

May 22, 2026

*Our File: MP.NL*

John Federici, MCIP, RPP  
Senior Planner  
Town of Niagara-on-the-Lake  
1593 Four Mile Creek Road  
PO Box 100, Virgil ON L0S 1T0

Dear Mr. Federici:

**Re: 1339 Lakeshore Road  
Niagara-on-the-Lake, ON  
Official Plan Amendment and Zoning By-law Amendment  
Applications**

On behalf of MPI Group and 11999911 Ontario Inc., we are pleased to provide the Town with our submission to amend the Town of Niagara-on-the-Lake Official Plan and Zoning By-law 500A-74 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").

In accordance with the Pre-Consultation Agreement, we are submitting the following documents in support of the applications:

- Signed Application Form for Official Plan Amendment and Zoning By-law Amendment;
- Parcel Registers and Property Index Maps as follows:
  - PIN 46367-0038
  - PIN 46367-0120
  - PIN 46367-0144
  - PIN 46367-0145
- Planning Justification Report, prepared by SGL Planning & Design Inc., dated May 2026, including:
  - Draft Official Plan Amendment (OPA); and
  - Draft Zoning By-law Amendment (ZBA);
- Functional Servicing and Stormwater Management Brief, prepared by R.V. Anderson Associated Limited, dated May 15, 2026;
- Architectural Plans, prepared by ATA Architects Inc., dated May 20, 2026, including:
  - Site Plan (A101);
  - Floor Plans (A102);
  - 3D Images (A103);
  - East & West Elevations (A104); and
  - North & South Elevations (A105);
- Renderings of Proposed Development (8 images), prepared by ATA Architects Inc., dated May 20, 2026.

MPI Group will also be submitting the relevant application fees shortly, including:

- Town of Niagara-on-the-Lake - OPA/ZBA Fee: \$32,820
- Town of Niagara-on-the-Lake - Public Works Review Fee: \$10,000
- Niagara Region - OPA/ZBA Fee: \$5,791

Please note that the Pre-Consultation Agreement lists three (3) additional studies that would only be required if certain conditions were met, including:

- A Parking Impact Analysis (only required if a reduction of minimum required parking spaces was proposed – which it is not);
- An Environmental Impact Study (only required if the development footprint extended beyond the existing building footprint – which it does not); and
- A Geotechnical Study (only required if the development was proposed to be within the stable top of slope – which it is not).

As such, a Parking Impact Analysis, an Environmental Impact Study, and a Geotechnical Study have not been prepared, as they are not required.

We look forward to working with the Town on this proposed development and associated applications.

Yours very truly,

**SGL PLANNING & DESIGN INC.**



David Riley, MCIP, RPP  
Principal

cc. Adam Jacobson, MPI Group  
Russell Jacobson, MPI Group  
Severina Lutaj, MPI Group