

	<b>What:</b>	Notice of <b>Complete Application, Open House</b> and <b>Public Meeting</b> for an <b>Official Plan Amendment and Zoning By-law Amendment</b> (under Section 22 and Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended)
	<b>When:</b>	Open House: <b>Monday, June 29, 2026 at 5:00 pm</b> Public Meeting: <b>Tuesday, July 7, 2026 at 6:00 pm</b>
	<b>Where:</b>	Open House: Electronically via the directions below Public Meeting: In-person at the Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
	<b>Regarding:</b>	Files OPA-03-2026 and ZBA-06-2026 1339 Lakeshore Road, Niagara-on-the-Lake

**What is this?**

Applications have been received for an Official Plan Amendment and Zoning By-law Amendment on the subject lands (see location map).

The applications are proposed to facilitate the development of a hotel containing 58 guest rooms, and an event space within an existing wine production building, as secondary uses to the Strewn Estate Winery. The Official Plan Amendment proposes to redesignate the subject lands from “Agricultural” to a site-specific exception designation to permit the proposed hotel and event space as on-farm diversified uses, in addition to recognizing the existing retail store and restaurant on the lands as permitted uses. The Zoning By-law Amendment proposes to amend the existing site-specific zoning which applies to the subject lands to expand the secondary uses permitted to include no more than 58 farm-stay overnight accommodation rooms and associated spa amenities for overnight guests only, and an event space. Site-specific provisions are requested for building height and setbacks, encroachments for balconies, and lot area.

**Dialogue is encouraged:**

You are invited to attend the Open House and Public Meeting to gather information and provide input regarding this matter.

**Town Hall is open for the public to register in advance to attend Committee of the Whole and Council Meetings, including Public Meetings, in-person. Alternatively, the public will continue to have the option to register in advance to participate electronically.**

**The Open House will continue to be held electronically at this time.**

If you wish to participate electronically at the Open House or Public Meeting, you must register in advance with the Town Staff noted below. You will receive an email on the date of the meeting with instructions to connect to the Open House and/or Public Meeting on your computer, tablet or telephone.

- Open House – John Federici, Senior Planner ([john.federici@notl.com](mailto:john.federici@notl.com) or 905-468-6441) (register as soon as possible but prior to 12 noon on Monday, June 29, 2026)
- Public Meeting – Clerks Department ([clerks@notl.com](mailto:clerks@notl.com) or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, July 6, 2026)

If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated.

If you wish to view the Open House and/or Public Meeting for information purposes, registration is not required. The meetings will be recorded and available for viewing after the meetings on the Town's website at <https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes>

**Please Note:** Written comments on the application are encouraged and must be submitted to the Town Clerk, at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0 or via email at [clerks@notl.com](mailto:clerks@notl.com) referencing the above file numbers. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.



**For more information:**

A copy of the applications and supporting documents for the proposal may be obtained on the Town's website at <https://www.notl.com/business-development/public-planning-notices>, or at the Planning, Building and Development Services Department within Town Hall.

Please contact John Federici, Senior Planner, at 905-468-6441 or via email at [john.federici@notl.com](mailto:john.federici@notl.com) if additional information is required.



If you wish to be notified of the future decision with respect to the application, you must submit a written request to the Town Clerk including your name and the address to which such notice should be sent.

If a person or public body does not share their views in writing to the Town Clerk or orally at a statutory Public Meeting before a decision is made, the person/public body:

- a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; and
- b) May not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that third party appeals are restricted for this application as per Bill 185, Cutting Red Tape to Build More Homes Act, 2024. *Planning Act* appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by the *Planning Act 1(1)*), and any "public body" (as defined by the *Planning Act 1(1)*).

Dated at the Town of Niagara-on-the-Lake, June 10, 2026  
Grant Bivol, Town Clerk