

Date: 12 November 2025
 Project No: 25024

Town of Niagara-on-the-Lake
 Planning and Building Services
 1593 Four Mile Creek Road, P.O Box 100
 Virgil, ON, L0S 1T0

Attn: Mr. John Federici

Re: Responses to the Public Meeting Comments for 1096 Lakeshore Road, NOTL, ON - Proposed Outdoor Special Events towards the lakefront.

Dear Connor,

We acknowledge receiving the public meeting comments from the public on September 9, 2025. Please accept the responses to the public comments and reference that address the comments.

Comment	Response / Action Drawing Reference
Appendix 1 – Summary of Staff Comments	
1. Planning Section, Planning and Building Services	
<ul style="list-style-type: none"> Councilor Wendy – What do you mean by calm events. Because it is a concern regarding noise and amplification. 	<p>Wedding ceremonies – Minimal amplified music – Instrumental Background Music (Primary events).</p> <p>This is the best use of the property that complements the existing use as it pertains to events.</p> <p>Other events include painting workshops, yoga classes etc., which require a more intimate setup.</p> <p>And all the proposed events are set to happen during the day hours only.</p>
<ul style="list-style-type: none"> Councilor Gary Guests – 200 guests limit. Can the designated area be moved further away with vineyards being relocated? 	<p>The currently proposed area is a manicured grass area that will require minimal work to conduct the event.</p> <p>Considering the limited in area requirement – no lands will be taken out of agricultural production</p> <p>As stated, the intent is never to have permanent structures on site and the proposed location is ideal because of the</p>




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<ul style="list-style-type: none"> • Councilor Gary – Special Events Permit - received last year. • Councilor Wiens – Vineyards by the West. • Councilor Wendy – Residence – who lives there. 	<p>view.</p> <p>Konzelmann Winery has been able to conduct the events with the help of a special events permit.</p> <p>The adjacent property to the west is located far away from the proposed outdoor event space because of the vineyards.</p> <p>The residence is currently occupied by Jim Reshcke’s mother in-law along with Jim’s daughter.</p>
<ul style="list-style-type: none"> • Ed Werner <ul style="list-style-type: none"> ○ 40 years. ○ Not compliant. • Reasons to deny application <ul style="list-style-type: none"> ○ Impact on neighboring residents. <ul style="list-style-type: none"> ▪ No commercial operations must be allowed that can disrupt the residents and the ability to farm. ○ Ask for 30 events – every weekend of summer. ○ Activity area – 6000 guests. ○ Traffic congestion on lakeshore road adjacent to the property. ○ Residential area proposed to be used for events – and now requesting to convert residence to commercial operation. ○ Tourists are being transported adjacent to our property. 	<p>Impact on neighboring residents</p> <p>The events that are being proposed are very calm in nature. With primary events being wedding ceremonies other events involve painting workshops, yoga classes and other events similar in nature.</p> <p>The events tend to have very minimal noise impacts with wedding ceremonies to have minimal amplified music for a brief moment.</p> <p>Ask for 30 events – that indicates events happening each weekend of summer. The no.of.events have now been reduced to 24 events to comply with the policies.</p> <p>Based on average guest count of 50 the total number of guests per 24 events would only be 1,200/ year.</p> <p>Events like painting workshop will require a very intimate setup to give them the best experience in a serene environment that help evoke feeling of peace and quiet for individuals willing to have a more peaceful environment.</p> <p>Given the site property has multiple access – a dedicated access point has been designated for the guests that will be attending the events. And the required amount of parking stalls have been</p>



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	<p>provided along the existing laneways.</p> <p>The residential dwelling towards the lakefront already has its delineated backyard for private use. It is also screened with existing vegetation that provides privacy and also cancels the minimal noise that would be caused by the event.</p> <p>As stated, the residential dwelling is occupied by Jim Reschke’s mother-in-law who is willing to witness events happening towards the lakefront.</p> <p>Hence it is not the residential dwelling that is being converted to commercial use but rather it is the manicured lawn area that is being used for the events during specific time period during the day over the summer weekends.</p> <p>There is no intent to convert the residential use to commercial.</p> <p>Best possible access routes will be discussed to be able to provide additional privacy for its neighbours.</p>
<ul style="list-style-type: none"> • Daniel Currie – Planner MHBC <p>Compatibility: Intensity of the proposed use questions maintenance of agricultural area. Potential to have surrounding agricultural operations subject to nuisance complaints.</p> <p>Conflict with normal farm practices – noise odour pesticides.</p> <p>No review of OMAFRA – MDS Formulae has been provided.</p> <p>Potential Impact of noise and surrounding operations.</p> <p>No consideration of mitigation measures for potential impact off-site.</p> <p>Site Functionality</p>	<p>As a Registered Professional Planner Mr. Currie did not provide a planning opinion on the proposal. He only suggested that the application may be pre-mature and in his submission states it does not appear to conform to provincial standards, which is not a definite answer. He highlighted several items which we have provided a response to below.</p> <p>Additionally in the prepared submitted response to the Town. Mr. Currie’s calculations should all be considered to be incorrect. His calculations, shown in Figure 2, identify existing OFDUs pre and post 2014. There are no current OFDUs on the property. The Estate Winery is a permitted agricultural related use, under the Guidelines and Town zoning. Further, an Estate Winery would not</p>

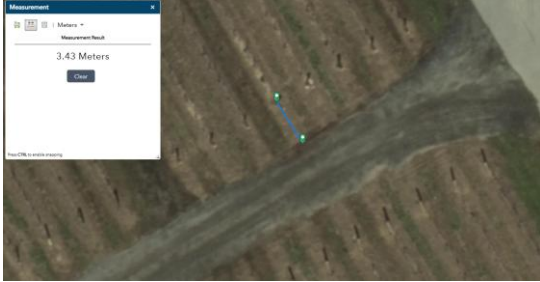


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<p>Existing 5m laneway – cultivated soil for the vineyards begins from 1 to 2.5m from the laneway.</p>	<p>qualify as an OFDU. Therefore his comments related to size are not applicable.</p> <p>The proposed outdoor special events area does not compromise active agriculture lands, neither does it hinder agricultural operations.</p> <p>The events are set to happen in a way that no agricultural operations happen at that time to maintain the safety and experience of its guests and at the same time to make it easy for the agriculture practices to happen.</p> <p>Based on information provided</p>  <p>The agriculture lands have been marked in green and it is evident that given the nature of events and the distance from the proposed event space this will not affect surrounding agricultural operations.</p> <p>Conflict with normal farm practices – noise, odour and pesticides – The proposed development has very minimal contribution towards the above-mentioned factors:</p> <p>Noise: given the overall size of the property, the location of the proposed area towards the lakeside and existing</p>



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	<p>amount of vegetation both on the existing property and the adjacent property. The impact of noise is said to be very minimal. It is to be mentioned that the duration of event is said to be 2 hours during the day. There will only be one event per day. One event is defined as one day. Proposed 24 events will be spread between the months of May to October.</p> <p>Odour: No food is served during the event. Washroom facilities have also been provided in the existing hospitality area. Quartek Group was able to provide a report that indicates that there is sufficient sewage capacity to accommodate guests. However, Konzelmann Winery is also willing to provide portable washrooms for higher number of guests within the same limit.</p> <p>MDS Formulae Calculation: Publication 853 Implementation Guideline #35. MDS I setback from existing livestock facilities and anaerobic digesters will generally not be needed for land use planning application which propose ag related uses and ODFU.</p> <p>Further the planning authority did not choose to require an MDS I setback, likely because there are not livestock/digesters in the area.</p> <p>Lastly, MDS setbacks are only applied to agricultural buildings that are structurally sound and reasonably capable of housing livestock — at which point they qualify as livestock barns.</p> <p>If not qualified as a livestock barn then any repurposing into livestock facilities would be subject to MDS to both the Werner dwellings and the Konzelmann dwellings. In addition to the Nutrient Management Act, and the buildings would need to be deemed capable of livestock by an engineer, or the CBO.</p>



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	<p>Potential Impact off site: Potential impact off site could only be access, traffic and parking. To address these concerns sufficient parking has been provided exclusively for guests along with independent lane access for guests. This eases the issue of traffic along the property. The events are set to happen only once a week for 2 hours during the summer months. And not all events are set to have 200 guests. Some events would require a very intimate setup.</p> <p>The intent for Konzelmann Estate Winery is to be able to give diverse experience for its visitors/guests to have an exceptional and memorable experience in their renowned establishment.</p> <p>Anything loud would be contradictory to the proposed location and nature of the lakefront.</p> <p>It is our intent to propose events that are respectful of the character of the neighborhood and privacy of neighboring properties and at the same time contribute to the Tourism economy.</p> <p>Distance between vineyard line and the road – 3.43 metres.</p> 
<ul style="list-style-type: none"> • Emmanuel <ul style="list-style-type: none"> • Promotes business and tourism economy. • Septic systems • Parking issues • Let's reduce the no. of. events. • This is an agricultural area. • Safety of cyclists. • No. of events limit. 	<p>A septic system capacity report will be provided along with the ZBA Package that addresses the Town concerns.</p> <p>Required parking has been proposed to accommodate the proposed guests. It is true that Lakeshore Road also serves as one of the major connections to Niagara</p>



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	<p>on the Lake in addition to Niagara Stone Road and Niagara River Parkway.</p> <p>However, the proposed area is located approximately 321 metres away from the front lot line. So, stagnant traffic isn't expected while the guests try to access the event area as the proposed parking for guests is located much inside the property.</p> <p>It is an agricultural area and the events proposed are meant to complement the existing use.</p> <p>The no.of.events, the duration of events, facilities in the events will all be indicated in the draft zoning bylaw. This will be reviewed with the Town and will be ensured that it meets the requirements of the Town and nature of events happening in the Town.</p> <p>Inniskillin Winery currently has 2,686.9 sq,m area dedicated for secondary uses whereas only 1650 sq.m (3.1%) is required for Konzelmann Winery.</p>

OFDU Calculation – 5.3% – Dan Currie (MHBC Planning)

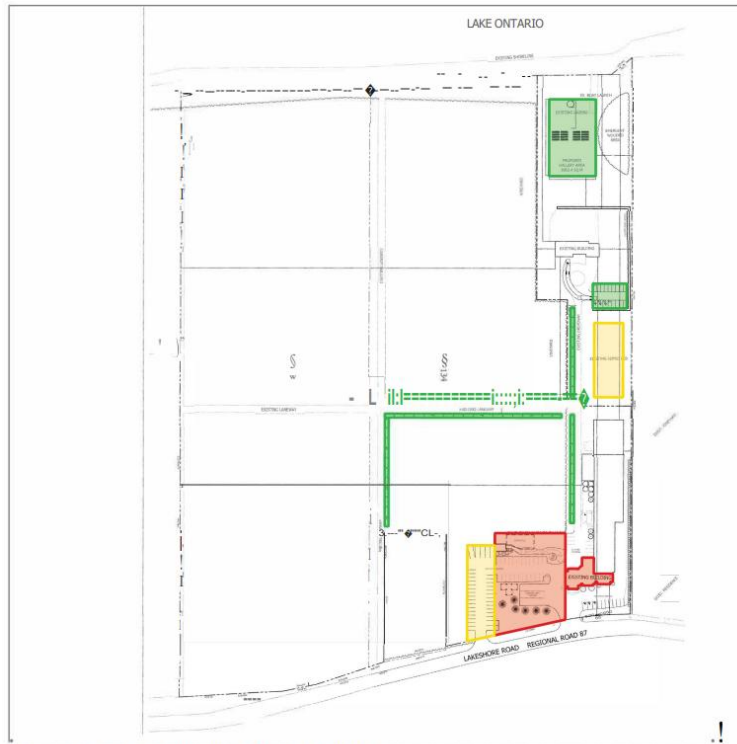


Figure 2 - On-Farm Diversified Uses Calculation



OFDU Calculation – 3.1% - Justification – Quartek Group Inc.

1. Only the hospitality use in the existing winery building will be considered as On-Farm Diversified Use.
2. The parking area calculation shall not include driveways.
3. The existing septic bed indicated in yellow by MHBC Planning will be used both for winery production and the events. Hence it will be considered agricultural related use.
4. The existing residence is considered agriculture use and the associated area at the rear applicable for OFDU has been included in the calculation.
5. This is only a guideline and not a policy document. However, the utmost effort have been taken to maintain the OFDU percentage closer to recommended 2%. The proposed OFDU percentage has been worked out to 3.1%.

If you have any questions or comments, please contact me directly.

Thank you,

Zamima Khan
Intern Urban Planner

Cc: Adam Moote – Senior Planning Advisor – ADM Consulting.