

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..... 3.73 ha.

- Minimum Building setbacks as shown on Schedule 'B'
 - Maximum building height of cupola 12.5 m
 - Maximum building height 13.7 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:
- Countryside farm-stay hotel
 - Conference Centre (event space) within the existing wine production area (outside of working hours only)
 - Retail (including tasting room)..... 400 m² (max.)
 - Niagara Heritage and Wine Education Centre. 80 m² (min.)
 - Restaurant 250 m² (max.)
 - Outdoor Patio..... 190 m² (max.)
4. Notwithstanding any other provisions of this by-law, balconies and architectural projections are permitted to encroach into the minimum yard setbacks shown on Schedule 'B', to a maximum of 1.5 metres.
5. For the purposes of this By-law, the following definitions shall apply:
- Countryside farm-stay hotel: means up to 58 rooms that provide on-farm accommodations and agricultural education experiences and curated displays, associated with an existing estate winery on full municipal services established prior to the implementation of the Greenbelt Plan, and does not include a hotel, motel, nursing home or similar institution defined by this By-law.
6. Notwithstanding the parking provisions of Zoning By-law 500A-74, as amended, off street parking shall be provided as follows:
- Countryside farm-stay hotel: 1 (one) parking space per room

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- for all other secondary uses: 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'



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

Schedule 'B'

