

Section 2 – Calculations

Several comments from the Town and Region have led to updates to OFDU calculations, at their request. Additionally, the inclusion of the Tasting Area within the Retail Barn is expected to increase the OFDU percentage compared to the figures presented in the PJR.

Table 1 – On-Farm Diversified Use Calculations

Description	Area (m ²)	Allocated to On-Farm Diversified Use		50% Existing Building Discount (if applicable)	Additional Notes
		%	(m ²)		
OFDU Area Allocations					
Harvest Barn - Non-Hospitality Area <i>Subject to 50% OFDU Discount</i>	338.5	25	84.6	42.3	<i>Refer to Note 1 below</i>
Harvest Barn – Proposed Hospitality Area <i>Subject to 50% OFDU Discount</i>	465	50	232.5	116.3	<i>Refer to Note 2 below</i>

Description	Area (m ²)	Allocated to On-Farm Diversified Use		50% Existing Building Discount (if applicable)	Additional Notes
		%	(m ²)		
Harvest Barn – Commercial Kitchen Area <i>Subject to 50% OFDU Discount</i>	30	100	30	15	<i>Refer to Note 3 below</i>
Grey Barn Production Area <i>Subject to 50% OFDU Discount</i>	100	0	0	-	
Grey Barn Interior Hospitality Area <i>Subject to 50% OFDU Discount</i>	45	25	11.3	5.6	<i>Refer to Note 2 below</i>
Grey Barn Outdoor Hospitality Patio <i>Not Subject to 50% OFDU Discount</i>	85	75	63.8	63.8	<i>Refer to Note 4 below</i>
Potential Future Hospitality Area (Potential in Second Floor of Harvest Barn Building) <i>Subject to 50% OFDU Discount</i>	90	50	45	22.5	<i>Refer to Note 5 below</i>
Total Area associated with OFDU			467.1	265.4	
Proposed Sitework and Non-Building Areas					
Outdoor Event Area <i>Not Subject to 50% OFDU Discount</i>	358	75	268.5	268.5	<i>Refer to Note 6 below</i>
Existing Driveway / Parking Aisle <i>Subject to 50% OFDU Discount</i>	1,067	58	617.53	308.8	<i>Refer to Note 7 below</i>

Description	Area (m ²)	Allocated to On-Farm Diversified Use		50% Existing Building Discount (if applicable)	Additional Notes
		%	(m ²)		
<i>Parking Spaces Subject to 50% OFDU Discount</i>	990.3	58	573.1	286.6	<i>Refer to Note 7 below</i>
Total Site Work			1,517	892.8	
Overall OFDU			1,984.3	1,158.2	

As shown in **Table 1**, a total of 1,158.2 m² of land and building area are allocated to OFDUs, representing 1.94% of the Subject Lands

The individual areas within the micro-brewery and farm distillery have been assessed based on their capacity to support the core business practices of marketing and retailing of the agricultural product.

Note 1 The non-hospitality areas in the Harvest Barn have been classified primarily as ARU. They will support a range of functions, including the production of beer, storage and cooler space for local vendors offering locally produced goods such as baked items and floral products, and the storage of grape spirits and related products. These areas will also support ongoing farm operations by accommodating materials and equipment associated with grape cultivation and production on the site. As these areas will be used, in part, for beer production involving non-locally sourced ingredients, a small portion (25%) has been attributed to OFDU.

Note 2 The primary function of the hospitality areas is to support tastings of grape-based spirits and beer produced by the farm distillery and micro-brewery, complemented by food pairings.

- For the farm distillery, the hospitality area is classified as ARU as it supports tasting of grape spirits, an agricultural product, with 25% attributed to OFDU to reflect limited ancillary food service associated with the commercial kitchen and outdoor pizza oven.
- For the micro-brewery, the same approach applies; however, an additional 25% is attributed to OFDU due to the use of non-locally sourced ingredients in the brewing process, resulting in an overall 50% ARU and 50% OFDU allocation.

- Note 3 The 30 m² commercial kitchen is classified as OFDU because it does not directly support the core practice of marketing and sale of an agricultural product.
- Note 4 The Outdoor Hospitality Patio / Lean-to area was constructed as an addition to the Grey Barn to accommodate an outdoor pizza oven, which may reasonably be considered commercial cooking equipment. Accordingly, the area associated with the pizza oven has been designated as 75% OFDU; however, 25% has been retained as ARU as it supports food pairings that promote grape-based spirits.
- Note 5 While not the primary function, the area may support future hospitality uses with limited ancillary food service associated with the commercial kitchen. Accordingly, the same approach outlined in Note 2 for the micro-brewery applies, resulting in an overall allocation of 50% ARU and 50% OFDU.
- Note 6 The Outdoor Event Area is primarily intended for Outdoor Events that do not directly support the core business of producing and selling agricultural products, namely grape-based spirits and beer. However, 25% is attributed to ARU, as it supports the commercial operation through on-site tastings and retail of these agricultural products.

Table 2 evaluates the maximum potential for secondary uses on the site while maintaining compliance with the proposed parking ratio.

Table 2 – Consolidated Parking Requirement

Structure	Secondary Uses (m ²)	Parking Rate	Required Parking for OFDU	Required Parking for ARU
Harvest Barn	465	1/18.5 m ²	12.6	12.6
Grey Barn	45	1/18.5 m ²	0.6	1.8
Outdoor Hospitality Patio / Lean-to	85	1/18.5 m ²	3.4	1.1
Outdoor Event Area	358	1/18.5 m ²	14.5	4.8
Future Hospitality Area	90	1/18.5 m ²	2.4	2.4
Total	1,043		33.6	22.8

- Note 7 There are currently 58 parking spaces available for guests on the Subject Lands, in addition to 8 spaces designated for employees. The 58 guest spaces are intended to serve both the ARUs and OFDUs.

As shown in Table 2, the proposed secondary uses under the current application (excluding the future kitchen area, which does not increase parking requirements) require a total of 56 parking spaces (rounded down from 56.4), with 33.6 allocated to OFDUs and 22.8 allocated to ARUs. This results in approximately 58% of the total parking required being generated by OFDUs (33.6 / 58 spaces). Accordingly, the 58% OFDU allocation is carried forward in the OFDU calculations which are attributed to the existing parking areas including parking spaces, parking aisles and driveways presented in Table 1.

Conclusion

It is our opinion the proposed ZBA represents good land use planning, is in the public interest and should be approved for the following reasons:

1. The application is consistent with the PPS, aligns with the OMAFRA Guidelines, while also conforming to the Greenbelt Plan, the NOP, and the Town's OP;
2. The proposed use would repurpose existing buildings on the Subject Lands to produce value-added products from the agricultural output grown on the Subject Lands. The proposed use will increase the demand for grapes and enhance economic potential of the land, thereby contributing to the long-term sustainability of agriculture;
3. The application would create employment opportunities in Niagara-on-the-Lake;
4. The proposed secondary use area is less than what is currently permitted on the Subject Lands;
5. No agricultural land will be removed from production;
6. The proposed use will make efficient use of existing municipal services and facilities; and
7. The proposed inclusion of outdoor events aligns with the practices of other facilities located within the Agricultural area of Niagara-on-the-Lake.

Yours Truly,



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