the Study Area.

### 3.2.1 Areas of Potential Influence

Areas of Potential Influence were identified in accordance with the MECP Guideline D-6 and mapped by applying the applicable distances for Class I (70 m), Class II (300 m), and Class III (1,000 m) industrial uses from each sensitive land use within 1,000 metres of the Study Area. The Areas of Potential Influence are illustrated on **Figure 3**

Due to the dispersed pattern of rural residential development around the Hamlet of Fulton, the Class III Area of Potential Influence (1,000 metres) extends across the entire Study Area, representing approximately 36.03 ha (100%). This reflects the cumulative effect of overlapping influence areas generated by multiple nearby dwellings.

The mapping also shows that approximately 31.85 ha (88.4%) of the Study Area fall within the Class II Area of Potential Influence (300 metres), and approximately 8.88 ha (24.6%) fall within the Class I Area of Potential Influence (70 metres). Because influence distances from multiple sensitive land uses overlap, parts of the Study Area fall within more than one influence category.

These values are provided to support high-level compatibility screening and do not represent detailed site-specific constraints. The map below indicates that any Class III industry proposed within the subject lands should be required to complete an assessment to determine the appropriate mitigation measures to avoid or minimum impacts to sensitive land uses. Any Class II industries proposed within the red hatched areas should also be required to complete an assessment, however if they are located within the yellow hatched area, then an assessment should not be required. Any Class I industries proposed within the green hatched area should be required to complete an assessment, but if they are located within the red or yellow hatched areas, they should not be required to complete an assessment.

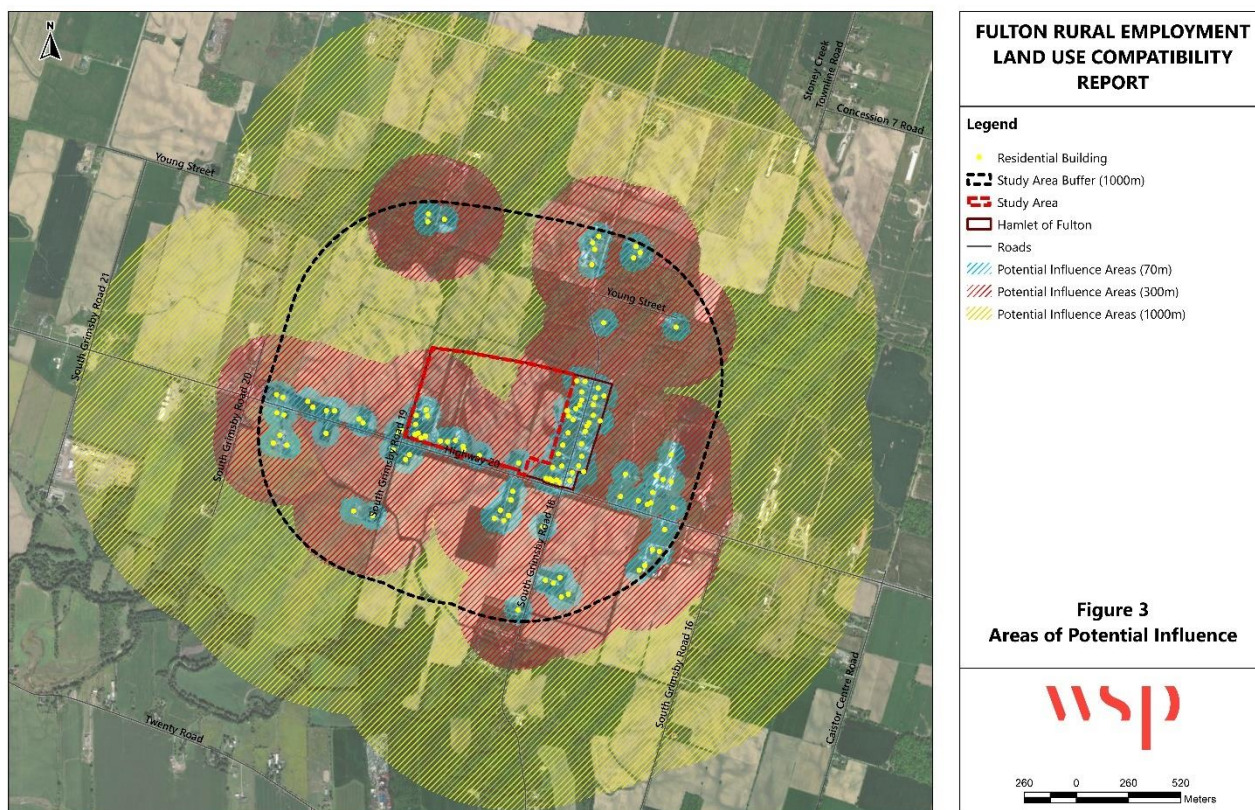


Figure 3: Areas of Potential Influence for Class I, Class II, and Class III industrial uses, in accordance with MECP Guideline D-6.

### 3.2.2 Recommended Minimum Buffers

Recommended Minimum Separation Distances were identified in accordance with MECP Guideline D-6 and mapped by applying the applicable setbacks for Class I (20 m), Class II (70 m), and Class III (300 m) industrial uses from each sensitive land use located within 1,000 metres of the Study Area.

Three separate maps were prepared to show the extent of each minimum separation distance:

- **Figure 4:** Class I – Recommended Minimum Separation Distance (20 m)
- **Figure 5:** Class II – Recommended Minimum Separation Distance (70 m)
- **Figure 6:** Class III – Recommended Minimum Separation Distance (300 m)

Figure 4 shows the area outside the Recommended Minimum Separation distance for Class I industries in the purple hatched area. This includes small scale, self-contained plants or buildings with low-emissions, which produce and store products internally, and have low probability of adverse effects. They have daytime operations only, with infrequent movements of products and/or heavy trucks. Some examples include furniture repair and refinishing, electronics manufacturing, auto parts supply, distribution of dairy products, and beverages bottling. These uses would be appropriate throughout the majority of the subject lands with some buffering and other mitigation measures required in the areas closest to the sensitive land uses. The Class I minimum separation distance (20 metres) affects approximately 1.71 ha (4.7%) in total.

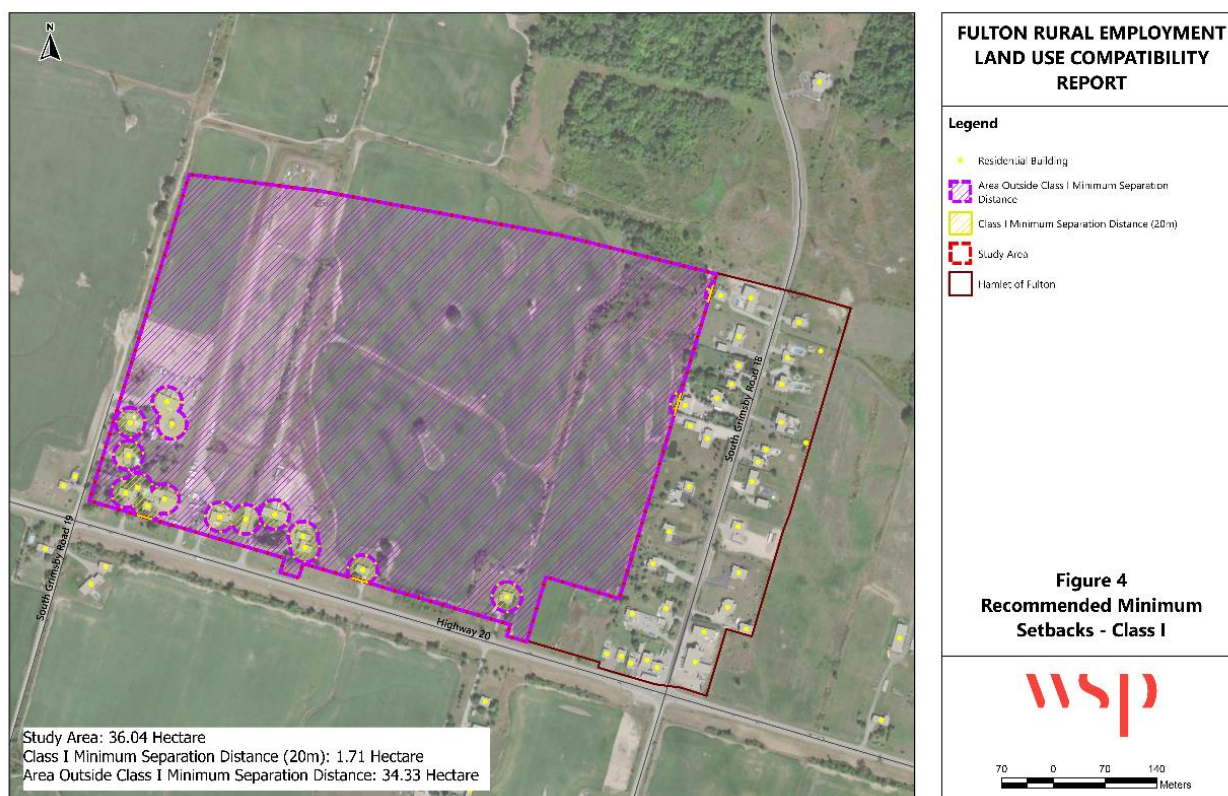


Figure 4: Recommended minimum separation distance for Class I industrial uses (20 m).

Figure 5 shows the area outside the Recommended Minimum Separation distance for Class II industries in the purple hatched area. This includes medium scale processing, with occasional noticeable noise, dust, and odour that create moderate probability of adverse effects. Activities may include some outdoor storage of wastes and materials, frequent movement of products and/or heavy trucks during the daytime, and shift work. Some examples include paint spray booths, feed packing plant, dairy product manufacturing, and dry-cleaning

services. These uses would be appropriate throughout the majority of the subject lands with some buffering and other mitigation measures required in most cases. The Class II minimum separation distance (70 metres) covers approximately 8.88 ha (24.6%) of the Study Area, primarily in areas closest to residential dwellings along South Grimsby Road 18 and South Grimsby Road 19.

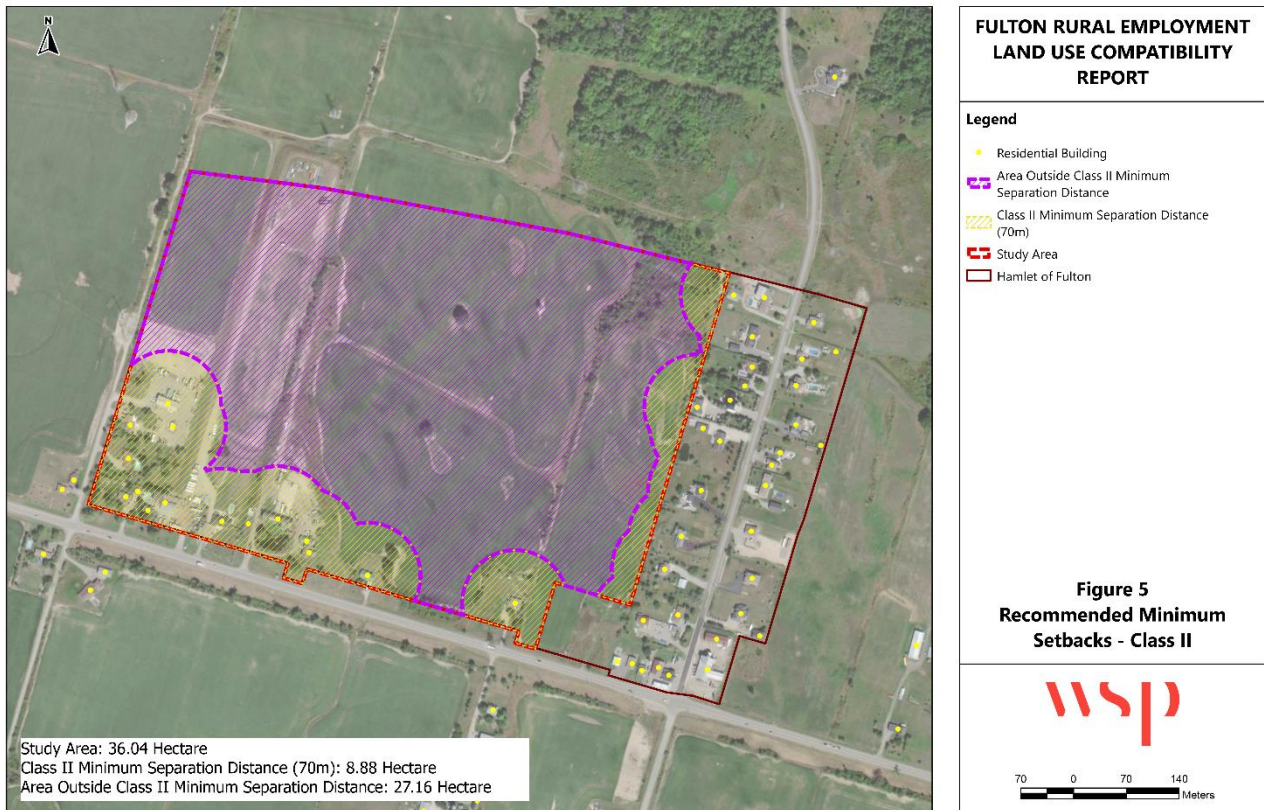


Figure 5: Class II – Recommended Minimum Separation Distance (70 m).

Figure 6 shows the area outside the Recommended Minimum Separation distance for Class III industries in the purple hatched area. This includes large-scale manufacturing characterized by significant emissions, vibration, or risk, creating a high probability of adverse effects. Activities may include continuous operations and movements of products, outside storage of raw and finished goods, and high levels of production. Some examples include manufacturing of paint and varnish, manufacturing of resins and coatings, solvent recovery plants, organic chemicals manufacturing, breweries, and metal manufacturing. These uses would not be appropriate in the majority of the subject lands and the area outside the Minimum Recommended Separation distance is small enough that these uses may not be feasible anywhere within the subject lands.

The mapping indicates that the Class III minimum separation distance (300 metres) extends across the majority of the eastern portion of the Study Area, reflecting the proximity of adjacent residential dwellings. Approximately 31.85 ha (88.4%) of the Study Area fall within this setback

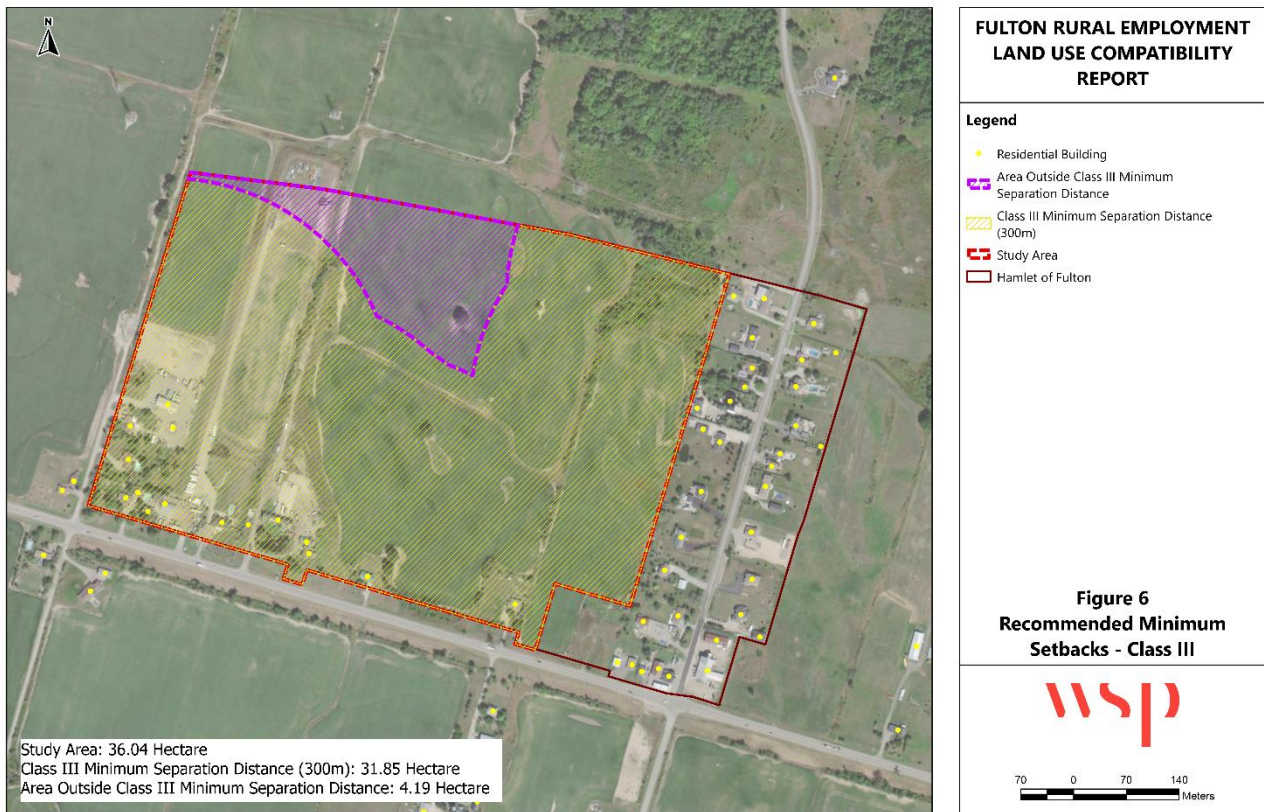


Figure 6: Class III – Recommended Minimum Separation Distance (300 m)

As with the Areas of Potential Influence, minimum separation distance buffers from different sensitive land uses overlap, and parts of the Study Area fall within more than one class. These distances represent recommended screening thresholds for compatibility; they do not prohibit development but guide the range and type of uses that may be appropriate.

## 4.0 RECOMMENDATIONS

### 4.1 Official Plan Policy

Official Plan policies for the subject lands should be guided by the Planning Act, the Provincial Planning Statement (2024), MECP Guideline D-6, the Niagara Official Plan, and the Township of West Lincoln Official Plan. These policies should support the long-term function of the Rural Employment Area while ensuring compatibility with surrounding sensitive land uses.

Within areas of the subject lands that fall inside the Recommended Minimum Separation Distances shown on Figures 4, 5, and 6, Official Plan policies should limit permitted employment uses in accordance with the applicable D-6 industrial class to minimize potential adverse effects. In these areas, lower-impact uses and appropriate site design measures should be required to achieve compatibility.

Within the Areas of Potential Influence shown on Figure 3, Official Plan policies should require new development applications to submit a Land Use Compatibility Report. This report should demonstrate how potential impacts such as noise, odour, dust, vibration, and emissions will be avoided, minimized, or mitigated, consistent with PPS Policy 3.5, the Niagara Official Plan, and the Township's Official Plan policies.

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Policies should also support the use of zoning by-laws, site plan control, buffering, setbacks, landscaping, building orientation, and operational mitigation measures to maintain compatibility between employment uses and nearby residential dwellings.

## **4.2 Zoning By-law**

The implementing zoning by-law should include three classes of rural employment uses that generally reflect the Guideline D-6 classes of industry. The zoning by-law schedule should include mapping that permits Class I uses throughout the subject lands with provisions that establish minimum setbacks from sensitive land uses consistent with the Recommended Minimum Separation Distance for Class I industries. Mitigation measures would be implemented through site plan control in conformity with direction in the Official Plan as amended.

Class II uses should be permitted as of right in areas generally outside the Recommended Minimum Separation Distance for Class II industries with provisions to implement the recommended setbacks from sensitive land uses. Mitigation measures would be implemented in areas within the Areas of Potential Influence through site plan control in conformity with direction in the Official Plan, as amended.

Classes III uses should not be permitted as of right within the subject lands, however any development proposal for a Class III industry may be considered through a zoning by-law amendment provided a land use compatibility study demonstrates the use would be appropriate outside the Recommended Minimum Separation Distance for Class III industries.

## **5.0 NEXT STEPS**

The project team will prepare draft policies, regulations and schedules to be included in the Official Plan Amendment and Zoning By-law Amendment for the Fulton Rural Employment Area which are consistent with, and conform to, the policies and guidelines related to land use compatibility for employment areas.

The policies and regulations will be presented to stakeholders and members of the public and feedback will be considered before the final amendments are presented to Council for adoption.