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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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	4.3.2	Permitted Uses 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.	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.
Greenbelt Plan			
	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.	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.
	1.2.2	To enhance our urban and rural areas and overall quality of life by promoting the following matters within the Protected Countryside: 1. Agricultural Viability and Protection 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; b) Support for the unique nature of specialty crop areas as our vital fruit and vegetable growing regions, which include: 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; 3.Culture, Recreation and Tourism c)Enabling continued opportunities for sustainable tourism development.	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.

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	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/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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	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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	4.1.7.7 (continued)		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). 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. 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.
	4.1.7.7 (continued)		Regarding criteria g., the proposed uses are not residential uses. Regarding criteria h., the subject site is unique, as it is serviced by municipal services. As such, this criterion is met. Regarding criteria i., refer to the response to criteria h. Regarding criteria j., refer to this response table.
	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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Town of Niagara-on-the-Lake Official Plan			
	7.3.1	In the agricultural designation the following uses shall be permitted: 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. Conservation of water, soil, wildlife and other natural resources in their natural state is also permitted. Secondary Uses: Uses permitted with a Main Use: - 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 Uses permitted independent of a Main Use: - 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	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.

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	7.4	The following policies shall apply to all lands designated for agricultural use: (3) SECONDARY USE POLICIES a) The following development policies shall apply to all secondary uses permitted in the agricultural designation. (i) Such uses shall avoid wherever reasonably practical Good Tender Fruit/Good Grape land as shown in the Regional Policy Plan. (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. (iii) The location of the facility or use imposes no operating constraints or results in no reduction of the efficiency of any existing farms. (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. (v) Soils shall be suitable or made suitable to support an individual waste disposal systems subject to the approval of the authority having jurisdiction. (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.	The proposed uses are secondary uses to the principal agricultural use; therefore, the Secondary Use Policies under Section 3 a) apply. 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. 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. 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. 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.
	7.4 (continued)	continued...	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. 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).

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	7.4 (continued)	(vii) Adequate entrances and exits to roads shall be so located as to minimize travel hazards. Ribbon development along roadways shall be discouraged. (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. (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. (x) The lands shall be appropriately zoned and, where necessary, a Development Agreement be entered into. (xi) Development on treed areas, steep slopes, ravines, watercourses and any other natural or cultural resource shall be avoided.	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. Regarding Section 3 a) ix), this criterion is a municipal direction and is not applicable to the proposed development. 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. 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.

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	7.4 (continued)	b) WINERIES Subject to the applicable general agricultural policies of this Plan Wineries are permitted subject to the following policies: Estate Wineries (i) The minimum acreage for an Estate Winery shall be established in the implementing Zoning By-law and shall generally be a contiguous parcel of at least 8 hectares (20 acres) the majority of land being in full vineyard production. This acreage is required to provide a rural setting for the Winery, land for the ponding of waste water and associated vineyards. Proposals for lesser acreage will be considered where it is demonstrated that the proponent can comply with all other policies of the plan and that the reduced area will not jeopardize the rural image of an Estate Winery. Notwithstanding the minimum acreage requirement of this plan, existing Estate Wineries as of the date of adoption of this Plan, having less than the minimum acreage will be recognized in the implementing zoning by-law providing all other policies of the plan are complied with. ii) The production of wine from an Estate Winery shall be subject to the following criteria: a) all wines produced shall be made from predominately locally grown fruit; b) all wines produced are to be made from predominately locally grown fruit crushed and fermented on site; c) an Estate Winery shall have the capability to bottle of all the wine produced on site.	The existing estate winery use continues to conform to the Official Plan. Regarding Section 7.4 (3) b) i), the Zoning By-law establishes a minimum lot area requirement for the subject site, which is already identified as an existing Estate Winery, with a minimum lot area of 3.95 ha. As such, this criterion is met. Regarding Section 7.4 b) (3) ii), the existing Strewn operations have already been identified as an Estate Winery meeting the criteria set out in this policy - which will continue to be the case. As such, this criterion is met.

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	7.4 (continued)	iii) All Estate Wineries shall be subject to a site specific zoning by-law amendment to control their number and location within the municipality. iv) The retail sale of wine shall be permitted as part of an Estate Winery. The amount of floor space will be limited in the implementing zoning by-law so as not to detract from the main use of the land and not adversely affect other uses permitted in the agricultural area. v) A hospitality room where food and wine is prepared and served, the sale of products permitted in an agricultural market and over-night accommodation such as a bed & breakfast may also be given consideration where it is clearly demonstrated that such uses are only accessory to and complement the estate winery. These uses shall only be permitted on an individual case by case basis and subject to a site specific zoning by-law amendment where the floor space may be restricted. (vi) Estate Wineries shall be required to locate with direct or convenient access to an improved roadway with sufficient capacity to accommodate the anticipated traffic. (vii) As indicated in sub-section (i) above, on-site vineyards are an important aspect of the image of an Estate Winery and encourages the use of local fruit in the production of wine. As such land not intended for building or on-site services shall be planted in vineyards and the Council may make vineyard planting a condition of the amending By-law to be completed prior to the issuance of a building permit.	Regarding Section 7.4 b) (3) iii), the Subject Site is already subject to a site specific zoning by-law - which is proposed to be further amended along with this application. As such, this criterion is met. Regarding Section 7.4 b) (3) iv), the existing site specific zoning by-law currently limits the retail sale of wine to a specified floor area - which will continue to be the case. As such, this criterion is met. Regarding Section 7.4 b) (3) v), an over-night accommodation is proposed in the form of a Countryside farm-stay hotel - which is proposed to be defined and further regulated within the Zoning By-law. As such, this criterion is met. Regarding Section 7.4 b) (3) vi), the subject site already contains an Estate Winery which is situated such that it has direct access to an improved roadway with sufficient capacity to accommodate anticipated traffic. The proposed development does not change this condition. As such, this criterion is met. Regarding Section 7.4 b) (3) vii), existing on-site vineyards that were planted when Strewn Winery was first established will continue to remain, with no reduction whatesoever to their size. The proposed development does not change this. As such, this criterion is met.
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.
	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.

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	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: •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: •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.
	2.3.1	"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. 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."	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.

Appendix 'C'

Policy and Guideline Consistency/Conformity Matrix

	Policy/Guideline Ref.	Policy/Guideline	Response
	2.3.1	continued...	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.
	2.3.1	continued...	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.

Appendix 'C'

Policy and Guideline Consistency/Conformity Matrix

	Policy/Guideline Ref.	Policy/Guideline	Response
	2.3.1	5. Shall be compatible with, and shall not hinder, surrounding agricultural operations. "Compatibility Considerations •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 "	With respect to nearby agricultural operations, the proposed development will not adversely impact surrounding agricultural uses. 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. 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. As set out in the servicing brief, the proposed development will comply with all applicable environmental and servicing standards. 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.