

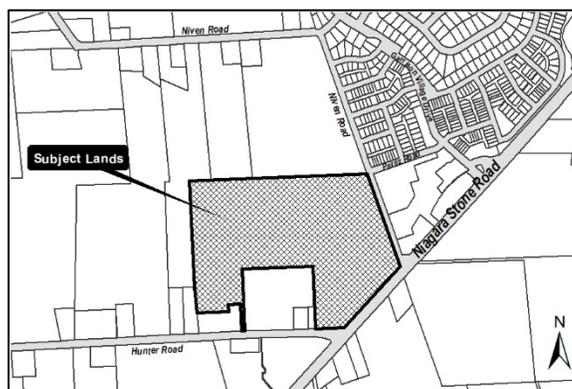


What:	Notice of Application and Electronic Public Hearing for the Committee of Adjustment (under Section 45 of the Planning Act, R.S.O. 1990, as amended).
When:	Thursday, December 18, 2025 at 6:00 pm
Where:	The electronic hearing will be recorded and available for viewing at the following link: https://www.notl.com/council-government/meetings-agendas-minutes
Regarding:	Minor Variance Application A-23/25 – 2080 Niagara Stone Road



What is the proposal?

The subject lands are known municipally as 2080 Niagara Stone Road (Stone Eagle Winery), located on the northwest side of Niagara Stone Road, west of Niven Road and north of Hunter Road, in the Town of Niagara-on-the-Lake.



Minor Variance Application A-23/25 is made to recognize changes to the use of certain rooms and spaces within the winery and requests relief as follows:

1. Maximum floor area of restaurant/function from 330 square metres, as required in the Zoning By-law, to 332 square metres;
2. Maximum floor area of pre-function room from 112 square metres, as required in the Zoning By-law, to 162 square metres;
3. Maximum floor area of lobby from 226 square metres, as required in the Zoning By-law, to 233 square metres;
4. Maximum floor area of outdoor hospitality area from 420 square metres, as required in the Zoning By-law, to 421 square metres; and
5. Maximum floor area of kitchen and service station from 262 square metres, as required in the Zoning By-law, to 280 square metres.



Dialogue is encouraged:

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, December 17, 2025 at 12:00 pm** at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0, or via email at natalie.thomson@notl.com.

If you wish to participate and make an oral presentation at the Electronic Public Hearing of

the Committee, you must register with the Secretary-Treasurer Committee of Adjustment at the contact information provided. Following registration, you will be provided with instructions to connect virtually to the Electronic Public Hearing.

At this time, written comments are encouraged. All submitted comments become part of a public record and will be circulated to the Committee of Adjustment, Town staff, the owner/agent for the application and the Ontario Land Tribunal if the application decision is appealed.



For more information:

For more information regarding this matter, please contact Natalie Thomson, Secretary-Treasurer Committee of Adjustment, at 905-468-3266 ext. 312 or via email at natalie.thomson@notl.com.

Additional information and material regarding the application(s) may be obtained via the Town's web-site, <https://www.notl.com/business-development/planning-services/committee-adjustment>



If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed application, you must make a written request to the Secretary-Treasurer Committee of Adjustment, 1593 Four Mile Creek Road, Niagara-on-the-Lake, P.O. Box 100, Virgil, ON, L0S 1T0, or email at natalie.thomson@notl.com.

Please note neighbours and other interested parties not defined by the *Planning Act* are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by *Planning Act 1(1)*), and any "public body" (as defined by *Planning Act 1(1)*).

December 8, 2025