



Planning & Design Inc.

Planning Justification Report

1339 Lakeshore Road, Niagara-on-the-Lake

May 2026



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EXECUTIVE SUMMARY

This Planning Justification Report has been prepared by SGL Planning & Design Inc. on behalf of MPI Group and 11999911 Ontario Inc. in support of proposed Official Plan and Zoning By-law Amendments for the property municipally addressed as 1339 Lakeshore Road in the Town of Niagara-on-the-Lake (the "subject site"), home to Strewn Winery.

The Site and Its Unique Character

The subject site is an active agricultural use (vineyard) with an estate winery situated within the agricultural area of the Town, within the Greenbelt Plan Area and Niagara Peninsula Specialty Crop Area. The site is distinguished from virtually every other agricultural property in the Town by a single critical characteristic: it is directly connected to municipal water and sanitary services, a legacy of the site's history as a large-scale commercial cannery that operated from the early 20th century through the 1960s and employed more than 200 people at its peak. These existing municipal service connections are the foundational condition that makes the proposed development feasible, environmentally sound, and consistent with the policy framework governing the Town's agricultural area.

The Proposal

The proposed development expands the existing on-farm diversified uses associated with Strewn Winery through the addition of two complementary uses:

- Small-scale farm-stay overnight accommodations comprising 58 rooms: 16 within the existing 2-storey building and 42 within a new structure built entirely atop the footprint of the former cannery, the standing walls of which remain on site; and,
- A conference centre / event space to be located within the existing wine production building, shared with wine production operations and used as a learning and events venue outside of production hours.

The cooking school currently permitted on site is proposed to be discontinued, with that space converted to accommodate a portion of the overnight accommodations. No wine production space will be reduced. No vineyard or agriculturally productive lands will be disturbed. All development is contained within the existing building footprint.

Key Planning Facts

- Lot coverage: 10.6% (unchanged)
- Vineyard / production: No reduction to vineyard or wine production space

- Building height: maximum 11 metres (consistent with Town's existing maximum permitted height for estate wineries)
- Parking provided: 178 spaces (130 required)
- Servicing: connected to existing municipal water and sanitary services (no new services required)

Policy Consistency and Conformity

The proposal is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017) — specifically including Policy 4.5.4, which expressly permits expansions to existing buildings in the Protected Countryside where new municipal services are not required — and conforms to the Niagara Region Official Plan (2022) and the Town of Niagara-on-the-Lake Official Plan (2017). The proposed uses qualify as on-farm diversified uses under all applicable policy frameworks, are secondary to the principal estate winery use, and are contained entirely within the existing developed area of the property.

Municipal Strategy Alignment

The Town of Niagara-on-the-Lake, in collaboration with CBRE, prepared a Tourism Strategy and Action Plan (2024–2028) that designates Lakeshore Road as one of the Town's "Experience Corridors" and identifies strategies and priorities to attract new products and experiences to these corridors, including overnight stays. The proposed development directly responds to this identified priority, transforming Strewn Winery from a day-visit destination into a full agritourism experience where guests can eat, learn, and stay. This is the precise model the Town's own strategy calls for.

Conclusion

For the reasons set out in this report, it is the opinion of SGL Planning & Design that the proposed Official Plan and Zoning By-law Amendments represent good land use planning, are consistent with and conform to provincial policy, conform to regional and municipal planning frameworks, and are in the public interest.

1 INTRODUCTION

1.1 PURPOSE

This Planning Justification Report examines a proposal by MPI Group, on behalf of 11999911 Ontario Inc., to amend the Town of Niagara-on-the-Lake Official Plan and Comprehensive Zoning By-law to permit the expansion of on-farm diversified uses associated with the estate winery (Strewn Winery) located at the property municipally addressed as 1339 Lakeshore Road in Niagara-on-the-Lake (the “subject site”).

Section 2 of this report provides a detailed description of the proposed development, a summary of the proposed amendments to the Official Plan and Zoning By-law and a summary of studies and plans prepared in support of the proposed development.

In addition to this Planning Justification Report, the applicant is submitting a number of reports and supporting materials in support of the proposed development, including the following:

- Parcel Register and Property Index Maps for the subject site;
- Functional Servicing and Stormwater Management Brief;
- Architectural Plans, including site plan, floor plans, 3D images and building elevations; and
- Renderings.

A detailed overview and assessment of the applicable policy planning framework against which the proposed development must be evaluated is contained in **Section 3** of this report. The policy documents reviewed include the *Provincial Planning Statement (2024)*, the *Greenbelt Plan (2017)*, the *Niagara Region Official Plan*, and the *Town of Niagara-on-the-Lake Official Plan*.

Concluding remarks regarding all of the information contained in this report are found in **Section 4**.

1.2 LOCATION & SURROUNDING AREA CONTEXT

The subject site is situated within the agricultural area of the Town of Niagara-on-the-Lake, west of the Old Town urban area, as shown on **Figure 1**. The subject site is also located within the Greenbelt Plan Area.

The subject site is located on the south side of Lakeshore Road, west of Four Mile Creek Road, as shown on **Figure 2**. Also identified on **Figure 2** are the land uses adjacent to the subject site.

Both Lakeshore Road and Four Mile Creek Road in the vicinity of the subject site are characterized predominantly by agricultural uses, primarily for the purposes of growing tender fruits and associated on-farm diversified uses, as well as non-agricultural uses (with cottage rentals and art galleries nearby) and rural residential uses. The following **Table 1** provides a more fulsome and detailed list of surrounding uses.

Table 1 – Surrounding Uses

Direction of Surrounding Use	Description of Surrounding Use
North	<p><i>1332 Lakeshore Road:</i></p> <ul style="list-style-type: none"> • Agricultural crop (tender fruits) <p><i>1340 Lakeshore Road:</i></p> <ul style="list-style-type: none"> • Niagara Region water pumping station
East	<p><i>1359 Lakeshore Road:</i></p> <ul style="list-style-type: none"> • Automobile repair garage <p><i>2322 Four Mile Creek Road:</i></p> <ul style="list-style-type: none"> • Rural residential property <p><i>2309-2329 Four Mile Creek Road (east side of Four Mile Creek Road):</i></p> <ul style="list-style-type: none"> • Rural residential properties
South	<p><i>2300 Four Mile Creek Road:</i></p> <ul style="list-style-type: none"> • Agricultural crop (tender fruits)
West	<p><i>1315 Lakeshore Road:</i></p> <ul style="list-style-type: none"> • Rural residential property <p><i>1307 Lakeshore Road:</i></p> <ul style="list-style-type: none"> • Rural residential property <p><i>Unaddressed Property west of 1307 Lakeshore Road:</i></p> <ul style="list-style-type: none"> • Agricultural crop (tender fruits)



Figure 1 – Subject Site Location (Air Photo)

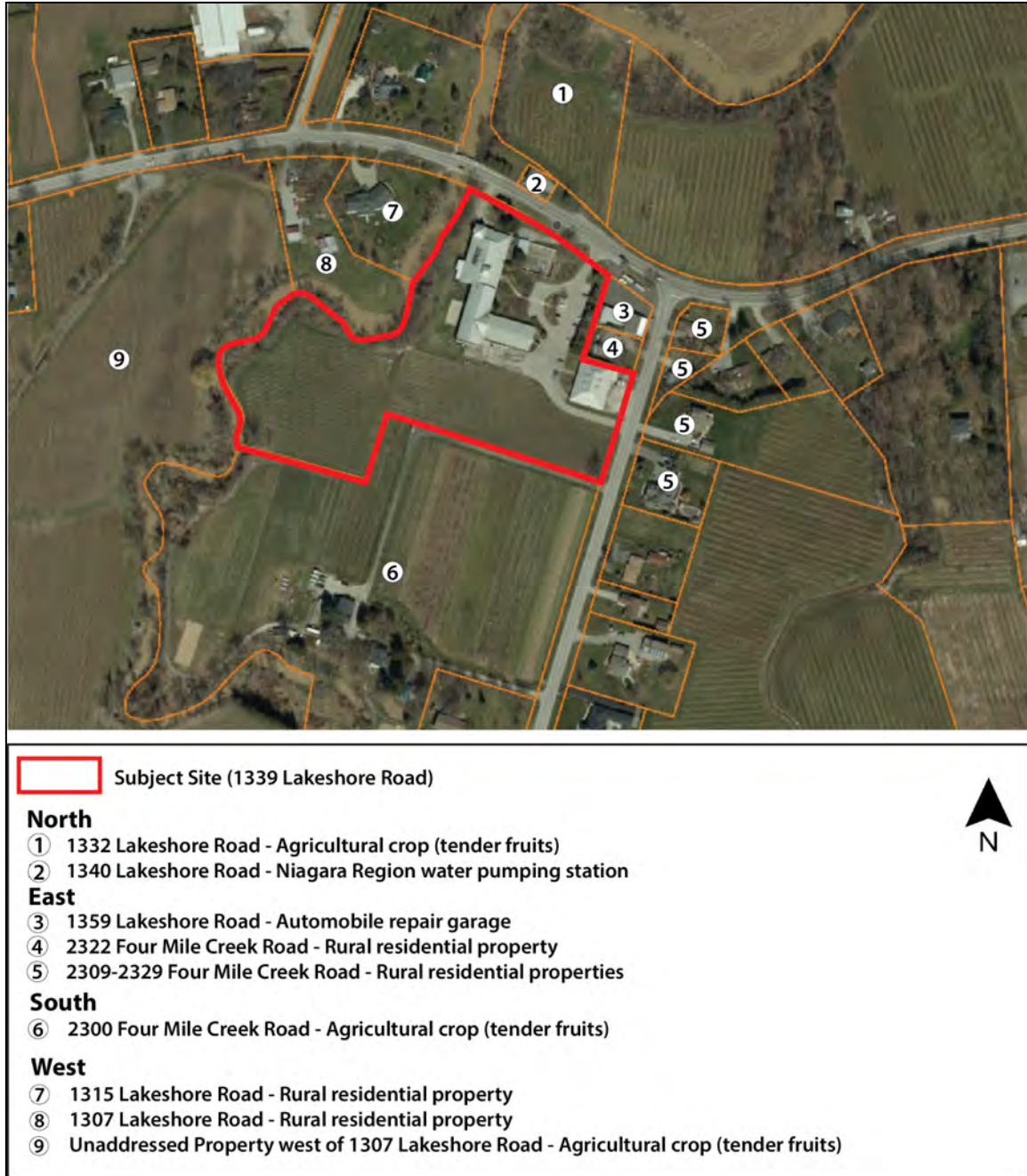


Figure 2 – Subject Site Context Map

The subject site is home to Strewn Winery, an agricultural use (vineyard) with existing on-farm diversified uses (associated within an estate winery) supporting the primary agricultural use. The agricultural use consists of a vineyard and the on-farm diversified use consists of an estate winery and associated buildings used for the purposes of wine production, bottling and storage, as well as a restaurant, cooking school, short-term rental accommodations and retail store.

Historically, the subject site housed a cannery dating back to the first half of the 20th century, which was used to process and package fruits and vegetables grown in the region. According to the current owners of the winery, the cannery employed more than 200 individuals at its peak in the 1940's. When the cannery closed in the 1960's, the cannery building was used primarily for storage purposes until the property was purchased by the current owners for the purposes of creating an estate winery and associated cooking school.

Importantly, the footprint of the original cannery building remains on the subject site, having been reduced in size from its original condition. Niagara Region's publicly available interactive mapper (Niagara Navigator) contains historic air photos from across the Region, dating back many years. As can be seen in **Figures 3a, 3b, 3c and 3d**, the structures on the subject site have existed continuously for many years, including a reduction in size in the late 1990's to support the current estate winery and associated on-farm diversified use operations. The proposed additional on-farm diversified use will be located within the footprint of both the original building, as well as within the former cannery building which currently has no roof, but appears to have been part of the winery operation up until sometime between 2006 and 2010 when the roof was removed.

Photos of the subject site are shown following **Figures 3a to 3d**.

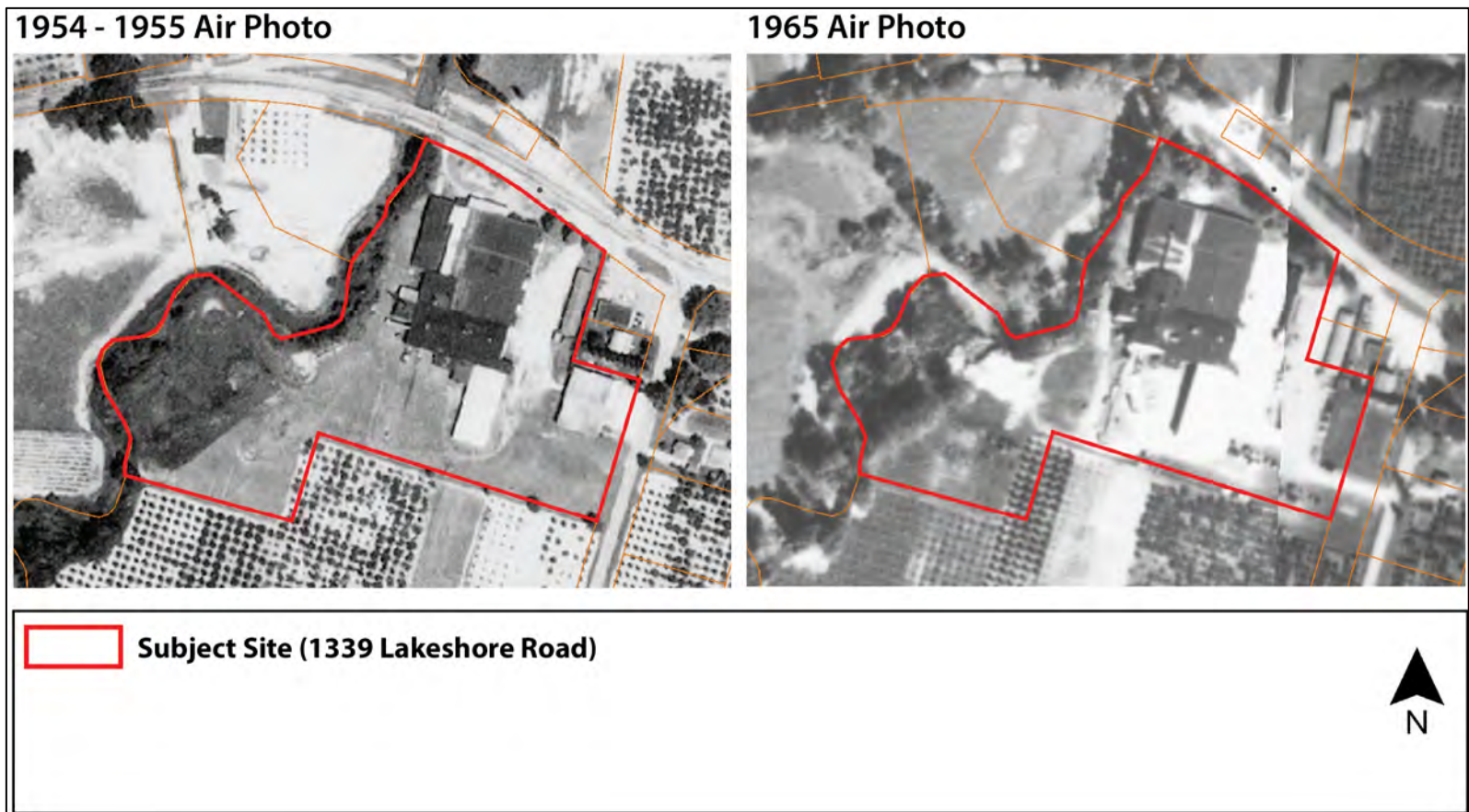


Figure 3a – Historic Air Photos (1954-1955 & 1965)



Figure 3b – Historic Air Photos (2000 & 2006)

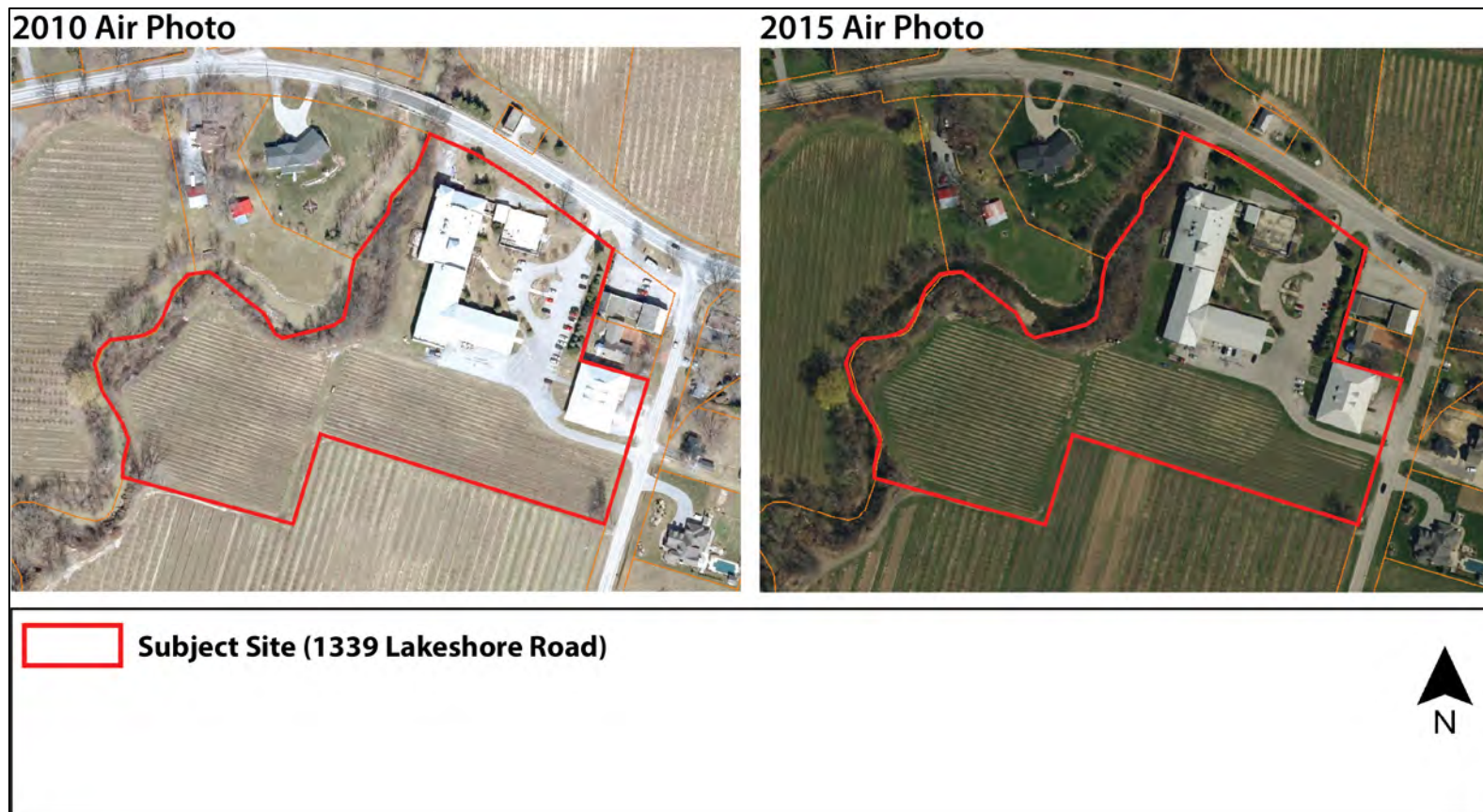


Figure 3c – Historic Air Photos (2010 & 2015)



Figure 3d – Historic Air Photos (2020 & 2023)



**Photo A:
View of Strewn Winery from Lakeshore Road**



**Photo B:
View of Existing Entrance to Retail Store and
Restaurant**



Photo C:
View of Existing Northern Wall around Former Cannery Building – View of Lakeshore Road (part of existing footprint)



Photo D:
View of Existing Eastern Wall around Former Cannery Building (part of existing footprint)



**Photo E:
View of Existing Service Entrance and Existing 2-
storey Building (view from Lakeshore Road)**



**Photo F:
View of Existing Vineyard on Subject Site**

2 PROPOSAL

2.1 PROPOSED DEVELOPMENT

The proposed development is illustrated on **Figure 4** of this report (Site Plan). Conceptual floor plans and building elevations are shown in **Figures 5a and 5b**.

Proposed Development Concept

The proposed development builds upon the history and tradition associated with Strewn Winery as a destination for wine and culinary experiences associated with the culture of the Town and the broader Niagara wine region.

Today, as noted in Section 1.2 of this report, Strewn Winery consists of an agricultural use (vineyard) and on-farm diversified uses (associated with an estate winery) supporting the primary agricultural use. The on-farm diversified use consists of an estate winery and associated buildings used for the purposes of wine production, bottling and storage, as well as a restaurant, cooking school, short-term rental accommodations, and retail store. The subject site is unique within the Town's agricultural area, as it is directly connected to municipal sewer and water services, enabling the existing uses to operate as they are. All of these existing uses, with the exception of the cooking school, are proposed to remain and continue operating on the subject site.

The proposed development consists of the following additional components and elements of change:

- Addition of on-farm diversified use: small-scale farm-stay overnight accommodations (58 rooms total);
- Addition of on-farm diversified use: a conference centre/event space within the space currently occupied by the wine production operations to function as a learning venue for guests as well as for hosting events outside of the hours of operation for the winery use (the space would be shared between wine production and event space uses); and
- Reconfiguration of parking lot to accommodate additional parking spaces on the subject site and to remove all existing asphalt and replace it with permeable material (such as crushed gravel) to reinforce the agricultural characteristics of the area.

Importantly, the proposed development will maintain all existing wine production space and agriculturally productive lands (vineyard) that are currently on the subject site. No changes are proposed in this regard.

The proposed development is envisioned as a carefully integrated, wine-centric expansion that builds upon Strewn's established operations and identity. The concept is grounded in a "winery experience first" approach. The small-scale farm-stay overnight accommodations and the conference centre / event space are not intended to function as standalone hospitality uses on the site; rather, the uses are proposed as an extension of the existing estate winery, restaurant, and retail uses, all existing on-farm diversified uses that support the primary agricultural use of the subject site. The scale of the proposed overnight accommodations is small and appropriate for the subject site, given its unique characteristics as a fully serviced lot (both water and sanitary services) with an existing estate winery and associated on-farm diversified uses.

Sixteen of the 58 overnight accommodation rooms are proposed within the existing building, with the remaining 42 accommodation rooms being proposed within a new structure built entirely within the existing footprint of the former cannery. The existing walls of the former building still exist on the subject site as shown in photos A, B, C and D. Further, the height of the proposed new structure respects the Town's maximum building height for estate wineries of 11 metres.

The proposal has been conceptualized in the spirit of the traditional "Agriturismo" model, an Italian concept that celebrates rural life and active farming as the basis for tourism. In this regard, the proposal is fundamentally based on the intent of maintaining and reinforcing the agricultural character of the subject site, ensuring that all new components remain subordinate to and supportive of on-site wine production and related activities. The additional proposed on-farm diversified uses are intended to complement and bolster the comprehensive visitor experience, allowing guests to fully engage with and immerse themselves in the operations and culture of the winery. Visitors will have the opportunity to tour the wine production facilities, dine at the existing restaurant, and participate in educational and experiential programming within the event space. The purpose of the event space is to support on-site activities, including hosting workshops, wine-tastings and other curated events. In this way, the proposed development will enable guests to eat, learn, and stay on site - creating a cohesive and immersive agricultural destination within the Town that is rooted in the ongoing function of the winery.

The proposal represents a gentle adaptive reuse of a portion of the existing buildings for the purposes of accommodating the event space and a portion of the farm-stay overnight accommodations, as well as the construction of a new structure within the existing walls of a former building to accommodate the remaining portion of the farm-stay overnight accommodations.

It should also be emphasized that the subject site is particularly well-suited to accommodate the proposed development as compared to other agricultural properties in the Town. The subject site is unique within the Town, being an agricultural property that is directly connected to municipal water and sanitary

services, with an existing estate winery and associated on-farm diversified uses. It is precisely these unique characteristics of the subject site that enable the possibility for the accommodation of the proposed additional on-farm diversified uses, including the farm-stay overnight accommodations and conference centre / event space uses, all within existing building envelopes or atop the footprint of existing buildings, with no impact to the agricultural productivity of the lands. Fundamentally, the proposed development cannot be replicated within any settlement area within the Town, as the proposed uses are secondary to the primary agricultural (vineyard) use, nor on any other agricultural property, as the vast majority of the agricultural area is not connected to municipal water and sanitary services and the addition of such uses would require the removal of agriculturally productive lands.

The Town prepared a Tourism Strategy and Action Plan (2024-2028), in collaboration with CBRE. The document names Lakeshore Road as one of the Town's "Experience Corridors", along with identifying strategies and priorities to attract new products and experiences to these corridors, including overnight stays. The proposed development supports the implementation of the Town's Tourism Strategy and Action Plan.

Overall, the proposed development does not change or disrupt the primary use of the subject site as an agricultural use (vineyard), and represents a low-impact way to introduce complementary on-farm diversified uses (farm-stay overnight accommodations and conference centre / event space) on a property with direct connections to municipal services and within the existing building footprint of the historical agricultural and cannery use in a manner that respects the agricultural character of the Town.

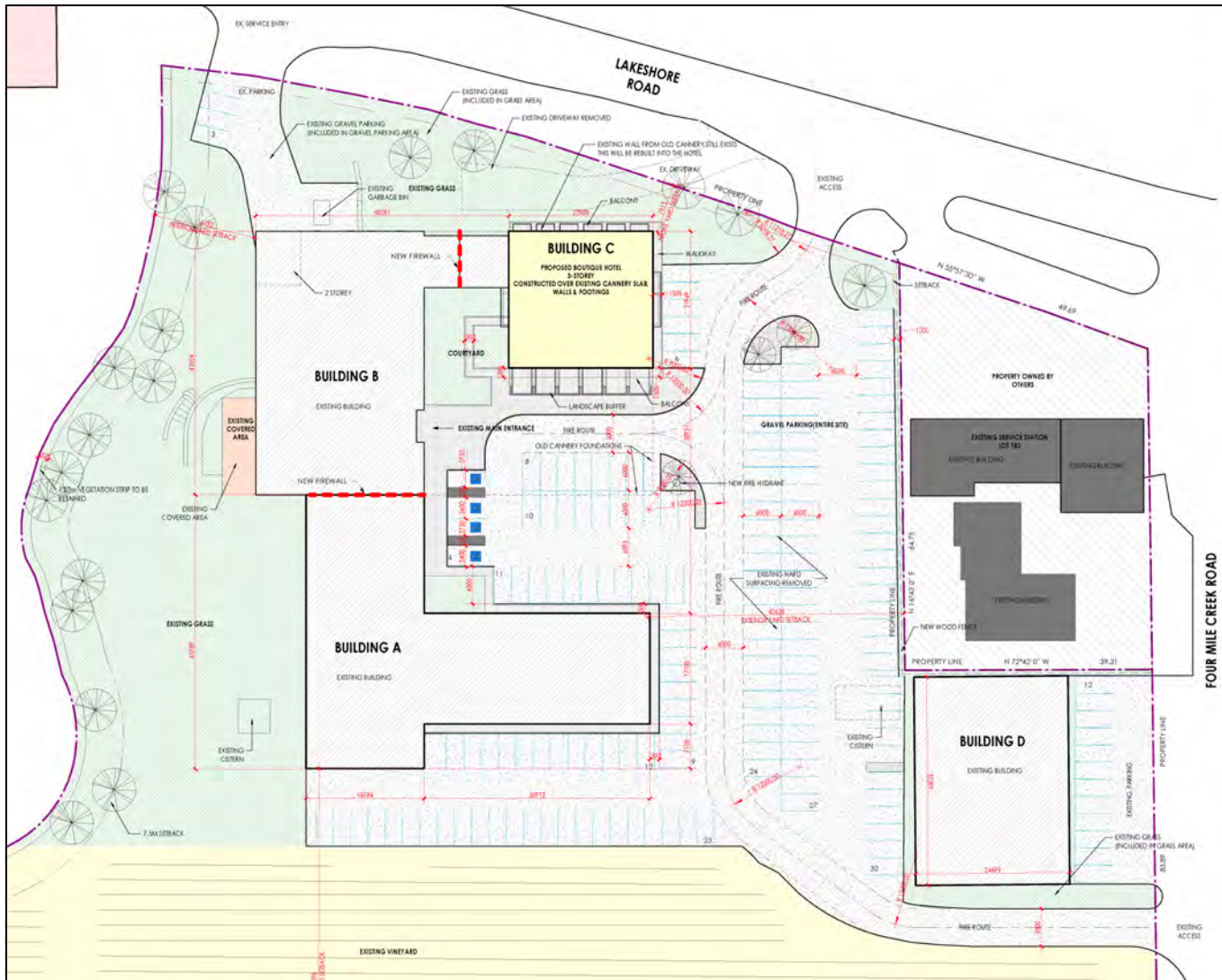


Figure 4 – Site Concept Plan



Figure 5b – Conceptual Building Elevations

Site Layout and Building Design

The layout of the proposed development respects the existing layout and site circulation characteristics of the subject site. Generally, all of the existing elements of the agricultural use and associated on-farm diversified uses will remain as they are, including the vineyard, the wine production and storage buildings, the retail store and the restaurant, with no reductions proposed to the primary agricultural uses of the property (the cooking school is proposed to be discontinued).

The proposed new event space will be located within the existing wine production building. The space is meant to be a shared space, being used for wine production and bottling purposes during business hours, with the ability to be used as an event space after business hours.

The proposed new farm-stay overnight accommodations will be constructed in two parts:

- Within the 2-storey portion of the existing building, to accommodate 16 farm-stay overnight accommodation rooms (with the space currently occupied by the cooking school and the short-term overnight accommodations); and
- Within a newly constructed building, atop the existing footprint of the cannery building that once existed on the subject site (the walls of which are partially still standing), to accommodate 42 farm-stay overnight accommodation rooms.

The architectural design for the newly constructed building represents a sensitive, contemporary evolution of the subject site's agrarian and industrial heritage, utilizing the 1940's cannery footprint to anchor the new massing (to accommodate 42 farm-stay overnight accommodation rooms). The architect's description of the building design is as follows:

"The structure employs a disciplined, rectilinear geometry that is visually broken down through deeply recessed fenestration and stepped volumetric articulation. To minimize the perceived verticality of the addition, the uppermost level is designed within the standing-seam metal roof. This approach softens the roofline, allowing the building to blend harmoniously into the surrounding Niagara-on-the-Lake tree canopy and vineyard landscape while adhering to necessary lot coverage constraints.

Materially, the building envelope balances the site's utilitarian past with the refined expectations of a modern agriturismo destination. The primary cladding is a robust, ashlar-patterned masonry block in a muted grey palette, directly referencing the heavy, durable construction of the original cannery structures. This rugged base is offset by extensive floor-to-ceiling glazing with slender, dark metal

mullions and frameless glass balcony guards, which ensure a lightweight, transparent quality for the upper suites. At the pedestrian level, the interior site façade is distinguished by sleek canopies supported by adjacent buttresses. This tactile material shift at the base floor creates an inviting, human-scaled threshold that elegantly transitions guests from the active agricultural exterior into the sophisticated strewn winery interior".

Conceptual renderings of the proposed development are shown in **Figures 6a to 6h**.

Vehicular Access and Parking

With respect to vehicular access, three of the four existing access points to both Lakeshore Road and Four Mile Creek Road will be maintained. Primary access for visitors to the subject site will be from existing access points along Lakeshore Road (east of the existing main building) and along Four Mile Creek Road (south of the existing warehouse building). An additional access point along Lakeshore Road (immediately north of the existing main building) will remain and be used as a service entrance to staff and deliveries. The existing driveway located immediately north of the proposed new farm-stay overnight accommodations building (Building C) will be closed, as requested by Niagara Region.

The existing asphalt parking lot will be removed and replaced with an expanded parking lot made of permeable materials (such as crushed gravel) to accommodate a greater number of vehicles than can currently be accommodated, generally within the same footprint of the existing parking lot, and without impact to any existing agriculturally productive lands (the vineyard). As summarized on the Site Concept Plan submitted in support of the proposed development, a total of 178 parking spaces are proposed to be provided, whereas existing zone standards would require 130 parking spaces for each individual use on the subject site (existing and proposed combined). While the proposed development is able to satisfy and exceed the minimum parking requirements of the Town's Zoning By-law (a surplus of 48 parking spaces), it is anticipated that the existing and proposed uses on the subject site would generate a parking demand that is far less than the minimum parking requirements of the Town's Zoning By-law, due to the likelihood that the associated parking demand for each use would be shared with other uses (for example: a visitor attending the hotel would likely also be dining at the restaurant, or using the event space).

Environment

A creek runs immediately to the west of the existing building on the subject site. As noted in this report and as shown on the proposed Site Concept Plan, all development is proposed to occur within the existing building footprint on the subject site, and as such, there are no related impacts to the creek and its

functions. A site-staking exercise was undertaken with the Niagara Peninsula Conservation Authority (NPCA) on May 5th, 2026 to determine the extent of the physical top of slope associated with the creek. NPCA regulations require that all development be located at a minimum setback of 7.5 metres from the physical top of slope. The physical top of slope will be surveyed in the near future; however, it was confirmed on site that the nearest portion of the existing building to the physical top of slope is located beyond (greater than) the minimum required setback of 7.5 metres.

As noted previously, it is important to emphasize that the subject site is unique within the Town, being an agricultural property with an existing estate winery and associated on-farm diversified uses that is directly connected to municipal water and sanitary services. These characteristics represent a significant environmental benefit to the proposed development whereby the existing lot coverage will remain the same as it is today while avoiding any potential environmental concerns or impacts related to private septic system.

Agricultural Character

The proposed development is intended to maintain, complement and enhance the agricultural character of the subject site, its surroundings, and the broader agricultural area of the Town, achieved through three primary factors: the view from Lakeshore Road, proposed architectural style/materiality, and lot coverage/agricultural productivity:

- With respect to the view of the subject site from Lakeshore Road, there will be no change to the existing building length as viewed from the street. Currently, the building wall facing Lakeshore Road spans approximately 63 metres. Since the proposed development involves construction within the existing building footprint, the building length will be maintained as-is, and will not be extended. Therefore, with respect to the view of agricultural crops from Lakeshore Road, there are no proposed changes to the existing condition, which consists of views of both the agricultural crops as well as buildings forming part of the agricultural use. While a taller element of built form is proposed for a portion of the length of the building facing Lakeshore Road (3-storey overnight accommodation component of the development), the proposed structure will be massed to respect the maximum building height allowed for estate wineries within the Town's Zoning By-law (11 metres), while mitigating the extent of the building height by incorporating the third storey into the roofline of the structure. The limitation of the extent of the building length to match the existing building condition, combined with sensitive and contextually appropriate built form, creates a condition that maintains the agricultural character of the subject site.
- The architectural style of the proposed 3-storey overnight accommodation component of the development represents a sensitive, contemporary

evolution of the subject site's heritage, utilizing the 1940's cannery footprint to anchor the new massing. As described previously within this section of the report, the structure employs architectural design elements to minimize the perceived height of the building (while respecting the Town's maximum height requirement of 11.0 metres for estate wineries), with the third storey designed to be within the roofline. This approach, along with proposed building materials described above, allows the building to blend into the surrounding Niagara-on-the-Lake agricultural landscape.

- With respect to lot coverage, the proposed development maintains the ratio of built-up area to lot area, at 10.6%. As noted throughout this report, the proposed development will be contained within the footprint of the existing buildings on site. Further, while not attributing to lot coverage, the proposed parking configuration generally maintains the extent of the parking area that exists on site today. Further, as noted throughout this report, the proposed development will maintain all existing wine production space and agriculturally productive lands (vineyard) that are currently on the subject site, with no reductions proposed to these primary agricultural uses. Combined, these factors demonstrate that the agricultural productivity on site, with respect to the size of the existing vineyard and the continued wine production use, remains unchanged as a result of the proposed development. The addition of the proposed on-farm diversified uses, including the farm-stay overnight accommodations and conference centre / event space, will help to further diversify the agricultural use on the property, enhancing the local agricultural economy within the immediate vicinity of the property as well as broadly within the Town as a whole.



Figure 6a – Rendering: Top View Looking West



Figure 6b – Rendering: View from Lakeshore Road (Service Driveway)



Figure 6c – Rendering: Internal View of New Farm-Stay Overnight Accommodations Building



Figure 6d – Rendering: Internal View of New Farm-Stay Overnight Accommodations Building (from further back)



Figure 6e – Rendering: Internal View Looking North towards New Farm-Stay Overnight Accommodations Building



Figure 6f – Rendering: View Looking South from Lakeshore Road towards New Farm-Stay Overnight Accommodations Building



Figure 6g – Rendering: View Towards Entrance to Winery



Figure 6h – Rendering: Direct Internal View Looking North towards New Farm-Stay Overnight Accommodations Building

2.2 OFFICIAL PLAN

2.2.1 Existing Official Plan Designation

Schedule “A” of the *Niagara-on-the-Lake Official Plan* designates the subject property as Agricultural, as shown on **Figure 7**.

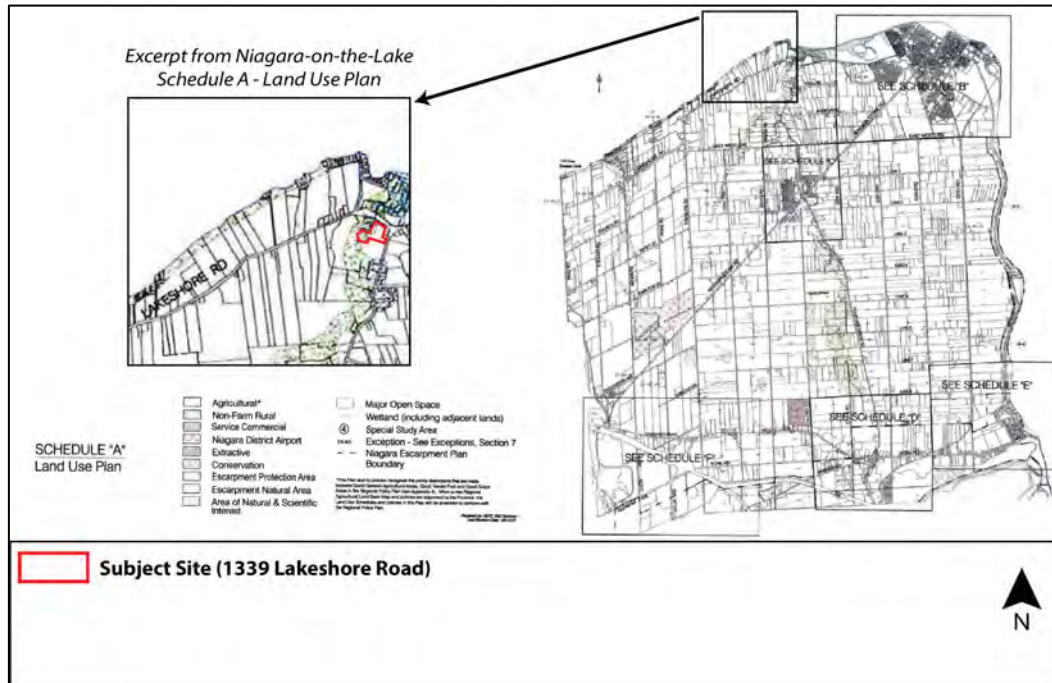


Figure 7 – Official Plan Designation

The Agricultural designation permits the following uses:

- Main uses:
 - Agriculture, which includes “*all types of farming, their related buildings and structures, the farm residence, the raising of animals and fowl, market gardening, greenhouses and nurseries, forestry and reforestation*”
 - Conservation of water, soil, wildlife and other natural resources
- Secondary uses permitted with a main use:
 - Roadside produce outlets;
 - Farm wineries;
 - Home industries and occupations including bed & breakfasts;
 - Group homes;
 - Accessory buildings and structures; and
 - Farm help houses and additional farm dwellings for seasonal or full time farm help;
- Secondary uses permitted independent of a main use:
 - Agricultural markets;
 - Estate wineries;

- Small scale industrial and commercial activities that are directly related to and service agriculture and require a location in close proximity to farms (provided that such uses are not in conflict with the Niagara Escarpment Plan, as amended from time to time, and it is not possible for such uses to locate in Urban Areas). Such uses should also be located so that their effect on surrounding prime agricultural land and viable farm operations is minimized; and
- Retirement Lots

Section 7.4 (3) b) of the Official Plan sets out policies for secondary uses (wineries) permitted in the agricultural designation. The subject site is recognized as an estate winery which has existed since before the date of adoption of the Official Plan, and as such, the minimum lot size requirement of 8 hectares does not apply. According to Policy 7.4 (3) b) (v), overnight accommodations are permitted “*where it is clearly demonstrated that such uses are only accessory to and complement the estate winery*”, and subject to a site-specific zoning by-law amendment. Town Staff have noted that given the scale of the proposed overnight accommodations being proposed, they are of the opinion that an Official Plan amendment is required to implement a site-specific designation to permit the proposed use.

2.2.2 Proposed Official Plan Amendment

An Official Plan Amendment is proposed to establish a site-specific designation to permit the proposed development. The proposed Official Plan Amendment has two main purposes:

- To create a site-specific exception within Section 7.5 of the Official Plan, establishing a policy framework specific to the subject site; and
- Within the site-specific exception, to recognize the following uses as being permitted on the subject site:
 - On-farm diversified uses on an existing estate winery, including a retail store, restaurant, conference centre, and farm-stay overnight accommodations with no more than 58 farm-stay overnight accommodation rooms.

Appendix ‘A’ to this report contains a proposed Draft Official Plan Amendment.

2.3 ZONING BY-LAW

2.3.1 Existing Zoning

Zoning By-law 500A-74 zones the subject site as Rural (A) Site-Specific Zone (By-law Nos. 500KS-96 & 500KS(1)-23).

The Rural (A) Zone permits the following uses:

- A farm (including accessory buildings);
- A nursery or commercial greenhouse;
- Any use or enterprise customarily carried on in the field of general agriculture;
- A home industry;
- A farm produce storage building;
- A seasonal home grown produce sales outlet;
- An animal hospital or kennel;
- A farm winery; and
- A greenhouse building used for a marihuana for medical purposes facility.

In addition to the permitted uses noted above, site-specific exception 21.A.69 (By-law 500KS-96) permits an estate winery on the subject site, as well as a number of secondary uses, including a hospitality room, tasting room & wine sales area, a cooking school, a restaurant and an outdoor patio. Site-specific exception 21.A.69 (By-law 500KS-96) also sets out regulations for the subject site, including:

- minimum lot area;
- minimum building setbacks;
- maximum building height of cupola;
- maximum building height; and
- an alternate parking rate for secondary uses of one parking space per 18.5 sq. m. of floor area devoted to secondary uses.

Further, another site-specific exception (By-law 500KS(1)-23) applies to the subject site, permitting a small-scale tourist accommodation use (4-bedroom apartment) within the existing main winery building and setting out specific regulations for a reduced minimum dimension of the required outdoor amenity space.

2.3.2 Proposed Zoning By-law Amendment

A Zoning By-law Amendment is proposed to amend the existing site-specific exceptions applying to the subject site to permit the proposed development. The proposed Zoning By-law Amendment intends to achieve the following:

- To amend site-specific exception 21.A.69 to add the following permitted secondary uses:
 - Farm-stay overnight accommodations with no more than 58 farm-stay overnight accommodation rooms and associated spa amenities for overnight guests only; and
 - Conference centre (event space).
- To amend site-specific exception 21.A.69 to establish alternate site-specific regulations for:
 - Maximum building height; and

- Minimum building setbacks (as shown on the Schedule attached to the by-law).

The existing provision regulating the rate of minimum off-street parking spaces for secondary uses, at 1 (one) parking space for every 18.5 m² of floor area devoted to permitted secondary uses (on-farm diversified uses), is proposed to remain.

Appendix 'B' to this report contains a proposed Draft Zoning By-law Amendment.

2.4 SUPPORTING STUDIES

As part of this submission of Official Plan and Zoning By-law Amendment applications, in addition to this Planning Justification Report, a Servicing Brief has been prepared in support of the proposed development. A summary of this study is included within this section.

2.4.1 Servicing Brief

A Functional Servicing and Stormwater Management Brief was prepared by R.V. Anderson Associates Limited in support of the proposed development. The report recognizes the unique characteristics of the subject site, being an agricultural property directly connected to municipal water and sanitary services, and concludes that the proposed development is feasible from a functional servicing and stormwater management perspective, provided that the identified servicing limitations are addressed through a future detailed design stage of development.

With respect to water servicing, the report notes that hydrant flow testing indicates approximately 123 L/s is available from the municipal watermain at 20 psi; however, preliminary demand calculations exceed this available municipal supply. As a result, further review will be required to reduce fire flow demand through architectural design measures, such as additional firewalls, and to confirm how the existing 100,000 L on-site cistern and dry hydrant may supplement fire protection needs. The report indicates that the building is expected to be divided into smaller fire-separated areas so that fire flow requirements can be supported by the municipal system, the on-site cistern, or a combination of both. The report recommends that this further review be undertaken at the detailed design stage of development, concurrent to the future site plan approval process.

For sanitary servicing, the proposed development is expected to result in a relatively minor increase in peak sanitary flow, from approximately 2.49 L/s to 4.46 L/s. The existing 200 mm sanitary service that is servicing the subject site is anticipated to have sufficient capacity to accommodate the proposed development, subject to confirmation of pipe condition, slope, invert elevations, and connection configuration during a future detailed design stage of development. The report also notes that available Regional planning information indicates

residual capacity within the downstream sanitary sewer and Lakeshore Sanitary Pumping Station to accommodate the additional flows generated by the proposed development.

With respect to stormwater management, the report concludes that post-development peak flow rates are expected to be lower than pre-development peak flow rates for all assessed design storm events. As such, stormwater quantity controls are not proposed. Stormwater quality control will be addressed through a combination of detention, flow control, low impact development measures, and treatment measures, with the final strategy to be refined during the future detailed design stage of development based on the topographic survey, subsurface utility investigation, grading, geotechnical conditions, and confirmation of existing drainage infrastructure and outlet routing to Four Mile Creek. Enhanced water quality protection, corresponding to 80% long-term total suspended solids removal, will be provided for runoff requiring treatment.

3 POLICY REVIEW & PLANNING ASSESSMENT

This section of the report assesses the merits of the proposal in the context of the applicable provincial, regional and local planning policy framework, including the Provincial Planning Statement (2024), the Greenbelt Plan (2017), the Niagara Regional Official Plan (2022), the Town of Niagara-on-the-Lake Official Plan (2017) and other applicable planning instruments. The following sections provide a high-level summary of the relevant policy framework and how the proposal addresses the key planning considerations. A detailed policy analysis and justification is provided in **Appendix 'C'**.

3.1 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement, 2024 (PPS) provides province-wide policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters are required to be consistent with the PPS.

The applicable PPS policies recognize the importance of protecting prime agricultural areas and specialty crop areas for long-term agricultural use, while also permitting agricultural uses, agriculture-related uses, and on-farm diversified uses where they are compatible with, and do not hinder, surrounding agricultural operations. The PPS also recognizes agri-tourism uses, including limited accommodations related to a farm operation, as a form of on-farm diversified use.

The proposal is consistent with the applicable PPS policies as it maintains the principal agricultural use of the subject site, being the vineyard, while permitting limited secondary uses that support the agricultural and agri-tourism function of the property (the estate winery, which is already permitted). All existing wine production space and agriculturally productive lands (vineyard) that are currently on the subject site will be maintained and no reductions are proposed. The proposed farm-stay overnight accommodations and conference centre/event space are located within the existing building footprint and will not remove or fragment the existing vineyard lands. The proposed uses are limited in scale, supportive of the existing estate winery, and will contribute to the long-term economic viability of the agricultural operation.

Overall, the proposal maintains the agricultural land base, supports the continued use of the lands for agriculture and agri-tourism and provides additional employment and economic development opportunities in a manner that is compatible with the agricultural function of the property. A detailed policy analysis and references to the PPS is provided in **Appendix 'C'**.

3.2 GREENBELT PLAN (2017)

The Greenbelt Plan (2017) provides policy direction for lands within the Greenbelt Plan Area, including the protection of agricultural lands, natural heritage features and rural landscapes. The subject site is located within the Protected Countryside and forms part of the Niagara Peninsula Tender Fruit and Grape Area (as shown on **Figure 8**), where the Greenbelt Plan supports the long-term protection of the agricultural land base while allowing for agriculture-supportive, value-added and tourism-related uses.

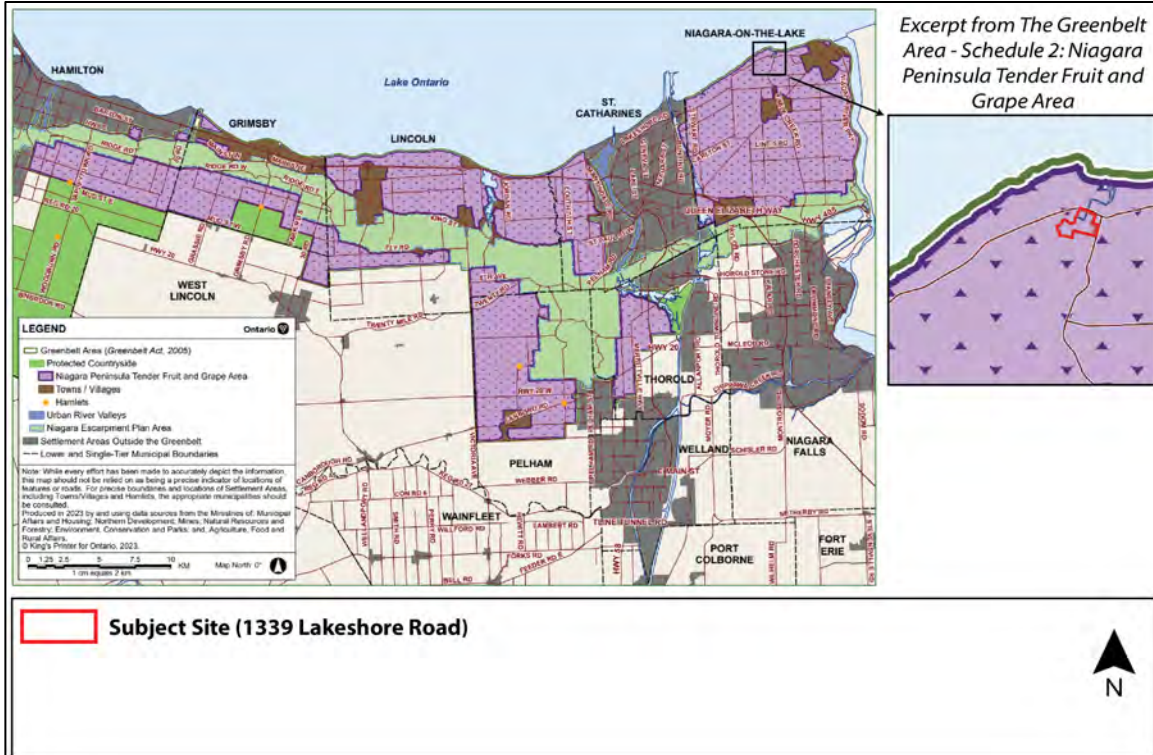


Figure 8 – Greenbelt Plan

The proposal conforms to the applicable policies of the Greenbelt Plan as it maintains the principal agricultural use of the subject site, being the vineyard, while permitting limited secondary uses that support the agricultural and agri-tourism function of the property. All existing wine production space and agriculturally productive lands (vineyard) that are currently on the subject site will be maintained and no reductions are proposed. The proposed farm-stay overnight accommodations and conference centre/event space are considered on-farm diversified uses and are located within the existing building footprint. As such, the proposal will not reduce the vineyard area, fragment the agricultural land base, or hinder surrounding agricultural operations.

The proposed uses also support the Greenbelt Plan’s objectives for sustainable tourism and the continued viability of specialty crop areas, particularly within the

Niagara Peninsula where agri-tourism related to grape and tender fruit production is recognized as an important component of the agricultural economy.

As emphasized earlier in this report, the subject site is unique within the Town in comparison to other agricultural properties, as it is directly connected to municipal water and sanitary services, with an existing estate winery and associated on-farm diversified uses. The proposal will make use of the existing municipal services with all existing and proposed uses within existing building envelopes or atop the footprint of existing buildings, and will not expand into key natural heritage features, key hydrologic features, or associated vegetation protection zones. This is a key component of the proposed development and subject site that distinguishes it from other agricultural lots and estate wineries in Town (which are not directly connected to municipal water and sanitary services). Specifically, Policy 4.5.4 of the Greenbelt Plan permits expansions to existing buildings where new municipal services are not required. The subject site satisfies this condition, distinguishing it from virtually every other agricultural property in the Town.

Overall, the proposal conforms to the Greenbelt Plan by maintaining the agricultural function of the subject site, supporting the existing vineyard and estate winery, and providing complementary agri-tourism and employment opportunities in a manner that is limited in scale and compatible with the surrounding agricultural context. A detailed policy analysis and references to the Greenbelt Plan is provided in **Appendix 'C'**.

3.3 NIAGARA REGION OFFICIAL PLAN, 2022

The Niagara Region Official Plan (2022) establishes policies for growth management, agricultural protection, economic development, and the long-term protection of specialty crop lands within Niagara Region. The subject site is located within the Specialty Crop Area, where the Official Plan permits agricultural uses, agriculture-related uses and on-farm diversified uses, provided they are secondary to the principal agricultural use, limited in area, compatible with surrounding agricultural operations, and do not hinder the agricultural function of the property.

The proposal conforms to the applicable policies of the Niagara Region Official Plan as it does not redesignate the lands for a non-agricultural use. Rather, the proposed Official Plan Amendment seeks to permit additional on-farm diversified uses that are complimentary to the existing estate winery and primary vineyard use (all existing wine production space and agriculturally productive lands that are currently on the subject site will be maintained and no reductions are proposed). The proposed farm-stay overnight accommodations and conference centre/event space are located within the existing building footprint, are limited in scale, and will not remove lands from agricultural production or interfere with the continued operation of the vineyard.

The proposed uses will complement the existing estate winery, restaurant and retail uses on the subject site, while supporting agri-tourism, employment and the broader agricultural economy in the Town. The proposal can be accommodated on the subject site through existing municipal servicing and available parking, and will be further reviewed through a future site plan approval process to address detailed matters such as vehicular access, parking, loading, grading, stormwater management, buffering and landscaping.

Overall, the proposal conforms to the Niagara Region Official Plan by maintaining the agricultural function of the subject site, protecting the specialty crop area land base, and permitting compatible on-farm diversified uses that support the long-term viability of the estate winery and agri-tourism sector. The characteristics of the subject site, being an agricultural property with an existing estate winery with direct connections to municipal water and sanitary services, enable the proposed development to proceed in a manner that cannot be replicated elsewhere within the agricultural area. A detailed policy analysis and references to the Niagara Region Official Plan is provided in **Appendix 'C'**.

3.4 TOWN OF NIAGARA-ON-THE-LAKE OFFICIAL PLAN, 2017

The Town of Niagara-on-the-Lake Official Plan (2017) provides local policy direction for the use and development of lands within the Town, including lands designated for agricultural use. The Official Plan permits estate wineries in the Agricultural designation and also permits secondary uses that support and complement agricultural operations, subject to applicable development criteria.

The proposal conforms to the applicable policies of the Town Official Plan as the existing vineyard will continue to be the principal use of the subject site, with the estate winery permitted as a secondary use (all existing wine production space and agriculturally productive lands that are currently on the subject site will be maintained and no reductions are proposed). The proposed farm-stay overnight accommodations and conference centre/event space are secondary and complementary uses that support the existing estate winery and agri-tourism function of the property. The proposed uses are limited in scale, located within the existing building footprint, and will not remove active agricultural lands from production or constrain the ongoing agricultural operation.

The proposal also addresses the Town's secondary use policies. The proposed uses are located within the existing developed area of the property, avoid the active Good Grape/Good Tender Fruit lands, and are separated from surrounding agricultural lands by existing roads, built features, adjacent non-agricultural uses and natural features. The subject site is serviced by municipal water and sanitary services, a characteristic of the subject site that is unique as compared to other agricultural properties in Town, and the supporting servicing materials confirm that the proposed development can be accommodated. Adequate parking and access are also provided on-site, and detailed matters related to vehicular access,

parking, grading, stormwater management, buffering and landscaping can be further addressed through the future site plan approval process.

Despite the above-stated opinion that the proposed development conforms to the Town's Official Plan, the Town has requested, through the pre-submission consultation process, that an Official Plan Amendment be submitted to establish a site-specific policy recognizing the existing and proposed uses on the subject site.

The site-specific policy being requested through the proposed Official Plan Amendment recognizes and reinforces the agricultural policy framework of the Town's Official Plan. Overall, the proposal conforms to the Official Plan by maintaining the existing vineyard and estate winery uses, supporting compatible secondary agri-tourism uses, and ensuring that the proposed development remains limited in scale and appropriately integrated within the existing agricultural and winery context. A detailed policy analysis and references to the Town's Official Plan is provided in **Appendix 'C'**.

3.5 GUIDELINES ON PERMITTED USES IN ONTARIO'S PRIME AGRICULTURAL AREAS

The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas provide additional guidance for interpreting and applying provincial policy direction for agricultural uses, agriculture-related uses and on-farm diversified uses in prime agricultural areas. The Guidelines recognize that on-farm diversified uses can support farm operators by providing opportunities to diversify farm income, accommodate value-added and agri-tourism uses, and support the ongoing viability of agricultural operations, provided such uses remain secondary to the principal agricultural use, are limited in area, and are compatible with surrounding agricultural operations.

On the subject site today, the lands can be divided into two categories: the agricultural use (the vineyard), and the on-farm diversified use (the remaining portion of the property containing the estate winery and associated buildings, parking and landscaped areas). The proposal does not change the balance of what is considered to be an agricultural use vs. an on-farm diversified use on the property, as such, there is no proposed increase to the on-farm diversified use. Therefore, the proposal satisfies the intent of the Guidelines in maintaining agriculturally productive lands (the vineyard) as they are today. Further, the proposed new farm-stay overnight accommodations and conference centre/event space will remain secondary to the principal agricultural use, and be contained within the existing building footprint. Although the combined on-farm diversified uses exceed the guideline 2% area threshold of the Guidelines for on-farm diversified uses, there is no change from the area previously used for on-farm diversified uses and it does not result in the conversion or fragmentation of any active agricultural lands, as the proposed development will utilize an existing developed area and former cannery foundation.

It is important to recognize that the maximum lot coverage threshold of 2% is a guideline, and not a policy requirement. It is intended to ensure that on-farm diversified uses are limited in area and do not result in the loss or fragmentation of active agricultural lands. Section 2.3.1 of the Guidelines describes the intent of what “limited in area” means, stating the following:

“The “limited in area” requirement should be based on the total land area that is unavailable for agricultural production as a result of the on-farm diversified use (i.e., the footprint occupied by the use, expressed as a percentage of lot coverage). The area calculation should account for all aspects related to an on-farm diversified use such as buildings, outdoor storage, landscaped areas, berms, well and septic systems, parking and new access roads”.

This clarification in the Guidelines clarifies our interpretation that all of the lands associated with the estate winery, or as otherwise described, the lands not being used for agricultural purposes (the vineyard), are considered to be the on-farm diversified use. As such, the changes proposed through the proposed development do not impact the actual size of the on-farm diversified use. However, we also interpret the Guidelines to limit the physical footprint of uses. Although the combined existing and proposed on-farm diversified uses exceeds the recommended 2% coverage threshold, the proposed small-scale uses are entirely contained within an existing building footprint. Similarly, while additional parking spaces are proposed (beyond those that currently exist on site), the general extents of the proposed parking lot and surrounding landscaped areas are similar to what exists today, as part of the existing on-farm diversified use, with no impact at all on existing agriculturally productive lands.

As noted throughout this document, all of the existing and proposed on-farm diversified uses are and will be located within the footprint of existing buildings, and the parking area, while being slightly expanded to accommodate additional parking spaces, will not impact the agriculturally productive lands on the subject site in any way. The proposed development therefore meets the intent of the Guidelines by protecting the agricultural land base while supporting a complementary agri-tourism use associated with the existing estate winery operation. All other applicable Zoning By-law provisions, including landscaping requirements, will continue to be satisfied.

As such, the proposal maintains the agricultural land base while supporting the adaptive reuse and revitalization of existing buildings on the property.

The proposed uses will also remain compatible with surrounding agricultural operations and will not hinder the continued use of the subject site or surrounding lands for agriculture. The subject site is serviced by municipal water and sanitary services, and the proposal will maintain the rural and agricultural character of the area through the retention of substantial landscaped open space and the continued

operation of the estate winery. Overall, the proposal supports the intent of the Guidelines by enabling a limited, compatible and agriculture-supportive on-farm diversified use within the existing developed portion of the property. A detailed analysis of the Guidelines and associated references is provided in **Appendix 'C'**.

3.6 TOWN OF NIAGARA-ON-THE-LAKE TOURISM STRATEGY AND ACTION PLAN (2024-2028)

The Town of Niagara-on-the-Lake Tourism Strategy and Action Plan (2024-2028) establishes a coordinated framework to strengthen Niagara-on-the-Lake's visitor economy while balancing tourism growth with resident wellbeing, business support, and long-term community sustainability. The strategy positions the Town as an "extraordinary destination" known for natural beauty, food and wine, and cultural experiences.

The Strategy and Action Plan is organized around four main priorities: governance and destination management; product and experience development; visitor infrastructure and investment attraction; and destination marketing. Major actions include maintaining a dedicated Town tourism lead, using Municipal Accommodation Tax revenues to support infrastructure and implementation, improving tourism data collection, creating business supports and visitor-friendliness tools, developing "Experience Corridors", and preparing a wayfinding strategy. The strategy also calls for investment readiness work, transportation and parking solutions, waterfront access review, and stronger alignment between tourism planning and broader economic development objectives.

Overall, the document is intended to be an implementation-focused roadmap, and sets out lead partners, timelines, priority levels, and estimated budgets for recommended actions. Its central goal is to create a more coordinated, accountable, and sustainable tourism ecosystem that improves the visitor experience, supports local businesses, protects community values, and strengthens Niagara-on-the-Lake's position as a premium year-round destination.

The document names Lakeshore Road as one of the Town's "Experience Corridors", along with identifying strategies and priorities to attract new products and experiences to these corridors, including overnight stays. The proposed development supports the implementation of the Strategy and Action Plan by bolstering the existing on-farm diversified uses to create a comprehensive visitor experience, including the expansion of overnight accommodations that currently exist on the subject site. The goal is to create a cohesive and immersive agricultural destination within the Town that is rooted in the ongoing function of the agricultural use and associated estate winery, in-line with the Town's Strategy and Action Plan to further develop Lakeshore Road into an "Experience Corridor".

4 CONCLUSION

The subject site at 1339 Lakeshore Road is uniquely positioned within the Town's agricultural area to accommodate the proposed development. As an estate winery that is directly connected to municipal water and sanitary services, a legacy of the site's industrial history as a large-scale fruit and vegetable cannery, the proposed development can proceed entirely within the existing building footprint, at no additional environmental burden, with no reduction to wine production capacity, no loss of vineyard acreage, and no conversion of agriculturally productive lands. This combination of characteristics cannot be replicated elsewhere in the Town's agricultural area, and it is this unique condition that fundamentally distinguishes the subject site from others in the Town's agricultural area.

As demonstrated throughout this Planning Justification Report, the proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the Greenbelt Plan (2017). Critically, Policy 4.5.4 of the Greenbelt Plan expressly permits expansions to existing buildings and conversions of legally existing uses in the Protected Countryside where new municipal services are not required. The subject site satisfies this condition where virtually no other agricultural property in the Town can, because of its direct connection to existing municipal water and sanitary infrastructure. The proposal will not expand into key natural heritage features, key hydrologic features, or associated vegetation protection zones, and all development will remain within the existing building footprint and outside of the stable top of slope and associated buffer, as confirmed through site staking undertaken with the Niagara Peninsula Conservation Authority.

The proposed farm-stay overnight accommodations and conference centre / event space are on-farm diversified uses that are secondary to, and supportive of, the principal agricultural (vineyard use) use, and associated within the permitted estate winery use of the property. The development is grounded in the "Agriturismo" model, a concept rooted in celebrating active farming as the basis for rural tourism, and has been designed so that all proposed uses remain subordinate to and dependent upon the ongoing vineyard and associated winery operation. Guests will eat, learn and stay on site, immersed in the culture and production of the winery. This is not a standalone hospitality project; it is the natural extension of an established agricultural destination.

The proposed development also directly advances the Town's own stated tourism objectives. The Tourism Strategy and Action Plan (2024-2028), prepared in collaboration with CBRE, designates Lakeshore Road as one of the Town's five "Experience Corridors" and identifies strategies and priorities to attract new products and experiences to these corridors, including overnight stays. The proposed development fills that gap on a site the Town itself has identified as a

priority corridor for product and experience development. Approval of this application is not only consistent with the Town's planning framework; it is responsive to the Town's own investment in defining where and how it wants tourism to grow.

At the municipal level, the proposed Official Plan and Zoning By-law Amendments conform to the Niagara Region Official Plan (2022) and the Town of Niagara-on-the-Lake Official Plan (2017). The proposed uses are limited in scale, located within the existing building footprint, and will not remove active agricultural lands from production or constrain the ongoing agricultural operation in any respect. No height variance is required, and the proposed new structure is designed within the permitted 11-metre maximum building height for estate wineries. The 58-room count is not an arbitrary figure; it is the maximum the physical constraints of the existing cannery footprint permit. Parking exceeds minimum requirements by 48 spaces. Existing municipal services have confirmed capacity for the proposed development, as set out in the Functional Servicing and Stormwater Management Brief prepared by R.V. Anderson Associates Limited. Detailed matters related to access, grading, stormwater management, buffering and landscaping will be addressed through the future site plan approval process.

The proposed Official Plan and Zoning By-law Amendments represents a sensitive and contextually appropriate development on the subject site that appropriately balances the need to preserve and protect agricultural lands with the opportunity to grow a thriving agricultural business within one of Canada's top destinations for agri-tourism and the wine industry. The development is compatible with the surrounding agricultural area, can be adequately serviced, and will not result in adverse impacts on adjacent properties, natural heritage features or productive agricultural lands. It is our opinion that the proposed development is consistent with provincial policy, conforms to regional and municipal planning frameworks, supports the Town's own tourism and economic development objectives, represents good planning, and is in the public interest.

APPENDIX 'A'

DRAFT OFFICIAL PLAN AMENDMENT

DRAFT
THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
NO. XX-26
OFFICIAL PLAN AMENDMENT
1339 LAKESHORE ROAD

The Council of the Corporation of the Town of Niagara-on-the-Lake, in accordance with the provisions of Section 17 of the Planning Act, hereby enacts as follows:

1. Amendment **No. XX** of the Town of Niagara-on-the-Lake Official Plan, consisting of the attached explanatory text is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this ____ day of _____, 2026.

LORD MAYOR

TOWN CLERK

Certified that the above is a true copy of By-law **No. XX** as enacted and passed by the Council of the Town of Niagara-on-the-Lake.

TOWN OF NIAGARA-ON-THE-LAKE

PART A – THE PREAMBLE –

This part does not constitute part of this Amendment.

PART B – THE AMENDMENT –

This part consists of text and schedule, which constitutes Official Plan Amendment No. XX to the Town of Niagara-on-the-Lake Official Plan, approved on _____, 2026.

PART A – THE PREAMBLE

The preamble does not constitute part of this Amendment.

Purpose

The purpose of this Amendment is to establish a site-specific exception within Section 7.5 of the Official Plan, to recognize a number of uses as being permitted on the subject site, including an estate winery and associated on-farm diversified uses, including a retail store, restaurant, conference centre, and overnight accommodation (farm-stay) with no more than 58 overnight accommodation (farm-stay) rooms.

Basis

The basis of this Amendment is as follows:

1. The Provincial Planning Statement sets the policy foundation for the development and use of land while protecting resources of provincial interest, public health and safety, as well as the natural and built environment.

The subject site is located within the Town's agricultural area, where agricultural uses and associated on-farm diversified uses are permitted. The proposed development will maintain the existing agricultural use and estate winery use of the property while introducing additional on-farm diversified uses to further strengthen the Town's tourism economy.

2. The Greenbelt Plan identifies areas where urbanization should not occur in order to provide permanent protection to the agricultural land base and ecological features and functions. All lands within the Town of Niagara-on-the-Lake are within the Greenbelt Plan Area.

The majority of the lands within the Town are designated "Protected Countryside – Tender Fruit and Grape Lands", including the subject site, permitting agricultural uses and on-farm diversified uses.

3. The Niagara Region Official Plan, 2022, sets out high-level land uses, as well as direction with respect to agriculture and rural areas, climate change, growth management, housing, the Greenbelt, transportation, water resources, and other policies. The Niagara Region Official Plan, 2022, provides a planning horizon to the year 2051. The Niagara Region Official Plan, 2022, identifies the subject site as being within the Specialty Crop Area.

The proposed development consists of the following additional components and elements of change:

- Addition of on-farm diversified use – small-scale farm-stay accommodations (58 rooms total) and associated spa amenities for overnight guests only;
- Addition of on-farm diversified use – an event space within the space currently occupied by the wine production operations to function as a learning venue for guests as well as for hosting events outside of the hours of operation for the winery use (the space would be shared between wine production and event space uses); and
- Reconfiguration of parking lot to accommodate additional parking spaces on the subject site and to remove all existing asphalt and replace it with permeable material (such as crushed gravel) to reinforce the agricultural characteristics of the area.

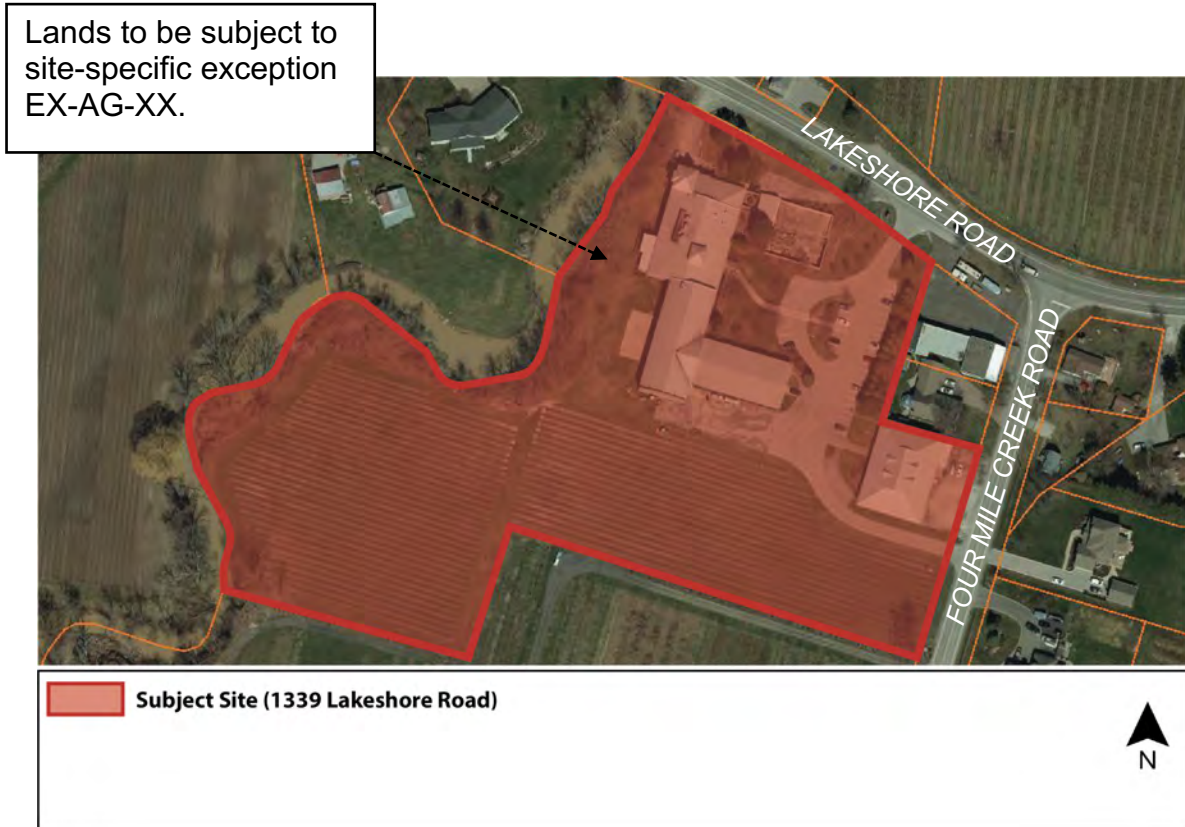
PART B – THE AMENDMENT

All of this part of the document entitled 'Part B – The Amendment' consisting of the following text and map changes constitutes Amendment No. XX to the Official Plan of the Town of Niagara-on-the-Lake.

Details of the Amendment

1. That Schedule "A" Land Use Plan is amended by Schedule "1" attached hereto and forming part of this amendment, identifying:
 - a. The lands to be subject to site-specific Exception EX-AG-XX.
2. That Section 7.5 of the Official Plan is amended by adding the following site-specific exception:

"EX-AG-XX Notwithstanding any other policy of this Plan, on-farm diversified uses on the existing estate winery are permitted, including a retail store, restaurant, conference centre, and overnight accommodation (farm-stay) with no more than 58 overnight accommodation (farm-stay) rooms and associated spa amenities for overnight guests only."



***SCHEDULE 1 ATTACHED TO OFFICIAL PLAN AMENDMENT
NO. XX BEING AN AMENDMENT TO SCHEDULE "A" OF THE
OFFICIAL PLAN OF THE TOWN OF NIAGARA-ON-THE-LAKE***

LORD MAYOR

TOWN CLERK

APPENDIX 'B'

DRAFT ZONING BY-LAW AMENDMENT

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. XX - 26**

1339 Lakeshore Road

A BY-LAW TO AMEND BY-LAW NO. 500A-74, AS AMENDED, ENTITLED TOWN OF NIAGARA-ON-THE-LAKE ZONING BY-LAW.

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. That Subsection 21.A, Special Exceptions is hereby amended by deleting all provisions within Section 21.A.69 and replacing them with the following provisions:

“21.A.69 1339 LAKESHORE ROAD (STREWN WINERY):

1. Schedule “A” of By-law 500A-74, as amended is further amended by rezoning those lands shown on Schedule “A” (*) attached hereto and forming part of this By-law to a “Rural (A) – site specific Zone”.

2. In addition to the provisions of a Rural (A) Zone, an Estate Winery subject to the following special provisions shall be permitted on the subject lands:

- Minimum lot area..... 3.76 ha.

- Minimum Building setbacks as shown on Schedule 'B'
- Maximum building height of cupola 12.5 m
- Maximum building height 11.0 m

3. In addition to those uses permitted in a "Rural (A) Zone" the following secondary uses (on-farm diversified uses) shall also be permitted only in association with and accessory to the Estate Winery:

- Farm-stay overnight accommodations (maximum 58 farm-stay overnight accommodation rooms) and associated spa amenities for overnight guests only
- Conference Centre (event space)
- Retail (including tasting room)..... 400 m²
- Restaurant 250 m²
- Outdoor Patio..... 190 m²

4. Notwithstanding any other provisions of this by-law, balconies and architectural projections are permitted to encroach into the minimum side yard setbacks shown on Schedule 'B'.

5. Notwithstanding the parking provisions of Zoning By-law 500A-74, as amended, off street parking for all secondary uses shall be 1 (one) parking space for every 18.5 m² of floor area devoted to the secondary use (on-farm diversified use) for those lands shown on Schedule "A" attached hereto and forming part of this by-law.

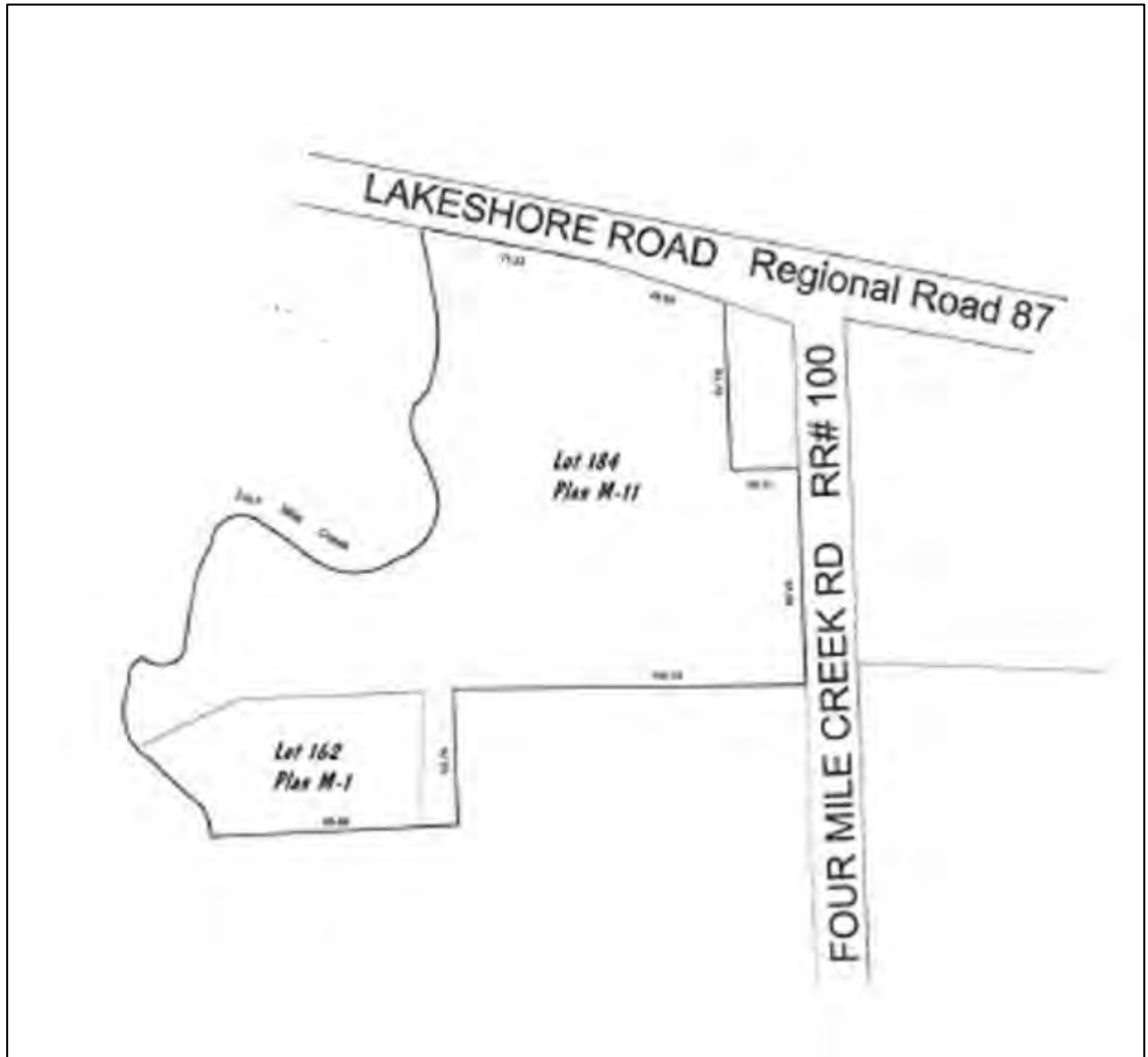
2. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS _____ DAY OF _____, 2026.

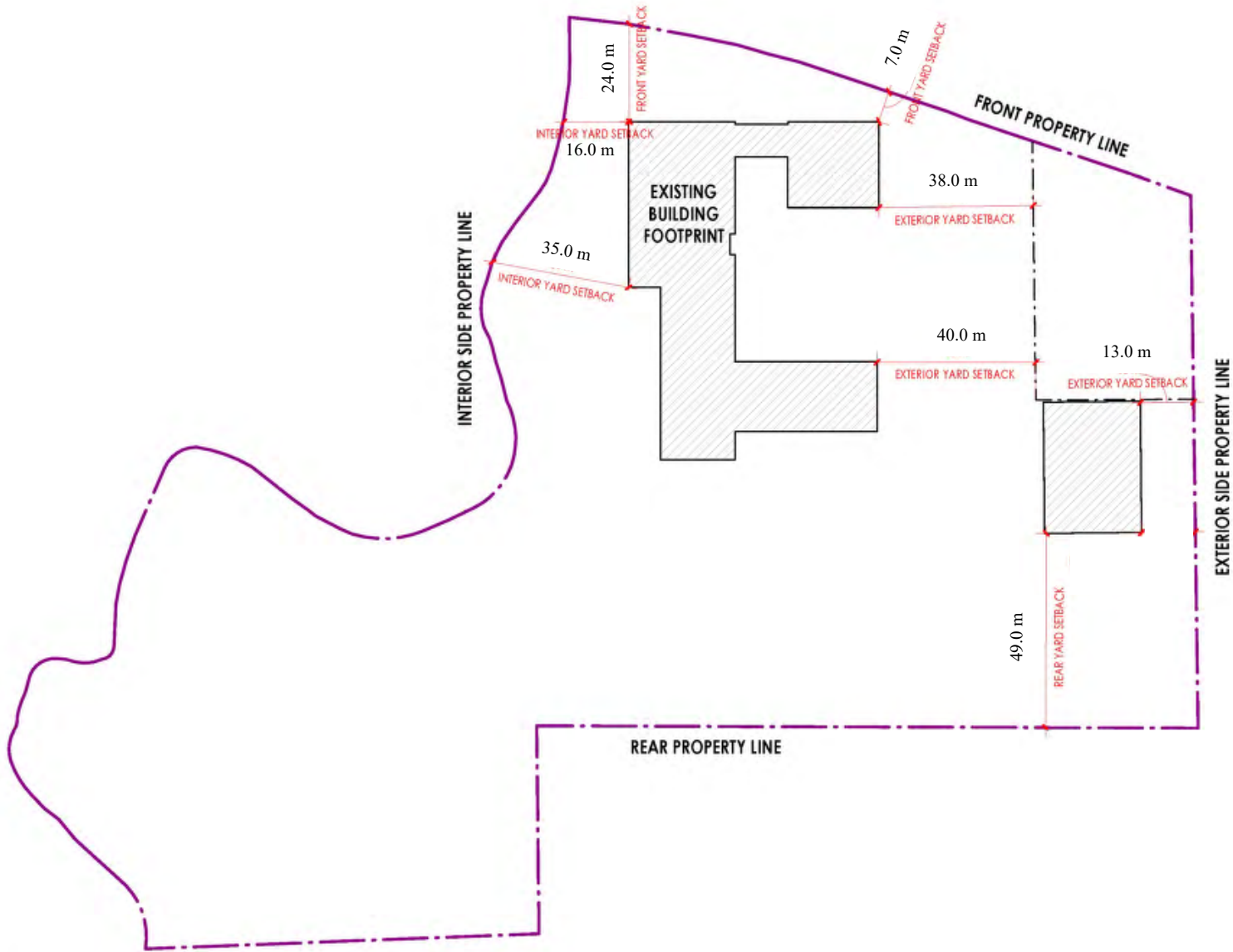
LORD MAYOR

TOWN CLERK

Schedule 'A'



Schedule 'B'



Appendix 'C'

Policy and Guideline Consistency/Conformity Matrix

	Policy/Guideline Ref.	Policy/Guideline	Response
	Provincial Planning Statement		
	Definition	On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.	The proposal will maintain the principal agricultural use on the subject site (vineyard), and the existing secondary uses including but not limited to an estate winery and associated restaurant and retail uses, while expanding the secondary uses to include farm-stay overnight accommodations and a conference centre (event space). The farm-stay overnight accommodations and conference centre (event space) uses are limited to the existing building's footprint, and therefore do not expand or erode the principal agricultural use on the subject site. Further, the proposed farm-stay overnight accommodations and conference centre (event space) uses are also considered on-farm diversified uses, as agri-tourism uses include overnight accommodations (and the proposed use is supportive of the agricultural use of the property, and small in scale, limited to 58 rooms).
	Definition	Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.	The proposed farm-stay overnight accommodations as a secondary use to the principal agricultural use meets the agri-tourism definition within the Provincial Planning Statement (PPS), which specifically contemplates small scale accommodations uses related to the farm operation. The proposed farm-stay overnight accommodations use is limited to 58 units. The proposed use is similar to other existing secondary uses and will complement the existing agricultural/estate winery uses, enabling guests to enjoy wine tours, the restaurant and agricultural-related events. The proposed small scale overnight accommodations use supports the agri-tourism industry and meets the definition of an on-farm diversified use.
	4.3.1.1	Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.	The agricultural system approach is intended to support the protection of farmland and the viability of the agri-food sector. The agricultural system is comprised of the agricultural land base such as prime agricultural areas and specialty crop areas, and the agri-food network. The proposed development will introduce small-scale farm-stay overnight accommodations use and conference centre (event space) within the existing building's footprint (see Site Plan). As such the proposed development will maintain the existing vineyard, maintaining the agricultural land base, while introducing additional secondary uses that will complement and support the estate winery and primary agricultural (vineyard) use, while introducing additional employment and agri-tourism opportunities within the Town.
	4.3.1.2	As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.	The proposed small scale overnight accommodations and conference centre (event space) uses will be located within the existing building's footprint, as shown on the Site Plan. The existing vineyard (the existing agriculturally productive lands), which is considered to be on specialty crop lands, is maintained and protected for the long term.

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Policy and Guideline Consistency/Conformity Matrix

	Policy/Guideline Ref.	Policy/Guideline	Response
	4.3.2	<p>Permitted Uses</p> <p>1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.</p>	<p>As previously described, the proposed development will maintain the existing vineyard as the principal use on the subject site, while introducing additional on-farm diversified uses (secondary uses) including a small-scale farm-stay overnight accommodations use, as well as a conference centre (event space), which meet the provincial definition of on-farm diversified uses - as complimentary uses to the existing estate winery. The proposed small-scale farm-stay overnight accommodations use is considered compatible, as the use can be accommodated on the subject site without impacting the existing agricultural land base or the winery operations. As shown on the proposed site plan, the proposed parking spaces exceed the minimum required parking spaces by 48 spaces. Further, there are existing municipal services (water and wastewater) at the property, which enable the existing uses to operate today. The proposed development will continue to utilize the existing services, and the Servicing Brief submitted in support of the proposed development confirms there is sufficient capacity to service the proposed development.</p>
Greenbelt Plan			
	Definition	<p>On-farm diversified uses: Means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.</p>	<p>The proposed development involves the addition of small-scale farm-stay overnight accommodations and conference centre (event space) uses that are considered to be secondary uses (on-farm diversified uses) to the principal agricultural (vineyard) use on the subject site. The small-scale farm-stay overnight accommodations and conference centre (event space) uses meet the definition of agri-tourism uses as set out in the Provincial Planning Statement, and is therefore they are considered to be on-farm diversified uses.</p>
	1.2.2	<p>To enhance our urban and rural areas and overall quality of life by promoting the following matters within the Protected Countryside:</p> <p>1. Agricultural Viability and Protection</p> <p>a) Protection of the specialty crop area land base while allowing agriculture-supportive infrastructure and value-added uses necessary for sustainable agricultural uses and activities;</p> <p>b) Support for the unique nature of specialty crop areas as our vital fruit and vegetable growing regions, which include:</p> <p>i. The Niagara Peninsula specialty crop area, a destination for and centre of agriculture focused on the agri-food sector and agri-tourism related to grape and tender fruit production;</p> <p>3.Culture, Recreation and Tourism</p> <p>c)Enabling continued opportunities for sustainable tourism development.</p>	<p>As previously described, the proposed farm-stay overnight accommodations and conference centre (event space) uses are located within the existing building footprint. As such, the existing vineyard which is considered a specialty crop area is maintained and protected, while introducing value-added uses that will support the viability of the agricultural uses and activities. The proposed uses will be introduced onto the subject site while maintaining the primary agricultural use on the property, as it exists today, without disruption to the agricultural system. As the proposed uses are limited to areas already built upon, they will not result in any reduction of the vineyard nor landscaping on the subject site. Further, the proposed small-scale uses will support opportunities for tourism related to the estate winery.</p>

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Policy and Guideline Consistency/Conformity Matrix

	Policy/Guideline Ref.	Policy/Guideline	Response
	3.1.2.1	All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses are permitted based on the provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with and shall not hinder surrounding agricultural operations.	As previously described, the proposed development will maintain the existing vineyard as the principal use on the subject site, while introducing additional secondary on-farm diversified uses (as part of the estate winery) that meet the definition of an on-farm diversified use. The proposed small scale farm-stay overnight accommodations and conference centre (event space) uses are considered to be compatible with the existing estate winery operations as described previously, and will not impact the surrounding agricultural operations and immediately adjacent uses (consisting of agricultural, commercial and rural residential uses).
	4.5.4	Expansions to existing buildings and structures, accessory structures and uses and/or conversions of legally existing uses which bring the use more into conformity with this Plan are permitted subject to a demonstration of the following: a) Notwithstanding section 4.2.2.2, new municipal services are not required; and b) The use does not expand into key natural heritage features or key hydrologic features or their associated vegetation protection zones, unless there is no other alternative, in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure.	As previously described, the proposed farm-stay overnight accommodations and conference centre (event space) uses will be constructed within the existing building footprint on the subject site, and as such, policy 4.5.4 applies. With respect to criteria a), the subject site is already serviced by municipal services, and therefore does not require new municipal services. With respect to criteria b), the proposed secondary uses are located within existing buildings and structures, outside of the natural heritage system or key hydrologic features or vegetation protection zones. Therefore the proposed development meets the criteria.
	4.5.5	Expansions or alterations to existing buildings and structures for agricultural uses, agriculture-related uses or on-farm diversified uses and expansions to existing residential dwellings may be considered within key natural heritage features, key hydrologic features and their associated vegetation protection zones if it is demonstrated that: a) There is no alternative, and the expansion or alteration in the feature is minimized and, in the vegetation protection zone, is directed away from the feature to the maximum extent possible; and b) The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.	See response to policy 4.5.4 above.
Niagara Region Official Plan			
	Definition	On-farm diversified uses: On a farm; secondary use; limited in area; includes, but is not limited to, home occupations, home industries, agri-tourism uses and value-added uses; compatible with surrounding agricultural operations.	The proposed small-scale farm-stay overnight accommodations and conference centre (event space) uses are secondary uses to the principal agricultural use of the subject site, which meet the agri-tourism definition (contemplating small scale hotel uses and other uses that promote the enjoyment, education or activities related to the farm operation). The proposed farm-stay overnight accommodations use is limited to 58 accommodation rooms, which will complement the existing agricultural/estate winery uses, enabling guests to enjoy wine tours, the restaurant, and to stay over night at the property to gain a full farm-stay experience. The proposed uses support agri-tourism and meet the definition of an on-farm diversified use.

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Policy and Guideline Consistency/Conformity Matrix

	Policy/Guideline Ref.	Policy/Guideline	Response
	4.1.2.1	Specialty crop areas shall not be redesignated in official plans for non agricultural uses. Non-agricultural uses may be permitted subject to Policies 4.2 to 4.6 of the Greenbelt Plan and Section 4.1.3 of this Plan.	The Official Plan Amendment does not contemplate a redesignation. Rather, an exception is proposed to permit the additional proposed uses, as on farm diversified uses.
	4.1.2.2	In specialty crop areas, all existing uses lawfully used for such purpose prior to December 16, 2004 are permitted. In specialty crop areas, single detached dwellings and accessory structures are permitted on existing lots of record, provided they were zoned for such or permitted through other regulation as of December 16, 2004.	Not applicable. The existing and proposed uses are not legal non-conforming uses; Rather, the existing estate winery use is permitted, along with a range of existing on-farm diversified uses (secondary uses). The proposed additional secondary uses (on-farm diversified uses) will likewise be secondary to the principal agricultural use.
	4.1.2.3	In specialty crop areas and prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses are permitted.	The proposed development maintains the existing size and intensity of the agricultural use/estate winery, while introducing additional and compatible on-farm diversified uses within the area already occupied by on-farm diversified uses.
	4.1.2.4	Prime agricultural areas within the Greenbelt Plan as identified on Schedule F are subject to the prime agricultural area policies of this Plan.	Please see responses below.
	4.1.7.3	Agricultural uses, agriculture-related uses and on-farm diversified uses are permitted in the following areas: a. specialty crop areas; b. prime agricultural areas; and c. rural lands.	The subject site is located within the Specialty Crop Area, and the proposed development maintains the existing agricultural use while introducing a additional compatible secondary uses that meet the definition of an on-farm diversified use.
	Table 4-1	On-Farm Diversified Uses: Description: On a farm; secondary use; limited in area; includes, but is not limited to, home occupations, home industries, agri-tourism uses and value-added uses; compatible with surrounding agricultural operations Examples include, but are not limited to: a. agri-tourism uses b. pick-your-own operation c. home occupations	The proposed farm-stay overnight accommodations and conference centre (event space) uses are secondary uses to the principal agricultural use of the property, which meets the definition of agri-tourism uses (specifically contemplating small scale hotel uses and other uses that promote the enjoyment and education of agriculture). Further, the proposed uses are limited in area (within the existing building footprint), and limited in size by capping the number of proposed overnight accommodations rooms at a maximum of 58 rooms.
	4.1.7.4	Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations.	The proposed farm-stay overnight accommodations and conference centre (event space) uses are considered complementary and compatible with the principal agricultural use as well as the existing secondary uses on the property (estate winery and associated restaurant and retail store). As previously described in response to policy 4.3.2 of the PPS, there is sufficient parking proposed to accommodate the proposed uses (with an excess of 48 parking spaces), as well as sufficient infrastructure capacity. With the immediate adjacent uses including rural residential, commercial and agricultural uses, the introduction of 58 farm-stay overnight accommodations rooms and a conference centre (event space) are not anticipated to result in adverse impacts as a result of the established separation distances that currently exist on the property (and are proposed to be carried forward through the site specific zoning by-law amendment proposed).

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	Policy/Guideline Ref.	Policy/Guideline	Response
	4.1.7.5	Agriculture-related uses and on-farm diversified uses shall be consistent with the provisions of the Provincial Policy Statement, and conform to the Growth Plan, Greenbelt Plan, and Niagara Escarpment Plan.	The proposed farm-stay overnight accommodations and conference centre (event space) uses are considered to be on-farm diversified uses, consistent with the Provincial Planning Statement and conforming to the Greenbelt Plan, as described previously.
	4.1.7.6	On-farm diversified uses shall be: a. located on a farm; b. secondary to the principal agricultural use of the property; c. limited in area; and d. compatible with, and shall not hinder, surrounding agricultural operations.	The proposed uses are located on an estate winery site and are secondary uses to the principal agricultural (vineyard) use. The proposed uses are limited in area (limited to the existing building footprint). With respect to compatibility, the proposed uses will not hinder the existing agricultural operations on the subject site. With respect to compatibility with adjacent uses, there will be no adverse impacts on adjacent properties due to the separation distances and buffers, as described in response to Policy 4.1.7.4 of the Niagara Region Official Plan.
	4.1.7.7	The appropriate scale for on-farm diversified uses may vary depending on the type of use and whether the activities are located in the specialty crop area or in other prime agricultural areas. The following criteria shall be considered when reviewing applications for proposed agriculture-related uses: a. whether the proposed activity is more appropriately located in a nearby settlement area or on rural lands; b. whether the use is required for or in close proximity to the agricultural operation for it to support and complement the agricultural activity; c. the extent to which the use is compatible with the existing farming operation and surrounding farming operations; d. whether the scale of the activity is appropriate to the site and farming operation; e. whether the use is consistent with and maintains the character of the agricultural area; f. the use does not generate potentially conflicting off-site impacts; g. the activity does not include a new residential use; h. the use is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and private sewage treatment systems; i. the use does not require significant improvements to infrastructure; and j. the use complies with all other applicable provisions of this Plan.	Although the subject site is located within a Specialty Crop Area, the proposed development is contained within an existing built-up area on the property, specifically within the footprint of existing buildings. Therefore, the proposed development is outside of the area that is currently being farmed for agricultural purposes. With respect to criteria a., the proposed small-scale uses are appropriate on the subject site, as they will further complement the existing secondary uses (restaurant and retail) related to the estate winery, bolstering the existing farm-to-table experience for visitors while expanding the agri-tourism economy in the Town. Regarding criteria b., the proposed uses are required to be in close proximity to the estate winery use to allow visitors to stay on the subject site without having to travel between destinations. With respect to criteria c., the proposed uses are compatible with the existing estate winery, as the proposed uses can be accommodated without any impact to the existing estate winery operations. Further, with the number of overnight accommodation rooms limited to 58 rooms, the proposed small-scale farm-stay overnight accommodations use is not anticipated to create any impacts related to traffic for the surrounding agricultural uses (and all required parking can be accommodated on site).

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	Policy/Guideline Ref.	Policy/Guideline	Response
	4.1.7.7 (continued)		<p>Regarding criteria d., the proposed scale is appropriate, as the proposed heights and density permissions conform to the Town's Zoning By-law provisions while representing a context-sensitive improvement to an existing building, within an existing building footprint (compatible with the agricultural character of the property and surroundings).</p> <p>Regarding criteria e., the proposed building is designed to meet the Town's Zoning By-law provisions, ensuring it is compatible with the existing character of the surrounding area, with the Zoning By-law limiting further expansion of the buildings. Further, as shown within the Architectural Drawings package, the proposed materiality is intended to complement the surrounding character and rural context.</p> <p>Regarding criteria f., the proposed uses have been designed to minimize impacts on surrounding agricultural and rural lands through appropriate setbacks, buffering, and the retention of the existing built form and relationship to all property lines. The proposed development is contained within an existing developed area of the property and will not remove lands from agricultural production or interfere with ongoing agricultural operations.</p>
	4.1.7.7 (continued)		<p>Regarding criteria g., the proposed uses are not residential uses.</p> <p>Regarding criteria h., the subject site is unique, as it is serviced by municipal services. As such, this criterion is met.</p> <p>Regarding criteria i., refer to the response to criteria h. Regarding criteria j., refer to this response table.</p>
	4.1.7.9	Local Area Municipalities are encouraged to utilize site plan control to regulate the impact of agriculture-related uses and on-farm diversified uses, in relation to entrances, parking and loading facilities, signage, grading and storm water drainage, buffering and landscaping, and landscape protection.	The proposed development will be subject to a future site plan approval application.

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	Policy/Guideline Ref.	Policy/Guideline	Response
Town of Niagara-on-the-Lake Official Plan			
	7.3.1	<p>In the agricultural designation the following uses shall be permitted:</p> <p>Main Uses: The main use permitted is agriculture including all types of farming, their related buildings and structures, the farm residence, the raising of animals and fowl, market gardening, greenhouses and nurseries, forestry and reforestation.</p> <p>Conservation of water, soil, wildlife and other natural resources in their natural state is also permitted.</p> <p>Secondary Uses:</p> <p>Uses permitted with a Main Use:</p> <ul style="list-style-type: none"> - roadside produce outlets - farm wineries - home industries and occupations including bed & breakfasts - group homes - accessory buildings and structures - farm help houses and additional farm dwellings for seasonal or full time farm help <p>Uses permitted independent of a Main Use:</p> <ul style="list-style-type: none"> - agricultural markets - estate wineries - small scale industrial and commercial activities that are directly related to and serve agriculture and require a location in close proximity to farms. Provided that such uses are not in conflict with the Niagara Escarpment Plan, as amended from time to time and it is not possible for such uses to locate in Urban Areas. Such uses should also be located so that their effect on surrounding prime agricultural land and viable farm operations is minimized. - retirement lots 	<p>The main use on the subject site will continue to be an agricultural use (vineyard) with an “estate winery” permitted as an independent use. The proposed small-scale farm-stay overnight accommodations and conference centre (event space) uses meet the intent of the permitted “home industries and occupations, including bed and breakfasts.” The proposed overnight accommodations use is limited to 58 rooms, and will function similarly to a bed and breakfast operation in terms of scale, while remaining clearly secondary and complementary to the main agricultural use, as well as the estate winery use.</p>

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Policy/Guideline Ref.	Policy/Guideline	Response
7.4	<p>The following policies shall apply to all lands designated for agricultural use:</p> <p>(3) SECONDARY USE POLICIES</p> <p>a) The following development policies shall apply to all secondary uses permitted in the agricultural designation.</p> <p>(i) Such uses shall avoid wherever reasonably practical Good Tender Fruit/Good Grape land as shown in the Regional Policy Plan.</p> <p>(ii) Such uses shall be encouraged wherever reasonably practical to locate on a relatively self-contained or isolated area separated from other agricultural lands by woodland, roads, railways or ravines.</p> <p>(iii) The location of the facility or use imposes no operating constraints or results in no reduction of the efficiency of any existing farms.</p> <p>(iv) An adequate and potable water supply shall be available and it shall be the responsibility of the applicant to provide a report on the adequacy of the water supply, if required by the Town or the authority having jurisdiction.</p> <p>(v) Soils shall be suitable or made suitable to support an individual waste disposal systems subject to the approval of the authority having jurisdiction.</p> <p>(vi) Adequate drainage and outlets shall be available for storm water run-off. Approval of drainage provisions may be required from the Town, the Region, the Ministry of Transportation and/or the Niagara Peninsula Conservation Authority and/or the Niagara Parks Commission.</p>	<p>The proposed uses are secondary uses to the principal agricultural use; therefore, the Secondary Use Policies under Section 3 a) apply.</p> <p>Regarding Section 3 a) i), pursuant to the former Region of Niagara Official Plan, the subject site is identified within the Unique Agricultural Area containing Good Tender Fruit/Good Grape lands. The proposed uses are limited to the footprint of the existing buildings. As such, the proposed use avoids the active agricultural areas of the property.</p> <p>Regarding Section 3 a) ii), as shown on the Site Plan, the proposed uses are contained within the existing developed area of the property, specifically within the existing building footprint. The proposed uses are separated from the agricultural lands on the subject site and buffered by Lakeshore Road to the north, the Ed Wiens garage to the east, and a creek corridor to the west.</p> <p>Regarding Section 3 a) iii), as demonstrated on the Site Plan and Architectural Drawing Package, the proposed uses do not constrain agricultural operations or result in a reduction of agricultural land on the subject site.</p> <p>Regarding Sections 3 a) iv) and v), the subject site is serviced by municipal water and sanitary services, with sufficient existing capacity available to accommodate the proposed development, as demonstrated by the servicing brief submitted in support of the proposed development. Accordingly, no private potable water supply or on-site waste disposal systems are required.</p>
7.4 (continued)	continued...	<p>Regarding Section 3 a) vi), the servicing brief confirms that the proposed development will be able to meet the required stormwater quality treatment standards and that there are no stormwater-related constraints that would preclude the proposed uses.</p> <p>Regarding Section 3 a) vii), the subject site currently has existing access points from both Lakeshore Road and Four Mile Creek Road. Any required access or servicing upgrades will be identified and addressed through a future Site Plan Approval application, but none have been identified by the Town or Region as of yet (with the exception of the closing of one access to Lakeshore Road, which we are proposing).</p>

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	Policy/Guideline Ref.	Policy/Guideline	Response
	7.4 (continued)	<p>(vii) Adequate entrances and exits to roads shall be so located as to minimize travel hazards. Ribbon development along roadways shall be discouraged.</p> <p>(viii) Adequate off-street loading, parking spaces and access points shall be provided for all commercial and industrial development. Access points shall be clearly defined by pavement breaks, landscaping, curbing or other acceptable means. Outside storage may be limited.</p> <p>(ix) The municipality may impose appropriate controls through available legislation to ensure that the hours of operation of any secondary use does not conflict with adjacent land uses.</p> <p>(x) The lands shall be appropriately zoned and, where necessary, a Development Agreement be entered into.</p> <p>(xi) Development on treed areas, steep slopes, ravines, watercourses and any other natural or cultural resource shall be avoided.</p>	<p>Regarding Sections 3 a) vii) and viii), as shown on the Site Plan, the Zoning By-law requires a total of 130 parking spaces, whereas the subject site provides 178 parking spaces, including accessible parking spaces. Therefore, sufficient parking is provided to accommodate the proposed development. Further, the Site Plan demonstrates that adequate access points are provided and clearly defined, and no outdoor storage is proposed.</p> <p>Regarding Section 3 a) ix), this criterion is a municipal direction and is not applicable to the proposed development.</p> <p>Regarding Section 3 a) x), the proposed Zoning By-law Amendment will ensure that the subject site is appropriately zoned to permit and regulate the proposed development.</p> <p>Regarding Section 3 a) xi), as shown on the Site Plan, the proposed development does not expand the building footprint into treed areas, steep slopes, ravines, watercourses, or other natural heritage features.</p>
	7.4 (continued)	<p>b) WINERIES Subject to the applicable general agricultural policies of this Plan Wineries are permitted subject to the following policies: Farm Wineries</p> <p>(i) Farm Wineries shall be permitted in the implementing zoning by-law as part of a farm operation. The minimum acreage required for a farm shall be specified in the implementing zoning by-law.</p> <p>(ii) The production of wine from a Farm shall be subject to the following criteria: a) all wines produced shall be made from fruit grown exclusively on site; b) all wines produced are to be made from fruit grown, crushed and fermented on site; c) all wines produced shall be bottled on site.</p> <p>iii) The retail sale of wine produced on site shall be permitted. The maximum retail floor space shall be limited in the implementing zoning by-law to 18.5 square metres (200 square feet) provided that it does not conflict with any minimum floor area requirement for licensing approval.</p>	<p>The existing estate winery use continues to conform to the Official Plan.</p> <p>Regarding Section 7.4 b) i), the Zoning By-law establishes a minimum lot area requirement, which the subject site continues to conform to.</p> <p>Regarding Section 7.4 b) ii), the existing estate winery produces wine that is grown, produced, and bottled on the subject site. The existing retail store is an existing condition that will be maintained through the proposed development. No adverse impacts are anticipated, as the existing and proposed uses, including required parking, can be fully accommodated on the subject site without spillover onto adjacent streets or neighbouring properties.</p>
Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas			
	Definition	On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.	Refer to response to Provincial Planning Statement Definition of On-farm diversified use.

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	Policy/Guideline Ref.	Policy/Guideline	Response
	2.3	A wide variety of uses may qualify as on-farm diversified uses based on the PPS definition, as long as they meet the criteria described below. On-farm diversified uses should be related to agriculture, supportive of agriculture or able to co-exist with agriculture without conflict. On-farm diversified uses are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and agri-tourism uses in prime agricultural areas.	Refer to response to Provincial Planning Statement Definition of On-farm diversified use.
	2.3.1	1. Located on a farm. "On-farm diversified uses must be located on a farm property that is actively in agricultural use. The on-farm diversified uses provisions in the PPS do not apply to small residential lots in the prime agricultural area."	Refer to response to Provincial Planning Statement Definition of On-farm diversified use. The proposed development will occur on agricultural lot, not a small residential lot.
	2.3.1	2. Secondary to the principal agricultural use of the property. "agricultural uses must remain the dominant use of the property".	Refer to response to Provincial Planning Statement Definition of On-farm diversified use. The proposed development will maintain the vineyard as the principal and dominant use on the subject site, with an estate winery also permitted. The proposed small-scale uses are secondary uses that will support both the principal agricultural use and associated estate winery.
	2.3.1	3. Limited in area. "The approach to the "limited in area" criterion is intended to: <ul style="list-style-type: none"> •achieve the balance between farmland protection required by the PPS and economic opportunities for farmers •improve consistency among municipalities in terms of the land area that could be used for such uses •level the playing field for different types of on-farm diversified uses •provide flexibility as on-farm diversified uses and owners change •simplify implementation". "Where available, uses should be within existing agricultural buildings or structures no longer needed to support agricultural production. Reusing existing buildings or structures can help to: <ul style="list-style-type: none"> •reduce the amount of farmland consumed •maintain the agricultural/rural character of the area •ensure existing buildings are kept in good repair or improved". 	The proposed development achieves an appropriate balance between protecting farmland and supporting economic opportunities by maintaining the agricultural use (vineyard) as the principal use and preserving the agricultural lands in situ, while introducing additional secondary uses within existing buildings and structures on the subject site to support the existing estate winery. The proposed development does not reduce the amount of farmland on the property and will maintain the rural character of the area while revitalizing the site.

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	Policy/Guideline Ref.	Policy/Guideline	Response
	2.3.1	<p>"If the area of a proposed on-farm diversified use exceeds the recommended area thresholds in these guidelines, give consideration to PPS Policy 2.3.6 on non-agricultural uses in the prime agricultural areas. On-farm diversified uses that are proposed to grow beyond the area limits, either incrementally or otherwise, are not supported.</p> <p>Since the PPS requires settlement areas to be the focus of growth and development, large-scale industrial and commercial buildings appropriate in settlement areas (due to servicing, accessibility, etc.) are not permitted in prime agricultural areas. It is recommended that the gross floor area of buildings for on-farm diversified uses be capped at a scale appropriate to prime agricultural areas. Municipalities may set the building size cap based on a maximum lot coverage ratio (i.e., proportion of the 2% of the property that may be used for on-farm diversified uses to be covered by buildings). Alternatively, municipalities may define maximum gross floor area limits numerically (e.g., maximum gross floor area for properties 15–20 ha is 600 m², and so on for different sized properties). Regardless of how the cap is set, the area of existing buildings should not be discounted when calculating the gross floor area of buildings for on-farm diversified uses."</p>	<p>On the subject site today, the lands can be divided into two categories: the agricultural use (the vineyard), and the on-farm diversified use (the remaining portion of the property containing the estate winery and associated buildings, parking and landscaped areas). The proposal does not change the balance of what is considered to be an agricultural use vs. an on-farm diversified use on the property, as such, there is no proposed increase to the on-farm diversified use. Therefore, the proposal satisfies the intent of the Guidelines in maintaining agriculturally productive lands (the vineyard) as they are today. Further, the proposed new farm-stay overnight accommodations and conference centre/event space will remain secondary to the principal agricultural use, and be contained within the existing building footprint. Although the combined on-farm diversified uses exceed the guideline 2% area threshold of the Guidelines for on-farm diversified uses, there is no change from the area previously used for on-farm diversified uses and it does not result in the conversion or fragmentation of any active agricultural lands, as the proposed development will utilize an existing developed area and former cannery foundation.</p>

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Policy and Guideline Consistency/Conformity Matrix

	Policy/Guideline Ref.	Policy/Guideline	Response
	2.3.1	continued...	<p>It is important to recognize that the maximum lot coverage threshold of 2% is a guideline, and not a policy requirement. It is intended to ensure that on-farm diversified uses are limited in area and do not result in the loss or fragmentation of active agricultural lands. Section 2.3.1 of the Guidelines describes the intent of what “limited in area” means, stating the following:</p> <p>“The “limited in area” requirement should be based on the total land area that is unavailable for agricultural production as a result of the on-farm diversified use (i.e., the footprint occupied by the use, expressed as a percentage of lot coverage). The area calculation should account for all aspects related to an on-farm diversified use such as buildings, outdoor storage, landscaped areas, berms, well and septic systems, parking and new access roads”.</p> <p>This clarification in the Guidelines clarifies our interpretation that all of the lands associated with the estate winery, or as otherwise described, the lands not being used for agricultural purposes (the vineyard), are considered to be the on-farm diversified use. As such, the changes proposed through the proposed development do not impact the actual size of the on-farm diversified use. However, we also interpret the Guidelines to limit the physical footprint of uses. Although the combined existing and proposed on-farm diversified uses exceeds the recommended 2% coverage threshold, the proposed small-scale uses are entirely contained within an existing building footprint. Similarly, while additional parking spaces are proposed (beyond those that currently exist on site), the general extents of the proposed parking lot and surrounding landscaped areas are similar to what exists today, as part of the existing on-farm diversified use, with no impact at all on existing agriculturally productive lands.</p>
	2.3.1	continued...	<p>As noted, all of the existing and proposed on-farm diversified uses are and will be located within the footprint of existing buildings, and the parking area, while being slightly expanded to accommodate additional parking spaces, will not impact the agriculturally productive lands on the subject site in any way. The proposed development therefore meets the intent of the Guidelines by protecting the agricultural land base while supporting a complementary agri-tourism use associated with the existing estate winery operation. All other applicable Zoning By-law provisions, including landscaping requirements, will continue to be satisfied. As such, the proposal maintains the agricultural land base while supporting the adaptive reuse and revitalization of existing buildings on the property.</p>

Appendix 'C'

Policy and Guideline Consistency/Conformity Matrix

	Policy/Guideline Ref.	Policy/Guideline	Response
	2.3.1	<p>5. Shall be compatible with, and shall not hinder, surrounding agricultural operations.</p> <p>"Compatibility Considerations</p> <ul style="list-style-type: none"> •does not hinder surrounding agricultural operations •appropriate to available rural services and infrastructure •maintains the agricultural/rural character of the area •meets all applicable environmental standards •cumulative impact of multiple uses in prime agricultural areas is limited and does not undermine the agricultural nature of the area " 	<p>With respect to nearby agricultural operations, the proposed development will not adversely impact surrounding agricultural uses.</p> <p>As previously discussed, the subject site is serviced by municipal water and sanitary services, with sufficient capacity available within the existing watermain and the downstream regional sanitary system to accommodate the proposed development, as confirmed by the Servicing Brief.</p> <p>By utilizing an existing building and the existing slab and walls of the former cannery, the proposed uses will maintain the rural character of the area through the retention of substantial landscaped open space and the adaptive reuse of an existing developed area.</p> <p>As set out in the servicing brief, the proposed development will comply with all applicable environmental and servicing standards.</p> <p>The proposed uses, in conjunction with the existing secondary uses, will complement the existing estate winery operation and reinforce the agricultural and agri-tourism character of the surrounding area.</p>



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