

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 countryside farm-stay hotel with no more than 58 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 countryside farm-stay hotel with no more than 58 rooms, to be clearly defined within the implementing Zoning By-law Amendment;
- Addition of on-farm diversified use – Niagara Heritage and Wine Education Centre, which will provide coordinated indoor and outdoor programming focused on the agricultural character of the estate, grape cultivation, wine production, and the agricultural and viticultural heritage of the property and the Niagara region;
- 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 and permeable pavers) 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, outdoor patio, conference centre, Niagara Heritage and Wine Education Centre, and countryside farm-stay hotel with no more than 58 rooms."

Lands to be subject to site-specific exception EX-AG-XX.



Subject Site (1339 Lakeshore Road)



NOTE: It is intended that this map include the Conservation Designation – we will work with Town Staff to ensure this is mapped with available data.

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