

## Section 2 – Appendix

### Appendix A – Draft Zoning By-law

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

1829 Concession Road 4

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. Schedule "A" of By-law 500A-74, as amended, is further amended by changing the zoning of the Subject Lands identified on Map 'A' (attached to and forming part of this By-law) to "Rural (A) - Site Specific Zone".
2. That Subsection 21.A, Special Exceptions, of By-law 500A-74, as amended, is hereby further amended by adding the following:

**1829 CONCESSION ROAD 4**

1. Notwithstanding the permitted uses under Section 4 – Rural (A) Zone and Section 3.33, the following uses shall apply to the lands shown on Map A attached hereto:

Permitted Uses:

- a) one Estate Winery

Secondary Uses to the Estate Winery:

- a) Retail sale of wine
  - b) Hospitality Room (wine tasting area)
  - c) Hospitality Patio
  - d) Commercial Kitchen
  - e) Agricultural Education Area
3. In lieu of the corresponding requirements under Section 3.33 - Estate Winery, and in addition to those provisions, the following zone requirements shall apply to an Estate Winery on the subject lands shown on Map A attached hereto:
- a) Minimum lot area – 4.274 hectares (10.56 acres)
  - b) The combined occupancy of all Secondary Uses, excluding the Retail sale of wine, shall not exceed 20 patrons at any one time.
4. 75% of the lands shall be planted and kept in tender fruit or grape or other agricultural production. Should the farmed portion of the property fall below 75% of the total acreage, or should the main agricultural use cease, then the agri-tourism use shall be prohibited.
5. Notwithstanding the definition of Hospitality Room contained in Section 2.41B of the Town Zoning By-law 500A-74, the following definition of Hospitality Room shall apply to the Subject Lands:

**Hospitality Room** *“means part or all of a building where wine and food may be served. The use of commercial cooking equipment is permitted in association with a Hospitality Room provided that the commercial cooking equipment is used only for the pairing of food with wine in conjunction with hospitality services and events of the winery and not in the establishment of a restaurant use.”*

6. By-law 500A-74 is amended by adding the following definitions to Section 2:

**Agricultural Education Area** *“means a building or part of a building dedicated to the purpose of providing educational presentations in association with farm tours and other agricultural-related uses provided on site, where wine and food pairings may be offered.”*

**Hospitality Patio** *“means part or all of a patio where wine and food may be served. The use of commercial cooking equipment is permitted provided that the commercial cooking equipment is used only for the pairing of food with wine in conjunction with hospitality services and events of the winery and not in the establishment of a restaurant use.”*

READ A FIRST, SECOND AND THIRD TIME THIS \_\_\_\_DAY OF \_\_\_\_\_,  
2025.

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LORD MAYOR GARY ZALEPA

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TOWN CLERK

# Map A to Zoning By-law Amendment ##

