Planning Justification Report

Zoning By-law Amendment

1425 Lakeshore Road, Niagara-on-the-Lake

For: RL Taiga Holdings Ltd.

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1.0 Introduction

NPG Planning Solutions Inc. are planning consultants to RL Taiga Holdings Ltd., "Owners" of approximately 4.3 ha of land in the Town of Niagara-on-the-Lake, municipally known as 1425 Lakeshore Road (Subject Lands). NPG has been retained to provide professional planning advice and to assist with a planning application to add permitted uses to the Sunnybrook Farm Estate Winery, an existing, approved Estate Winery on the Subject Lands. Adding the new uses proposed requires a site-specific Zoning By-law Amendment to permit secondary uses associated with an Estate Winery under the Niagara-on-the-Lake Zoning By-law No. 500A-74 (Zoning By-law).

The proposed Zoning By-law Amendment will allow secondary uses associated with and accessory to the existing Estate Winery on the Subject Lands. The new uses proposed are commonly found at other Estate Wineries in Niagara-on-the-Lake: retail sale and tasting of wine and cider produced on site, offices, indoor and outdoor hospitality areas, and an outdoor event area. These uses will complement the existing Estate Winery use and enhance its economic viability and that of the fruit tree orchard on the Subject Lands.

This Planning Justification Report (PJR) provides an analysis of the proposed development and evaluates the appropriateness of the application to amend the Zoning By-law when assessed against policies in the Provincial Planning Statement (PPS), Greenbelt Plan, Niagara Official Plan (NOP), and Niagara-on-the-Lake Official Plan (NOTL OP).

Sections 5.1, 5.2, 5.3 and 5.4 of this report present analysis of the proposed applications within the provincial and regional planning policies. Section 5.5 of this report discusses the proposal's conformity with the NOTL OP while Section 6.0 provides justification for approval of the proposed Zoning By-Law Amendment.

2.0 Description of Subject Lands and Surrounding Area

The Subject Lands are a farm parcel legally described as Plan M11 Lot 192. The parcel is approximately 4.3 ha in size and has 111 m of frontage along Lakeshore Road. A Site Plan is provided in this PJR as **Appendix A**.

The Subject Lands are located in the northern part of Niagara-on-the-Lake west of Old Town and near Lake Ontario (see **Figure 1**).



Figure 1 - Aerial Context Map

Site photos are included at the end of this Section to provide visuals of the winery buildings, outdoor covered patio, features in the rear landscaped area between the winery and orchard, and the orchard.

The Sunnybrook Farm Estate Winery occupies the front portion of the Subject Lands with existing access driveways and parking areas located on each side of the existing winery buildings. Landscaped areas are provided between the access driveways in front of the parking areas. Behind the winery buildings and parking areas are areas occupied by existing septic system (east) and stormwater facilities (swale running east to west into a dry pond). These areas are mostly covered by manicured grass.

Between the west parking area and dry pond is a small accessory building that has been converted for winery use (as a retail sale and tasting room).

A fruit tree orchard is located on the rear portion of the parcel, occupying approximately 2.5 ha in total area. The orchard was replanted recently and is comprised mostly of pear trees trained to grow along wires in a north-south direction, espalier-style. A concrete pad is located south of the landscaped area behind the winery at the northern edge of the orchard. It is proposed that an event tent be permitted on this concrete pad seasonally.

An agricultural lane runs from the rear of the west parking area along the west lot line to vacant agricultural buildings at the rear of the property: an old farm dwelling and barn.

The Subject Lands are located next to the Niagara Lakeshore Cemetery, near where Four Mile Creek enters Lake Ontario. As shown on **Figure 2** below, the Strewn Winery is a short distance to the west along Lakeshore Road and the surrounding area is comprised predominantly of vineyards and orchards. Other rural-agricultural uses, including wineries and rural residential uses, are present in the wider surrounding area (see **Figure 1** above).

The following uses are found on lands immediately surrounding the Subject Lands:

West: Natural heritage feature (woodland) with manor house (rural residential)
East: Institutional (cemetery) and rural residential
North: Agriculture (fruit tree orchards)
South: Agriculture (vineyards and orchards)

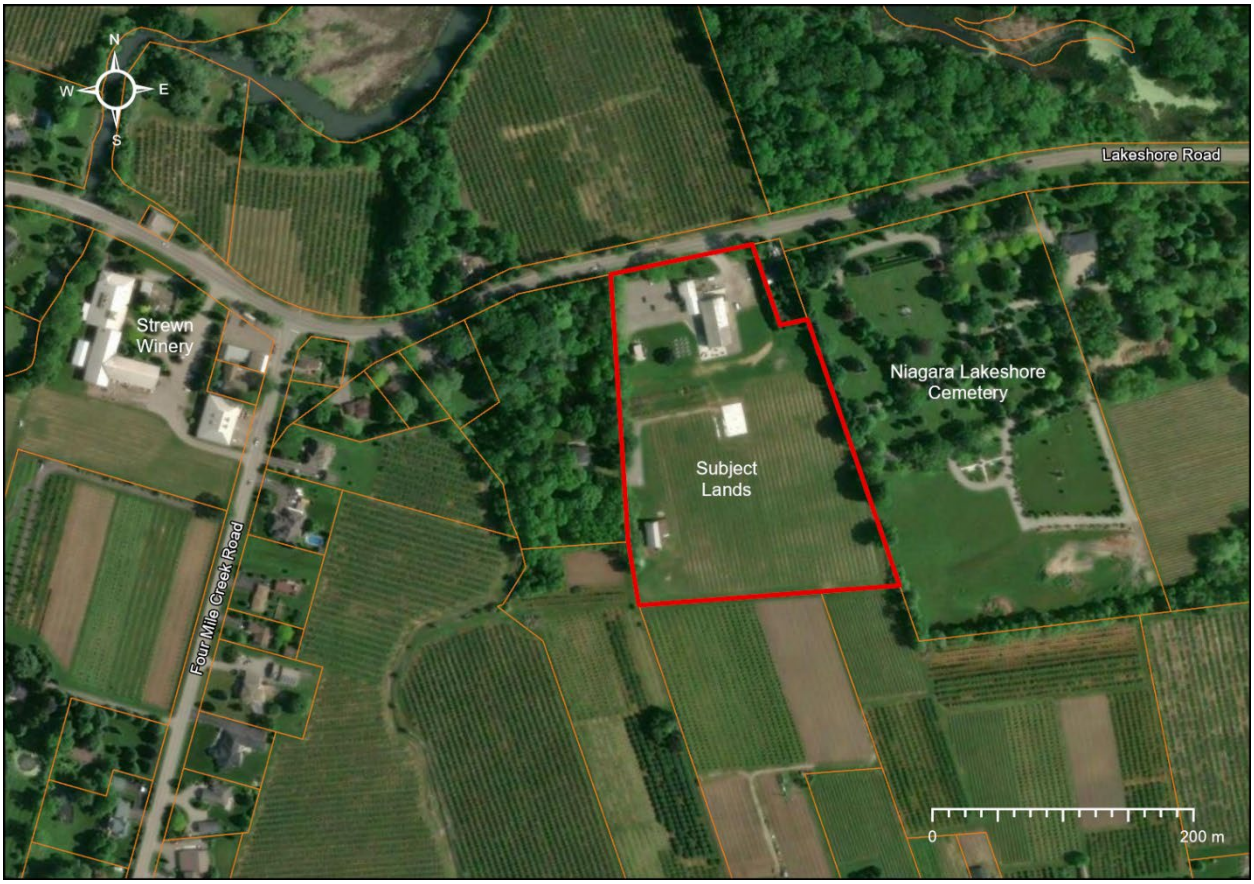


Figure 2 - Surrounding Uses



Site Photo 1 - Sunnybrook Farm - Ironwood Cider House Sign (looking east along Lakeshore Road)



Site Photo 2 - Original Winery Building (looking south from Lakeshore Road)



Site Photo 3 – Front of Winery Addition Building (looking south from Lakeshore Road)



Site Photo 4 – Rear of Winery Building Addition (looking north from rear landscaped area)



Site Photo 5 - Stormwater Dry Pond (foreground), Former Agricultural Shed/Wine Shop and West Parking Area (looking northeast from edge of orchard)



Site Photo 6 - Septic System/Aqua Wetland (looking southeast from rear landscaped area)



Site Photo 7 – New Event Tent (looking south from rear landscaped area)

3.0 Proposed Development

By-law No. 500KV-97 provides site-specific zoning permission for an Estate Winery on the Subject Lands. Sunnybrook Farm Estate Winery has operated on the Subject Lands for more than 20 years.

In accordance with the Site Plan approved in 2017 provided as **Appendix B** in this PJR, a new addition was constructed with a processing area, barrel storage, retail, laboratory, and office space and washrooms. Other features added to the site to support these uses, per the approved Site Plan and Site Services and Grading Plan, include parking, septic system, and swale and dry pond for stormwater management. The approved Site Plan included a future barn that has not yet been constructed on the site.

The proposed Zoning By-law Amendment seeks to recognize new uses associated with the Estate Winery on the Subject Lands.

First, By-law No. 500KV-97 does not specifically permit any secondary uses associated with the Estate Winery permitted on the Subject Lands, notwithstanding the floor plans included with Site Plan approved in 2017 showing space within the addition to the winery for retail and office uses. The proposed Zoning By-law Amendment will add site-specific permission for the following secondary uses associated with and accessory to the main use of the Estate Winery:

- Retail Sale and Tasting of Wine and Cider
- Indoor Hospitality Area
- Outdoor Hospitality Area
- Office Area
- Outdoor Event Area

Second, By-law No. 500KV-97 permits an Estate Winery, which is defined in the Town's Official Plan as "a lot on which buildings and structures are used for the making of wines produced predominantly from locally grown fruits." The Sunnybrook Farm Estate Winery produces both fruit wine and cider using locally grown fruit, including from an orchard on the Subject Lands. A cidery or cider mill is not defined in the NOTL OP and is not explicitly mentioned in policies for wineries. The inclusion of production, retailing, and tasting of cider within the Estate Winery does appear to be explicitly permitted, as Section 7.3.1 lists both estate wineries and small scale industrial and commercial activities as permitted secondary uses in the Agricultural designation. Because the NOTL OP requires all secondary uses to be appropriately zoned and the site-specific zoning for the Subject Lands only permits an Estate Winery, the proposed Zoning By-law Amendment adds a cidery as a site-specific permitted use.

The new permitted uses proposed will occur within existing winery buildings and outdoor patio constructed in accordance with a Site Plan Agreement, except for the concrete pad for the proposed outdoor event area. The concrete pad was added subsequently and is south of the area covered by the Site Plan approved in 2017. Parking Areas are provided at the Estate Winery in accordance with the approved Site Plan and are sufficient to meet the zoning requirements for an Estate Winery, including the floor area of secondary uses proposed.

The new permitted uses proposed are analyzed in Section 5.0 of this PJR, including in relation the Ontario Ministry of Agriculture, Food, and Agri-business Guidelines for Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851 Guidelines).

3.1 Pre-Consultation Summary

A pre-consultation meeting was held virtually on December 4, 2025 to discuss the proposal and confirm requirements for a complete application submission.

Attendees: Aaron Butler and Rob Fiedler (NPG); Richard Liu (Applicant); Alex Boeskestyn, Chris Mazerolle, Darrin Willis, Garret France-Wyllie, and Darka Jensen (NOTL); Katie Young (Niagara Region)

Key Points: The Subject Lands are identified as Specialty Crop Area in the PPS, NOP, and NOTL OP, which require the lands be protected for long-term use for agriculture and permit a full range of agricultural uses, agriculture-related uses, and on-farm diversified uses. The PJR was requested to demonstrate consistency and conformity with applicable policies in the PPS, NOP, and NOTL OP. In particular, the PJR must provide a fulsome discussion on how the proposal meets the criteria set out in the OMAFA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851), including area/floor area limits recommended for on-farm diversified uses.

Niagara Region indicated the Subject Lands are mapped as part of the Greenbelt Provincial Natural Heritage System with a significant woodland located along the west lot line mostly on the abutting property. An environmental impact study was not requested as the proposal meets policy requirements for an exemption.

Plans/reports required for a complete application to support the proposed Zoning By-law Amendment:

- Planning Justification Report (PJR)
- Draft Zoning By-law Amendment
- Site Plan and Elevations
- Floor Plans
- Landscape Plan (if there are proposed changes)
- Stormwater Management Letter
- Private Sewage System Detailed Design and Inspection

4.0 Supporting Studies Review

4.1 Private Sewage System Detailed Design and Inspection

Rivercourt Engineering has prepared a letter outlining their assessment of the existing septic system on the Subject Lands. They were asked to prepare this assessment to determine if the existing septic system could support flows from current and proposed occupancies at the Sunnybrook Farm Estate Winery, and, if not, what changes would be needed.

The Rivercourt Engineering letter notes the existing system was designed to support a winery with retail uses and can support 8,400 L/d of sewage and process water. Since the system was design their has been a shift in focus from wine to cider production and expanded hospitality uses, including an event tent, are proposed.

To assess whether the proposed Zoning By-law Amendment can be supported by the existing septic system, Rivercourt Engineering details the flows accounted for in 2018 and provides updated design flows. The latter reflect current and proposed uses and occupancies at the winery, including estimated flows from event guests and a future storage barn, which was approved as part of the 2017 Site Plan.

Based on their assessment, Rivercourt Engineering determined the existing system can support the proposed uses and construction of the future storage barn, if events are limited to 100 guests. Their letter notes, however, that there is sufficient space to expand the septic system to accommodate up to 150 guests.

4.2 Site Drainage Plan and Stormwater Management Design Brief

Hallex Engineering Ltd. has prepared a Site Grading Plan and Stormwater Management Design Brief, dated May 4, 2026, to evaluate the Stormwater Management Plan submitted as part of the Site Plan approval process in 2017.

The Stormwater Management Design Brief outlines recommended changes to the onsite drainage system to address the addition of new concrete pads, a concrete walkway, and converting existing gravel parking areas to asphalt. These changes are shown on the Site Drainage Plan and include regrading and slightly increasing the area of an existing dry pond located behind the west parking area. The recommended changes will ensure stormwater flows are controlled as required.

5.0 Planning Policies

5.1 Planning Act

The *Planning Act*, R.S.O. 1990, Chapter P.13, provides provincial legislation that establishes the requirements for land use planning in Ontario. The Act describes how land uses may be controlled, and who may control them."

Section 2 of the *Planning Act* ("the Act") outlines the matters of provincial interest that the council of a municipality, a planning board and the Ontario Land Tribunal shall have regard to in carrying out their responsibilities under the Act. The following table provides an analysis of those provincial interests that speak to aspects of the proposed development and the subject Applications.

Table 5-1: Analysis of Provincial Interest – Section 2 of Ontario Planning Act

SECTION	PROVINCIAL INTEREST	ANALYSIS
a)	the protection of ecological systems, including natural areas, features and functions	No ecological systems, natural areas, features, or functions will be affected by the proposal. Stormwater flows with be managed in accordance with recommendations found in the Stormwater Management Design Brief prepared by Hallex Engineering.
b)	the protection of the agricultural resources of the Province	The Subject Lands are a farm parcel within a specialty crop area in the Greenbelt Plan's Protected Countryside. The new permitted uses proposed are agriculture-related use and on-farm diversified uses, which are permitted in prime agricultural areas, including specialty crop areas. The new permitted uses proposed add value to the agricultural uses on the Subject Lands and in the surrounding area.
d)	the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest	The proposal involves adding new permitted uses. No new buildings or permanent structures are proposed. Minor improvements are proposed to existing stormwater management facilities in areas that are already disturbed.
f)	the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems	The Subject Lands are serviced by municipal water and have a private septic system on-site for wastewater flows. The Subject Lands have access to Lakeshore Road, a Regional Road, via two access driveways.

SECTION	PROVINCIAL INTEREST	ANALYSIS
h.1)	the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies	The existing estate winery provides accessible parking spaces and future internal alterations and/or new construction will be required to comply with the Ontario Building Code and the Integrated Accessibility Standards under the *Accessibility for Ontarians with Disabilities Act*.
k)	the adequate provision of employment opportunities	The estate winery provides employment and the new permitted uses proposed will support employment opportunities.

Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect.

Subsection 24(1) of the *Planning Act* requires that by-laws passed by Council shall conform to official plans that are in effect.

Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend zoning by-laws for such purposes as may be set out in the by-law, and for regulating construction and land use within the municipality.

SUMMARY AND CONCLUSION

Consistency and conformity with Provincial, Regional and Town policies are discussed in-depth in the subsequent sections of this report. Subject to the analysis provided in the following sections of this report, the Application is considered to comply with the provisions of the *Planning Act.*

5.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (2024), hereinafter referred to as PPS, sets the policy foundation for regulating land use in Ontario. It requires that developments make efficient use of land and services and supports opportunities for long-term economic prosperity.

5.2.1 Rural Areas in Municipalities

Section 2.5 of the PPS provides direction to support rural areas. The policy and provisions assessed below are relevant to the proposed development.

POLICY

2.5.1 *Healthy, integrated and viable rural areas should be supported by:*

a) building upon rural character, and leveraging rural amenities and assets;

d) using rural infrastructure and public service facilities efficiently;

e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.

ANALYSIS

The new permitted uses proposed will occur within the existing winery buildings or outdoor spaces adjacent to them on the Subject Lands as part of an estate winery that has operated for more than two decades. Wineries are an acknowledged part of the rural character of Niagara-on-the-Lake. They provide a unique way to leverage the agricultural output of a specialty crop area to promote diversification and economic activity, including tourism. The new permitted uses proposed are found in most area wineries and as part of the existing estate winery on the Subject Lands will use existing rural infrastructure. They are intended to enhance the retail and hospitality aspects of the winery, making it a stronger attraction for visitors and tourists to the area.

5.2.2 Agriculture

The Subject Lands are identified as Specialty Crop Area in the Greenbelt Plan and NOP which the PPS requires be given the highest priority protection for long-term use for agriculture. The PPS also requires planning authorities to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base, as well as support and foster the long-term economic prosperity and productive capacity of the agri-food network.

POLICY

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.*

4.3.1.3 *Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.*

ANALYSIS

The Subject Lands are designated Specialty Crop Area in the NOP and Agricultural in the NOTL OP. They are zoned for agricultural use with site-specific permission for an estate winery by Zoning By-law 500A-74. The proposal will not change the designation of the Subject Lands. The new permitted uses proposed, secondary uses associated with the estate winery, protect the Subject Lands for long-term use for agriculture. The proposal will not result in lands being taken out of agricultural production and the economic diversification it allows will enhance the viability of the existing winery and farm operations.

5.2.2 Permitted Uses in Prime Agricultural Areas

To protect prime agricultural areas for long-term use for agriculture PPS direction limits uses that may be permitted, with the expectation that agricultural uses will be the predominant use of land in prime agricultural areas.

POLICY

4.3.2.1 *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.

ANALYSIS

The Subject Lands includes a fruit tree orchard and an estate winery with cidery. The fruit tree orchard is an agricultural use, while the estate winery and cidery are agriculture-related uses. The estate winery includes space for the retail sale and tasting of wine and cider produced on site using locally grown fruit. It is proposed that additional hospitality uses such as hosting weddings and other functions or events be permitted at the estate winery, resulting in spaces shared between agriculture-related uses and on-farm diversified uses.

An analysis of the proposal in relation to the OMAFA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851), including lot coverage and floor area limits recommended for on-farm diversified uses, is provided in Section 5.3 in this PJR. The analysis in Section 5.3 shows the proposal is consistent with the direction provided in PPS policy 4.3.2.1 that proposed agricultural-related and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations based on criteria for these uses.

SUMMARY OF ANALYSIS FOR PPS (2024)

Based on the preceding, the proposal is consistent with the PPS.

5.3 OMAFA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) issued Publication 851—Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas—in 2017.

Note: OMAFRA became the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) in 2024. For ease of reference the OMAFRA Guidelines are referred to as OMAFA Guidelines or the Publication 851 Guidelines in this PJR.

The Publication 851 Guidelines were provided to assist municipalities, decision-makers, farmers and others (planners) interpret the policies in the PPS on uses permitted in

prime agricultural areas, and, represent, where specific parameters are proposed, best practices “rather than specific standards that must be met in every case”.

This Section provides a detailed assessment of how the proposal is consistent with the PPS policies on permitted uses in prime agricultural areas. It concludes with the area calculation for proposed on-farm diversified uses on the Subject Lands, which is needed to demonstrate that on-farm diversified uses will be “limited in area”, per Section 2.3.1 of the Publication 851 Guidelines.

5.3.1 Permitted Uses

The Publication 851 Guidelines provide detailed guidance for evaluating proposals using criteria drawn from PPS definitions for permitted uses in prime agricultural areas:

> ***Agricultural uses**: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.*
>
> ***Agriculture-related uses**: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.*
>
> ***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 table below provides a general outline of permitted uses, existing and proposed, on the Subject Lands. More detailed information on the lot coverage and floor areas associated with these uses is provided subsequently in this Appendix where the area calculation for on-farm diversified uses is provided.

Table 5-2: Permitted Uses

PERMITTED USE	EXISTING PROPOSED USES
Agricultural Uses	• Fruit Tree Orchard behind the Estate Winery and Cidery, occupying slightly more than half of the lot area. • Existing agricultural barn and small shed and former farm help house (vacant) toward rear of farm parcel and accessed by an existing laneway.

PERMITTED USE	EXISTING PROPOSED USES
Agriculture-Related Uses	• Production building (areas within existing winery buildings where wine and cider is produced from fruit predominantly grown on site or in the local area). • Production building also includes winery-related offices and lab space, as well as areas for product storage and shipping. • Retail sale and tasting of wine and cider produced on-site within the existing estate winery building addition. • Retail sale and tasting of wine within a small repurposed agricultural shed near the west parking area. The wine shop in this building is run seasonally by another winery operating in Niagara-on-the-Lake to sell their wines, which are produced from fruit grown in the local area. • Existing winery parking and loading areas on each side of the Estate Winery buildings at front of the farm parcel. • Existing landscaped areas adjacent to winery buildings and parking areas. These include areas for stormwater management facilities and a septic system.
On-Farm Diversified Uses	• Events and weddings at the Estate Winery. • Events and weddings will be hosted primarily within the wine and cider retail/tasting area found at the rear of the existing estate winery building addition on the main floor, on the existing adjoining concrete patio, and in a new event tent located at the northern most part of the fruit tree orchard.

As noted in the table above, the Subject Lands include an orchard that occupies slightly more than half of the farm parcel. This portion of the farm parcel also includes an old barn and agricultural shed/former farm help house. The former farm help house is vacant and in a general state of disrepair. These agricultural buildings are accessed from the front of the property via an existing laneway.

The following tables evaluate agriculture-related and on-farm diversified uses on the Subject Lands against the criteria provided in Sections 2.2.1 and 2.3.1 in the Publication 851 Guidelines.

Table 5-3: Evaluation of Criteria for Agriculture-Related Uses

CRITERIA	EVALUATION
1. Farm-related commercial and farm-related industrial use.	• The Estate Winery consists of farm-related commercial and industrial uses, with the wine and cider production occurring on-site being an industrial use and areas provided for the retail sale and tasting of wine being a commercial use.
2. Shall be compatible with, and shall not hinder, surrounding agricultural operations.	• The Estate Winery was established on the Subject Lands over two decades ago and expanded more recently in accordance with a Site Plan approved in 2017. Over time, operations at the winery have evolved to include cider production, which is broadly similar to producing fruit wine. We are not aware of any present or past compatibility issues with surrounding agricultural operations. The new permitted uses proposed will occur mostly within existing winery buildings or existing outdoor spaces adjacent to them such as the concrete patio, landscaped area, and parking area to the rear and west of the existing winery building addition. It is not anticipated that the new permitted uses proposed will create compatibility issues for surrounding agricultural operations or hinder them. • Of the immediately surrounding uses, only lands abutting the Subject Lands at the rear are agricultural uses. The properties to the east and west are a cemetery and rural residence (manor house in a wooded area), respectively. • The Estate Winery is serviced by municipal water and has a private on-site septic system designed for treatment and disposal of wastewater flows generated by uses on the Subject Lands. Rivercourt Engineering has reviewed the current uses and new permitted uses proposed. They have provided recommendations to ensure the septic system can accommodate current and future occupancies. • The proposal will not alter the amount of land in agricultural production. The new permitted uses proposed will occur in existing buildings and/or use existing outdoor spaces, including parking areas. The existing agricultural/rural character of the area will be maintained. • The new permitted uses proposed are secondary uses associated with the existing Estate Winery,

CRITERIA	EVALUATION
	which is a site-specific permitted use. Traffic impacts or traffic safety issues are not anticipated to result from the proposal. The Subject Lands are located on a Regional Road.
3. Directly related to farm operations in the area.	• The Estate Winery processes tender fruit and grapes predominantly grown in the local area, including on the Subject Lands.
4. Supports agriculture.	• The Estate Winery produces value-added products (wine and cider) from tender fruit and grapes, providing a reliable market for agricultural production in the local area.
5. Provides direct products and/or services to farm operations as a primary activity.	• The Estate Winery processes locally grown tender fruit and grapes into wine and cider as their primary activity. Associated secondary uses are proposed to include retail sale and tasting of wine and cider produced on-site. Space in the rear of the existing winery addition building and adjacent outdoor areas (concrete patio and landscaped area) will host the proposed secondary uses.
6. Benefits from being in close proximity to farm operations	• The Estate Winery processes tender fruit grown on the Subject Lands and other tender fruit and grapes grown in the local area. The retail sale and tasting of wine and cider at the Estate Winery benefits from being in an area known for having vineyard and orchard operations and associated wineries and agri-tourism.

Table 5-4: Evaluation of Criteria for On-Farm Diversified Uses

CRITERIA	EVALUATION
1. Located on a farm.	• The Subject Lands are an approximately 4.3 ha farm parcel with approximately 2.5 ha of land in agricultural use as tender fruit tree orchard.
2. Secondary to the principal agricultural use of the property.	• The main agricultural use on the Subject Lands is a fruit tree orchard located behind the Estate Winery, occupying slightly more than half of the farm parcel. Proposed on-farm diversified uses will mostly occur

CRITERIA	EVALUATION
	within and around the rear of existing Estate Winery building addition, occupying a relatively small portion of the overall lot area that is also used for agriculture-related uses.
3. Limited in area.	• The new permitted uses proposed will be "limited in area" as they meet the recommended lot coverage and floor area maximums for on-farm diversified uses, as demonstrated by the area calculation provided in Section 5.3.3 below.
4. Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products.	• The new permitted uses proposed include hosting events at the Estate Winery, which is an agri-tourism use. Hosting events at the Estate Winery provides guests with a unique experience and setting, complemented by the retail sale and tasting of wines and ciders produced on-site.
5. Shall be compatible with, and shall not hinder, surrounding agricultural operations.	• Hosting events, including weddings, at the existing Estate Winery will primarily occur within spaces constructed several years ago in accordance with a Site Plan approved in 2017. It is not anticipated they will generate any compatibility issues or hinder farm surrounding farm operations, which include vineyards, orchards and other wineries.

5.3.2 Guidance on the Area Calculation for On-Farm Diversified Uses

Publication 851 Guidelines are mainly directed at identification of permitted uses—agricultural uses, agriculture-related uses, and on-farm diversified uses—and providing evaluation criteria for agriculture-related and on-farm diversified uses.

Section 2.3.1 provides guidance on how to demonstrate the "limited in area" criterion has been met. To make this criterion sensitive to the size of specific farm parcels the Guidelines recommend a maximum lot coverage of 2% for on-farm diversified uses and provide the following supplementary direction for determining 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.*

The Publication 851 Guidelines further recommend that the gross floor area of buildings used for on-farm diversified uses be no more than 20% of the 2% maximum lot coverage recommended.

Wineries and cideries processing fruit grown predominantly in the area are included as examples of agriculture-related uses in the Publication 851 Guidelines. This can include retail sale and tasting of the wine and cider produced. In addition to agriculture-related uses, wineries and cideries may also include on-farm diversified uses. These uses are subject to the “limited in area” criterion and could include hospitality and agri-tourism uses, including the hosting weddings and events at a winery.

To assist in determining how much area on-farm diversified uses occupy the Publication 851 Guidelines include examples to illustrate how the area calculation of on-farm diversified uses may be completed:

- Appendix 2 provides area calculation examples for on-farm diversified uses for a small farm (15 ha), medium farm (30 ha), and large farm (50 ha). The examples generally contemplate simplified cases with new buildings and spaces being dedicated to on-farm diversified use only.
- Appendix 3 provides an area calculation example for an existing 19 ha farm with a cider mill with a mix of agriculture-related and on-farm diversified uses. This includes one building with a bakery, bistro, and shop selling value-added farm/food products from the area, as well as selling farm-related products not from the area and non-agricultural-related goods. In this example, floor area is split 50-50 between agriculture-related uses and on-farm diversified uses, with an adjacent parking area also split 50-50.

For the more complicated example, no discussion is provided to indicate how the 50-50 split between agriculture-related and on-farm diversified uses within the building was arrived at. It can be inferred that the parking area was split 50-50 to reflect the allocation of floor area within the building it services.

An existing access driveway/laneway to the parking area in the example was not split 50-50 or considered an on-farm diversified use. This is consistent with Section 2.3.1 in the Publication 851 Guidelines, which notes existing shared laneways should not be included in area calculations.

5.3.3 Area Calculation for Sunnybrook Farm Estate Winery / Ironwood Cider House

The Subject Lands are a small farm parcel approximately 4.3 ha in size. At the recommended limit of 2% lot coverage, on-farm diversified uses could occupy up to 860 m². Of those 860 m² of lot coverage, 20% or 172 m² could be gross floor area within buildings.

As described in the table above in this Appendix, the proposed on-farm diversified uses, hosting events and weddings, will occur within the existing estate winery building addition and adjacent parking and landscaped areas on the Subject Lands to the rear and west. These are the same spaces where proposed agriculture-related uses, retail sale and tasting of wine and cider, will occur. The tables below provide the gross floor area within buildings and lot coverage (area) allocated to on-farm diversified use at the Sunnybrook Farm Estate Winery.

Table 5-5: Gross Floor Area within Buildings Occupied by On-Farm Diversified Uses

CRITERIA	AREA (M^2)	ON-FARM DIVERSIFIED USE	
		%	(m^2)
Winery Building Addition – Main Floor Hospitality Area	145	50	73
Winery Building Addition – Mezzanine Hospitality Area	82	50	41
Winery Building Addition – Mezzanine Tasting Room	20	50	10
Winery Building Addition – Mezzanine Office	20	50	10
Total – Floor Areas	**263**	**-**	**134**

As noted above, the Publication 851 Guidelines recommend not more than 20% of the 2% lot coverage recommended be gross floor area in buildings. For the Subject Lands that means not more than 172 m² of gross floor area should be occupied by on-farm diversified uses.

The proposed addition of hospitality uses (events and weddings) in spaces within the rear of the winery addition building have been treated as sharing floor area 50-50 with agriculture-related uses (retail sale and tasting of wine and cider). On that basis, the gross floor area within buildings occupied by on-farm diversified uses will be approximately 134 m², which is less than the recommended maximum.

Note: washrooms and an entranceway vestibule in the winery addition building have not been included as on-farm diversified uses. These are existing common elements. Areas occupied by tasting bars and retail space for wine and cider produced on-site using locally-grown fruit have also been excluded as they are considered agricultural-related uses.

Table 5-6: Area of Farm Parcel Occupied by On-Farm Diversified Uses

CRITERIA	AREA (M^2)	ON-FARM DIVERSIFIED USE	
		%	(m^2)
Winery Building Addition – Hospitality Areas, Tasting Room and Office	183	50	92
New Event Tent and Existing Concrete Pad	370	50	185
3 metre buffer around Existing Concrete Pad	265	100	265
Visitor Parking Area – West	918	25	230
Septic System Aqua Wetland System (AWS) Expansion	58	100	58
Total - Coverage Area	**12,356**	**-**	**830**

The Publication 851 Guidelines recommend that no more than 2% of the farm parcel be occupied by on-farm diversified uses. As noted above, the Guidelines require that the area calculation account for "all aspects related to an on-farm diversified use".

The areas provided in Table 5-6 were arrived at as follows:

- **Winery Building Addition**: the area shared 50-50 within the winery building addition is occupied by the retail, tasting bar, and hospitality areas is provided in Table 5-5. These areas are located on the main floor and on a partially overhanging mezzanine. This results in a building coverage of 92 m² for on-farm diversified uses (i.e. less than the floor area reported in Table 5-5 due to spatial overlap between uses on the main floor and mezzanine).
- **Outdoor Event Area**: an existing concrete pad approximately 370 m² in size is proposed to host a seasonal event tent 180 m² in size. The concrete pad and 3 m buffer around it have been allocated 50% to on-farm diversified use to reflect that wine and cider will be consumed in this space during events. Also, this space will be available for other agriculture-related uses associated with the winery when not in use for hosting events. The 3 m buffer around the concrete pad has been added to the area calculation to account for it not being available for agricultural production.
- **Visitor Parking**: parking and loading areas on the east and west sides of the winery building were constructed in accordance with the Site Plan approved in

2017. The parking area on the west side has been allocated 50-50 to on-farm diversified use to reflect its use as visitor parking for the shared retail, tasting, and hospitality areas. The area of the visitor parking area has been discounted 50% as the area it occupies was repurposed in accordance with the Site Plan approved in 2017 (a farm dwelling was previously located where the visitor parking area is now).

- **Septic System**: The estate winery's septic system is located within the rear landscaped area to the east, behind the location of a future storage barn shown on the Site Plan approved in 2017. The septic system includes tanks, an aqua wetland treatment system (AWS), and disposal bed. The proposed expansion of the AWS has been included as an on-farm diversified use. This is to reflect that the expansion is required to accommodate peak flows generated by hosting events at the Estate Winery and that the expansion will occur on the orchard side of the septic system.

Some areas associated with the Estate Winery are considered agriculture-related uses only. In Table 5-6 above they have not been included in the area calculation for on-farm diversified uses for the following reasons:

- **Outdoor Patio**: an area covered by a permanent metal structure is located on a concrete patio adjoining the rear of the winery building addition. The covered area is 118 m² in area and is located on an existing concrete patio that is shown on the Site Plan approved in 2017. It is considered an agriculture-related use given it is provided as a seasonal outdoor tasting bar / tasting area.
- **Landscaped Areas**: landscaped areas at the front of the property and behind the winery buildings were established as part of the Estate Winery or were created in accordance with the Site Plan approved in 2017 when only agriculture-related uses were proposed. Except where the addition of on-farm diversified uses will directly require an increase in the size of landscaped areas, they are assumed to be part of the Estate Winery as an agriculture-related use.
    - The rear landscaped area is primarily manicured lawn and includes areas of existing winery-related infrastructure: stormwater management facilities (drainage swale and dry pond) and septic system.
    - The drainage swale and dry pond are land extensive and contribute significantly to the size and shape of the rear landscaped area.
- **Wine Shop**: a small wine shop operates out of a repurposed agricultural shed 65 m² in size. It is located between the visitor parking area and dry pond and is used exclusively for retail sale and tasting of wine. As such, the wine shop is an agriculture-related use associated with the Estate Winery.
- **Picnic Tables**: Picnic tables were observed during a site visit in the rear landscaped area behind the visitor parking and between the wine shop and winery building addition. The picnic tables are movable (i.e. non-permanent) and receive seasonal use by visitors as an extension of wine and cider tasting. They are not intended to be part of a formal outdoor hospitality area.
- **Loading and Staff Parking Area**: the gravel parking and loading area east of the existing winery building/winery building addition provides parking for winery staff. It also includes a loading area and space needed for turning to access the loading area.

- **Future Storage Barn**: a future storage barn is shown on the Site Plan to the immediate east of the winery building addition. This space is reserved for a building shown on the Site Plan approved in 2017 and will be constructed in future, when needed, to support growth in winery/cidery production.

SUMMARY OF ANALYSIS FOR THE OMAFA GUIDELINES

Based on the above, the proposal is consistent with PPS policies and direction for permitted uses in prime agricultural areas.

With regard to the "limited in area" criterion for on-farm diversified uses:

- the lot coverage of on-farm diversified uses will be 830 m², which is just below 2% of the overall farm parcel (~860 m²).
- on-farm diversified uses within buildings will occupy 134 m² of floor area, which is less than 20% of the maximum lot coverage recommended (~172 m²).

5.4 Greenbelt Plan (2017)

The Subject Lands are in the Protected Countryside and are designated Niagara Peninsula Tender Fruit and Grape Area in the Greenbelt Plan (see **Appendix B**). The Niagara Peninsula Tender Fruit and Grape Area is a specialty crop area delineated based on provincial soil and climate analysis of the current and potential tender fruit and grape production areas. The Greenbelt Plan focuses on protecting prime agricultural areas and specialty crop areas, while allowing agriculture-supportive infrastructure and value-added uses which enhance the economic viability of agricultural uses and activities.

5.4.1 Protected Countryside Goals

Section 1.2.2 of the Greenbelt Plan includes policies aimed at improving both urban and rural areas, as well as enhancing the overall quality of life within the Protected Countryside.

POLICY

1.2.2.1 ***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 agritourism related to grape and tender fruit production;

d) Provision of the appropriate flexibility to allow for agricultural, agriculture-related and on-farm diversified uses, normal farm practices and an evolving agricultural and rural economy;

1.2.2.3 ***Culture, Recreation and Tourism***

c) Enabling continued opportunities for sustainable tourism development.

ANALYSIS

The proposal aligns with the relevant Protected Countryside Goals listed above. The specialty crop area land base will be protected as no lands will be taken out of agricultural production and the orchard and estate winery support farm diversification and promote agri-tourism/tourism in Niagara-on-the-Lake. The new permitted uses proposed such as hospitality areas for hosting events and the retail sale and tasting of wine and cider allow agriculture-related and on-farm diversified uses that enhance the viability of the existing estate winery, while protecting primary agricultural use on the Subject Lands.

5.4.2 Specialty Crop Area Policies

Policies in Section 3.1.2 of the Greenbelt Plan are intended to protect and enhance agricultural lands within Specialty Crop Areas within the Protected Countryside.

POLICY

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.*

3.1.2.6 *The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network shall be maintained and enhanced.*

ANALYSIS

As noted above for the PPS, an analysis of the proposal in relation to the OMAFA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851), including area/floor area limits recommended for on-farm diversified uses, is provided in Section 5.3 in this PJR. The analysis in Section 5.3 shows the proposal conforms to the direction provided in Greenbelt Plan policy 3.1.2.1.

The proposal maintains the geographic continuity of the agricultural land base and economic connections to the agri-food network. The new permitted uses proposed do not reduce the amount of land in agricultural production, as a tender fruit orchard, on the Subject Lands, and the estate winery produces wine and cider using fruit grown in the local area.

SUMMARY OF ANALYSIS FOR THE GREENBELT PLAN (2017)

Based on the preceding analysis, the proposal conforms to the policies and intent of the Greenbelt Plan.

5.5 Niagara Official Plan (2022)

The Niagara Official Plan (NOP) is Niagara's long-term, strategic policy planning framework for managing growth in the region. It contains objectives, policies and mapping that implement a regional approach to provide for managing growth, growing the economy, protecting the natural environment, resources and agricultural land, and providing infrastructure. As of March 31, 2025, the Niagara Official Plan is no longer a Regional Plan. It is now an Official Plan of the 12 local municipalities in Niagara.

The Subject Lands are designated Specialty Crop Area on Schedule F of the NOP (see **Appendix C**).

5.5.1 The Agricultural System

The agricultural system is comprised of both the agricultural land base and the agri-food network. The agricultural land base is comprised of prime agricultural areas, including specialty crop areas, and rural lands. The agri-food network includes infrastructure, services and assets that form the supply chain of the agri-food sector connecting suppliers to producers to processors and end-users/markets. An estate winery and its associated secondary uses must be considered in this context.

POLICY

4.1 *a. facilitate a strong, diverse, and resilient agricultural economy;*

b. protect the region's agricultural land base;

c. ensure agriculture is the predominant land use in specialty crop areas and prime agricultural areas;

e. ensure the long-term sustainability and function of uses within the agricultural system;

f. protect specialty crop areas from fragmentation;

g. protect prime agricultural areas from fragmentation;

j. recognize and control changes to existing uses to ensure a viable agricultural system.

ANALYSIS

The new permitted use proposed are secondary uses associated with an existing estate winery on the Subject Lands and will not fragment or result in a reduction of lands in agricultural production, particularly as they will occur in existing winery buildings and adjoining outdoor spaces. The addition of hospitality areas and retail sale and tasting of wine and cider will provide economic diversification for the winery and increase the economic resilience of overall agricultural operation, protecting the long-term use of the lands for grape and/or tender fruit growing. The proposed zoning by-law amendment will recognize and control changes to existing uses to ensure a viable agricultural system is maintained.

5.5.2 Agricultural Land Base

NOP policies promote and protect all types, sizes, intensities of agricultural uses and normal farm practices and seek to protect the agricultural land base from fragmentation.

POLICY

4.1.1.1 *The geographic continuity of the agricultural land base, as shown in Schedule F, and the functional and economic connections to the agri-food network will be maintained and enhanced in accordance with the policies of this section.*

4.1.1.2 *Prime agricultural areas and specialty crop areas, as shown on Schedule F, shall be protected for long-term use for agriculture.*

Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through seven lands within the prime agricultural area, in this order of priority.

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.*

ANALYSIS

The Subject Lands are designated Specialty Crop Area in the NOP. As noted above for the PPS and Greenbelt Plan, the proposal maintains the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network. The new permitted uses proposed, which are agriculture-related and on-farm diversified uses, will not result in lands being taken out of agricultural production and the economic diversification they allow will enhance the viability of the existing winery and farm operations. The proposal will assist in protecting the Subject Property for long-term use for agriculture.

5.5.3 A Resilient Agricultural Economy

The NOP includes policies to allow agriculture-related and on-farm diversified uses in prime agricultural areas, including specialty crop areas to support farm diversification and economic resilience.

POLICY

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.

4.1.7.4 *Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations.*

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.*

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.

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.

ANALYSIS

As noted, the Subject Lands are designated Specialty Crop Area in the NOP.

The proposal is to add new permitted uses associated with an existing estate winery already permitted via site-specific zoning for the Subject Lands. The new permitted uses proposed are a mix of agriculture-related and on-farm diversified uses: retail sale and tasting of wine and cider made from fruit grown in the local area, indoor and outdoor hospitality areas, hosting weddings and other events, and office space.

With regard to NOP policies 4.1.7.4 to 4.1.7.6, an analysis is provided in Section 5.3 to demonstrate consistency and conformity with equivalent direction in the PPS and Greenbelt Plan.

The table below assesses the proposal using the criteria provided in NOP policy 4.1.7.7:

Table 5-7: Analysis of Criteria Provided in Policy 4.1.7.7

	CRITERION	ANALYSIS
a)	*whether the proposed activity is more appropriately located in a nearby settlement area or on rural lands;*	The new agriculture-related uses proposed are intended to support and enhance the existing estate winery on the Subject Lands and do not require lands to be taken out of agricultural production. Retail sale and tasting of wine and cider at the winery offers a unique experience.
b)	*whether the use is required for or in close proximity to the agricultural operation for it to support and complement the agricultural activity;*	The new agriculture-related uses proposed are secondary uses associated with an estate winery, which produces wine and cider from fruit trees on site and elsewhere in the local area. Retail sale and tasting of wine and cider made at the estate winery supports and complements the existing agricultural activity on the Subject Lands.
c)	*the extent to which the use is compatible with the existing farming operation and surrounding farming operations;*	The new agriculture-related uses proposed are secondary uses typically found in estate wineries in Niagara-on-the-Lake and will occur in association with an existing Estate Winery, with no or very limited physical changes proposed. No compatibility issues are anticipated with the existing farming operation or surrounding farming operations.
d)	*whether the scale of the activity is appropriate to the site and farming operation;*	The new agriculture-related uses proposed will occur in buildings and exterior spaces already constructed in accordance with an approved site plan. These uses are typical of estate wineries in Niagara-on-the-Lake and their scale will reflect the facilities constructed, which are appropriate to the site and farming operation.
e)	*whether the use is consistent with and maintains the character of the agricultural area;*	The new agriculture-related uses proposed are found in most estate wineries in Niagara and vineyards and wineries are a key contributor to the character of the agricultural area in Niagara-on-the-Lake.

	CRITERION	ANALYSIS
f)	*the use does not generate potentially conflicting off-site impacts;*	The new agriculture-related uses proposed, retail sale and tasting of wine and cider made using fruit grown in the local area, are those typically found in other estate wineries in Niagara-on-the-Lake. These uses are not anticipated to generate potentially conflicting off-site impacts.
g)	*the activity does not include a new residential use;*	The proposal does not include new residential uses.
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;*	The Subject Lands are serviced by municipal water. Sanitary flows generated by the new agriculture-related uses proposed can be accommodated by the existing private sewage treatment system. The overall proposal, which includes on-farm diversified uses, can also be accommodated by the existing private sewage treatment system, subject to improvements described in the memorandum provided by Rivercourt Engineering.
i)	*the use does not require significant improvements to infrastructure; and*	The new agriculture-related uses proposed are not anticipated to require significant improvements to on-site or off-site infrastructure.
j)	*the use complies with all other applicable provisions of this Plan.*	The new permitted uses proposed conform to the applicable policies/provisions of the NOP.

SUMMARY OF ANALYSIS FOR THE NOP (2022)

Based on the preceding analysis, the proposal conforms to the policies and intent of the NOP.

5.6 Niagara-on-the-Lake Official Plan (2017 consolidation)

The NOTL OP provides policy direction to guide the Town's physical development. Most of the land in Niagara-on-the-Lake is in agricultural production. As such, agriculture is a significant contributor to the physical, social, and economic character of Niagara-on-the-Lake and the Town wishes to protect and enhance its agricultural system for the long-term by ensuring appropriate uses and activities in the agricultural area. To this end, the

NOTL OP permits secondary uses which support and are related to the agricultural industry, including those associated with estate wineries. The Subject Lands are designated Agricultural on Schedule A of the NOTL OP (see **Appendix D**).

5.6.1 Goals & Objectives

POLICY

7.2.1 *To help ensure the preservation of prime agricultural lands for farming with particular emphasis on the preservation of specialty crop lands.*

7.2.2 *To help preserve the existing and potential agriculturally productive land giving highest priority to Good Tender Fruit/Grape Lands.*

7.2.3 *To allow flexibility to farm operations in both type and size and to permit the expansion and contraction of farm operations as necessary provided that the farm remains economically viable and that the size of the farm is appropriate and common in the area.*

7.2.7 *To consider the impact on agriculture as the primary guideline in evaluating development proposals in the agricultural areas.*

ANALYSIS

The proposed zoning by-law amendment is required to permit secondary uses associated with an estate winery. The new permitted uses proposed are a mix of agriculture-related and on-farm diversified uses, as previously described, and will occur in existing winery buildings and adjoining outdoor spaces. The proposal will not result in a reduction of area of the Subject Lands used for agricultural production as fruit tree orchard. The new permitted uses proposed will add retail sale and tasting of wine and cider, as well as hospitality areas, to the estate winery, enhancing its economic resilience. The estate winery processes fruit grown on site and in the local area, which supports the longer-term economic viability of lands for agriculture. The assessment of the proposal against development criteria provided in the NOP and NOTL OP, as well as the OMAFA Guidelines for Permitted Uses in Ontario's Prime Agricultural Areas, ensure the impact on the agriculture has been considered.

5.6.2 Agricultural

The NOTL OP designates most lands outside of the settlement areas of Old Town, Virgil, St. Davids, and Queenston as Agricultural. Section 7.3.1 sets out the uses permitted on lands designated Agricultural.

POLICY

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*

ANALYSIS

The Subject Lands are designated Agricultural and consist of a fruit tree orchard and estate winery. The proposed zoning by-law amendment will add permitted secondary uses associated with an estate winery to the site-specific zoning for the Subject Lands. The estate winery on the Subject Lands, Sunnybrook Farms Estate Winery was established in accordance with site-specific zoning under By-law 500KV-97.

5.6.3 Secondary Use Policies

Section 7.4(3)(a) of the NOTL OP outlines development policies applicable to all secondary uses permitted within the Agricultural designation. The table below assesses the proposal in relation to these policies.

POLICY AND ANALYSIS

Table 5-8: Analysis of Secondary Use Policies

PROVISION	POLICY	ANALYSIS
i)	*Such uses shall avoid wherever reasonably practical Good Tender Fruit/Good Grape land as shown in the Regional Policy Plan.*	The proposed secondary uses will occur primarily within existing winery buildings or adjoining outdoor spaces on the Subject Lands. The amount of land currently occupied by fruit tree orchards will not be reduced by the proposed secondary uses.
ii)	*Such uses shall be encouraged wherever reasonably practical to locate on a relatively self-contained or isolated*	The Subject Lands are abutted by a woodland to the west, Lakeshore Road to the north, and a cemetery to the east. As noted, the proposed secondary uses will occur mostly within existing winery buildings

PROVISION	POLICY	ANALYSIS
	area separated from other agricultural lands by woodland, roads, railways or ravines.	or immediately adjacent to them toward the north/front of the farm parcel. Fruit tree orchards will continue to occupy the rear half of the farm parcel where it abuts other agricultural lands.
iii)	*The location of the facility or use imposes no operating constraints or results in no reduction of the efficiency of any existing farms.*	It is not anticipated that the proposed secondary uses will impose any operating constraints or result in no reduction of efficiency of any existing farms. As noted, the proposed secondary uses will occur predominantly within existing winery buildings or adjoining outdoor spaces. Entrances/access driveways, parking and other on-site services are already in place in accordance with a Site Plan approved in 2017 and no significant changes are proposed.
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.*	The Subject Lands are serviced by a connection to municipal water.
v)	*Soils shall be suitable or made suitable to support an individual waste disposal systems subject to the approval of the authority having jurisdiction.*	An existing private sanitary treatment and disposal system services permitted uses on the Subject Lands. A detailed design and memo have been prepared by Rivercourt Engineering to establish the new permitted uses proposed, including secondary uses, can be accommodated by the existing system.
vi)	*Adequate drainage and outlets shall be available for storm water run-off. Approval of drainage provisions may be*	Stormwater management for the estate winery on the Subject Lands is provided by an existing swale and dry pond. Hallex Engineering has provided an updated Site Services and Drainage Plan to demonstrate

PROVISION	POLICY	ANALYSIS
	required from the Town, the Region, the Ministry of Transportation and/or the Niagara Peninsula Conservation Authority and/or the Niagara Parks Commission.	these stormwater facilities are still sufficient/adequate with minor changes to increase capacity.
vii)	*Adequate entrances and exits to roads shall be so located as to minimize travel hazards. Ribbon development along roadways shall be discouraged.*	Existing access driveways were constructed in accordance with the Site Plan approved in 2017 and provide separate access to parking areas on the east and west sides of the existing winery buildings.
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.*	Parking areas and access points are provided in accordance with a Site Plan approved in 2017. Off-street parking is available and compliant with zoning requirements for an estate winery, as outline in Section 6.0 of this PJR.
x)	*The lands shall be appropriately zoned and, where necessary, a Development Agreement be entered into.*	The proposed zoning by-law amendment will ensure the lands are appropriately zoned to allow secondary uses that are suitable for the site and limit the amount of floor area they can occupy.
xi)	*Development on treed areas, steep slopes, ravines, watercourses and any other natural or cultural resource shall be avoided.*	The proposal will not impact any natural or cultural resources.

5.6.4 Estate Wineries

Subject the general agricultural policies of this Plan, Section 7.4(3)(b) of the NOTL OP permits estate wineries subject to policies assessed in the table below.

POLICY AND ANALYSIS

Table 5-9: Analysis of Estate Winery Policies

PROVISION	POLICY	ANALYSIS
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*	The Sunnybrook Farm Estate Winery was established per By-law No. 500KV-97. See also Section 21.A.72 in ZBL No. 500A-74. Section 21.A.72 permits an estate winery on the Subject Lands and requires a minimum lot area of 10 acres (4.04 hectares). The Subject Lands are approximately 4.3 ha in size. The proposed zoning by-law amendment is to add permitted secondary uses to the existing site-specific zoning permission for an estate winery.

PROVISION	POLICY	ANALYSIS
	polices 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 estate winery on the Subject Lands produces fruit wine and cider from fruit trees on site and other fruit grown in the local area. Fruit wine and cider is fermented and bottled on site.
iii)	*All Estate Wineries shall be subject to a site specific zoning by-law amendment to control their number and location within the municipality.*	The estate winery is existing and was established in accordance with a site-specific zoning by-law (500KV-97).
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.*	The site-specific zoning permitting the estate winery does not list any permitted secondary uses, including the retail sale of wine. A zoning by-law amendment is proposed to add secondary uses, including the retail sale and tasting of wine and cider and hospitality areas, to the permitted uses on the Subject Lands. The proposed zoning by-law amendment will limit the amount of floor space that can be occupied by secondary uses.
v)	*A hospitality room where food and wine is*	See iv) above.

PROVISION	POLICY	ANALYSIS
	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.*	The existing estate winery was constructed in accordance with a Site Plan approved in 2017. Direct access to parking areas off Lakeshore Road is provided via driveways on the west and east sides of the winery.
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*	The existing estate winery produces fruit wine and cider using fruit grown on site and fruit grown in the local area. The portion of the Subject Lands not occupied by existing winery buildings, parking areas, and on-site services is currently planted as a fruit tree orchard (approximately 2.5 ha or just under 60% of the farm parcel).

PROVISION	POLICY	ANALYSIS
	amending By-law to be completed prior to the issuance of a building permit.	

SUMMARY OF ANALYSIS FOR THE NOTL OP (2017 consolidation)

Based on the preceding analysis, the proposal conforms to the policies and intent of the NOTL OP.

6.0 Proposed Zoning By-law Amendment

The subject property is presently zoned a site-specific Rural (A) zone in Zoning By-law 500A-74 (see **Appendix E**). Subsection 21.A.72 provides the site-specific zoning for the Subject Lands approved by By-law No. 500KV-97:

- *In addition to those uses permitted in a "Rural (A) Zone" the following use shall be permitted on those lands shown on Schedule "A" attached hereto and forming part of this by-law: an estate winery*
- *In addition to the requirements of a "Rural (A) Zone" with an estate winery the following requirements shall apply to those lands shown on Schedule "A" attached: The minimum lot area shall be 10 ac (4.04 ha)*

As noted elsewhere in this PJR, an estate winery was established on the Subject Lands over 20 years ago and the farm parcel is approximately 4.3 ha. The proposed Zoning By-law Amendment provided as **Appendix F** to the PJR will further amend the site-specific zoning of the Subject Lands to add a cidery and secondary uses as permitted uses.

6.1 Estate Winery Zoning Requirements

Section 3.33 in Zoning By-law No. 500A-74 states:

> *In addition to the uses permitted in a Rural (A) Zone or Rural Residential (RR) Zone, Estate Wineries may be permitted subject to a site specific zoning by-law amendment and the following guidelines:*

Table 6-1 assesses the proposal against the guidelines provided in Section 3.33.

Table 6-1: Section 3.33 Estate Winery

REGULATIONS	PROPOSED ZONING REQUIREMENT	PROPOSED CONCEPT	COMPLIANCE
Estate Winery			

REGULATIONS	PROPOSED ZONING REQUIREMENT	PROPOSED CONCEPT	COMPLIANCE
(a) the minimum acreage for an Estate Winery shall be established in the site specific amendment to the Zoning By-law and shall generally be a contiguous lot 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 the other guidelines and that the reduced area will not jeopardize the rural image of an Estate Winery.	See current site-specific zoning for Subject Lands. It is proposed that a cidery be added as a permitted use.	Estate Winery is already a site-specific permitted use with a required minimum lot area of 4 ha. The existing Estate Winery produces cider in the same areas within the winery buildings as wine production occurs.	Cidery is not currently listed as a permitted use.
(b) Off-street parking for an Estate Winery shall be provided at the rate of one (1) parking space per employee.	No change	The parking area on the east side of the winery buildings is available for employee parking. 2 winery employees involved in production may be on site at any given time. An additional 5 winery employees	Yes

REGULATIONS	PROPOSED ZONING REQUIREMENT	PROPOSED CONCEPT	COMPLIANCE
		may also be on site: 3 associated with retail and hospitality uses and 2 in office or administrative staff.	
(c) Minimum lot frontage shall be 45 m (147.6 feet).	No change	Lot frontage exceeds 100 m.	Yes
(d) Minimum building setback from all property lines shall be 15 m (49.2 feet)	No change, except to recognize the existing setback of agricultural buildings to the west property line.	Existing Winery Buildings, including Winery Building Addition, and future storage barn are in accordance with Site Plan approved in 2017. These buildings are more than 15 m from all property lines. The existing agricultural shed repurposed into a wine shop is 15 m from the west property line.	No
(e) Maximum lot coverage for all buildings is 15%.	No change	The lot coverage of all buildings associated with the Estate Winery is approximately 4% or 4.5% if the former barn and farm help house (agricultural uses) at the rear of the property are included.	Yes

REGULATIONS	PROPOSED ZONING REQUIREMENT	PROPOSED CONCEPT	COMPLIANCE
(f) Maximum building height 11 m (36 feet).	No change	The maximum height of existing winery buildings is approximately 9 m. Future Storage Barn shown on Site Plan Approved in 2017 is subject to maximum height permitted.	Yes
Secondary Uses The following secondary uses may be permitted in a site specific zoning by-law for an Estate Winery:	-	-	Current site-specific zoning does not list any permitted secondary uses associated with the Estate Winery.
(a) The retail sale of wine.	Retail sale of wine and cider be permitted.	Retail sale of wine and cider will be available for purchase and/or tasting within indoor and outdoor hospitality areas at the Estate Winery.	Requires approval of site-specific zoning to add permitted secondary uses.
(b) A hospitality room as defined in the Zoning By-law.	That indoor and outdoor hospitality areas be permitted based on the definition provided in the Zoning By-law.	There is approximately 263 m² of floor area within the rear portion of the winery building addition that will be used as retail and tasting area, as well as for hosting functions. It is also proposed that an	Requires approval of site-specific zoning to add permitted secondary uses.

REGULATIONS	PROPOSED ZONING REQUIREMENT	PROPOSED CONCEPT	COMPLIANCE
		additional 114 m² of covered patio area permitted as an outdoor hospitality area. Wine, cider and food may be served in these areas. The proposal does not include a commercial kitchen. Food served at events will be catered.	
(c) An agricultural market as defined in the Zoning By-law.	No change	An agricultural market is not proposed at this time.	Not applicable.
(d) The maximum total floor area for all secondary uses shall generally be limited to 400 m² (4,305 square feet) with each individual secondary uses not exceeding 139.3 m² (1,500 square feet).	Additional permitted secondary uses associated with the Estate Winery: - Office Area - Outdoor Event Area Maximum floor area of all secondary uses will be limited to 750 m² with individual secondary uses not to exceed the following: - Indoor Hospitality Area (311 m²)	The total amount of secondary uses proposed, including indoor and outdoor hospitality areas, will be 750 m². Maximum floor areas have been rounded up slightly to provide flexibility and allow for minor variability in measurements.	Approval of site-specific zoning needed to permit up to 750 m² of secondary uses with limits to match individual secondary uses proposed.

REGULATIONS	PROPOSED ZONING REQUIREMENT	PROPOSED CONCEPT	COMPLIANCE
	- Outdoor Hospitality Area (118 m²) - Offices (72 m²) - Outdoor Event Area (180 m²) - Wine Shop (65 m²)		
(e) The off-street parking requirement for all secondary uses shall be one (1) parking space for every 18.5 m² (199 square feet) of floor area devoted to the secondary use.	No change.	750 m² of floor area devoted to secondary uses requires 41 parking spaces. The existing parking area west of the winery building can accommodate parking spaces to exceed this required parking rate.	Yes

6.2 Permitted Uses Associated with the Estate Winery

Cidery

The intent of adding a cidery as a permitted use is to recognize cider production on-site as a permitted use. Cider produced at the Estate Winery uses a mix of fruits predominantly grown in the local area. Fermentation of fruit juice to produce wine and cider is broadly similar and occurs on-site in the same spaces within existing winery buildings, making a cidery a complementary agriculture-related use that provides the Estate Winery with a more diverse product mix.

Hospitality Areas

The indoor and outdoor hospitality areas occupy just under 430 m² and include areas for retail sale and tasting of wine and cider that will be shared with other hospitality uses such as hosting functions. Food may be served in hospitality areas, but it will be limited to food that does not require a commercial kitchen. Functions serving food will have catered food prepared off-site.

Given the shared nature of the spaces, they are zoned as indoor and outdoor hospitality areas. The indoor and outdoor hospitality areas both have tasting bars. The hospitality area on the mezzanine level includes a tasting bar.

Office Area

Another 72 m² of floor area on the mezzanine level within the rear of winery building addition is occupied by offices for winery administration.

Wine Shop

Additional secondary uses are proposed in areas adjacent to the winery buildings. The wine shop is located in a former agricultural shed 65 m² in size and is proximate to the west lot line.

Outdoor Event Area

A seasonal event tent 180 m² in size is proposed to be located on an existing concrete pad about 370 m² in size. The tent will provide an outdoor space during the late spring, summer, and early fall for hosting cultural events that attract visitors to the Estate Winery. Hosting events proximate to the fruit tree orchard will allow guests to experience and appreciate the rural-agricultural setting and landscape of the Estate Winery more directly and give events a unique ambience. It is anticipated that guests will enjoy wine and cider produced by the Estate Winery while attending events. As the intent is for events to be hosted in a seasonal event tent, it is proposed that only the area occupied by the event tent be zoned as a secondary use as these dimensions have been used to determine the maximum number of guests permitted.

Hosting events at wineries is a common practice in Niagara-on-the-Lake. A detailed list of wineries and distilleries with permissions for event spaces is provided in **Appendix G**. The list is not necessarily exhaustive. While the site-specific zoning permissions for each site may differ, they generally include special regulations for outdoor events directed at managing and minimizing potential impacts on surrounding uses. These include provisions to control the frequency, scale, and intensity of activities related to outdoor events. The draft site-specific Zoning By-law Amendment provided in **Appendix F** regulates the area and scheduling of outdoor events on the Subject Lands. It is noteworthy that the new event tent is located centrally on the farm parcel and is setback approximately 70 m from the nearest lot line. The prevalence of outdoor event spaces within agricultural areas in Niagara-on-the-Lake indicates that they can be supported as compatible with the surrounding agricultural context.

A holding provision has been included in the draft Zoning By-law Amendment to limit the maximum number of guests permitted for each event within the outdoor event area to 100. As discussed in Section 4.1 of this PJR, Rivercourt Engineering assessed the existing septic system and determined it has the capacity to support the uses proposed, including the new outdoor tent to a capacity of 100 guests. As part of their assessment, Rivercourt Engineering also confirmed there is sufficient area to expand the septic system in future to increase the capacity of the outdoor event area to a maximum of 150 guests.

6.3 Secondary Uses and Parking Needs

The total proposed amount of secondary floor area to be permitted is 750 m². As noted in Table 6-1 above, the on-street parking rate for secondary uses associated with an estate winery is one space per 18.5 m² of floor area. At the parking rate, the proposed amount of secondary use floor area requires 41 parking spaces be provided on-site. 45 parking spaces are provided in the visitor parking area to the west of the winery buildings, plus 2 barrier free spaces (see **Appendix A**).

The parking area east of the winery buildings is generally where staff will park. Section 3.33 indicates that one parking space should be provided per winery employee. There will typically be up to 7 winery staff on-site, with 2 of the winery staff being involved in production-related roles. The other winery staff work in retail and/or hospitality roles (3) or office/administrative roles (2) within areas zoned for secondary uses. 10 parking spaces are provided east of the winery buildings. The combined parking supply for visitors and staff in the west and east parking areas will be maintained to meet or exceed the minimum number of spaces required by the Zoning By-law.

The secondary uses proposed and the total amount of floor area for secondary uses are similar to those permitted at other Estate Wineries in Niagara-on-the-Lake. The proposed Zoning By-law Amendment permits individual secondary uses and limits the amount of floor area they may occupy, both individually and in total.

Sections 5.6.3 and 5.6.4 in this PJR evaluate the proposal using criteria provided in the NOTL OP for secondary uses and estate wineries. The proposal was determined to conform to the policies of the NOTL OP.

7.0 Summary and Conclusion

It is our opinion the proposed Zoning By-law Amendment represents good land use planning, is in the public interest and should be approved for the following reasons:

- The application is consistent with the PPS, aligns with the OMAFA Guidelines, and conforms to the Greenbelt Plan, the NOP, and the NOTL OP;
- The production of cider at the Estate Winery is complementary to wine production and is a form of economic diversification that increases the economic resilience and sustainability of the Estate Winery and farm operation;
- The secondary uses proposed are associated with the existing Estate Winery on the Subject Lands, appropriate for an estate winery, and compatible with surrounding uses, including agricultural operations;
- The secondary uses proposed will increase the demand for tender fruit and grapes in the area, and thereby contribute to the long-term sustainability of agriculture;
- The application will create employment opportunities and attract visitors to Niagara-on-the-Lake;
- Agricultural land will not be removed from production; and
- The proposed inclusion of special events aligns with the practices of other facilities located within the Agricultural area of Niagara-on-the-Lake.

Report prepared by:



_____

Robert Fiedler, PhD
Intermediate Planner
NPG Planning Solutions Inc.

Report reviewed and approved by:



_____

Aaron Butler, MCIP, RPP
Managing Partner
NPG Planning Solutions Inc.

8.0 Appendices

Appendix A – Proposed Site Plan with On-Farm Diversified Uses and Site Plan

Appendix B – 2017 Site Plan

Appendix C – Greenbelt Plan Schedules

Appendix D – Niagara Official Plan Schedules

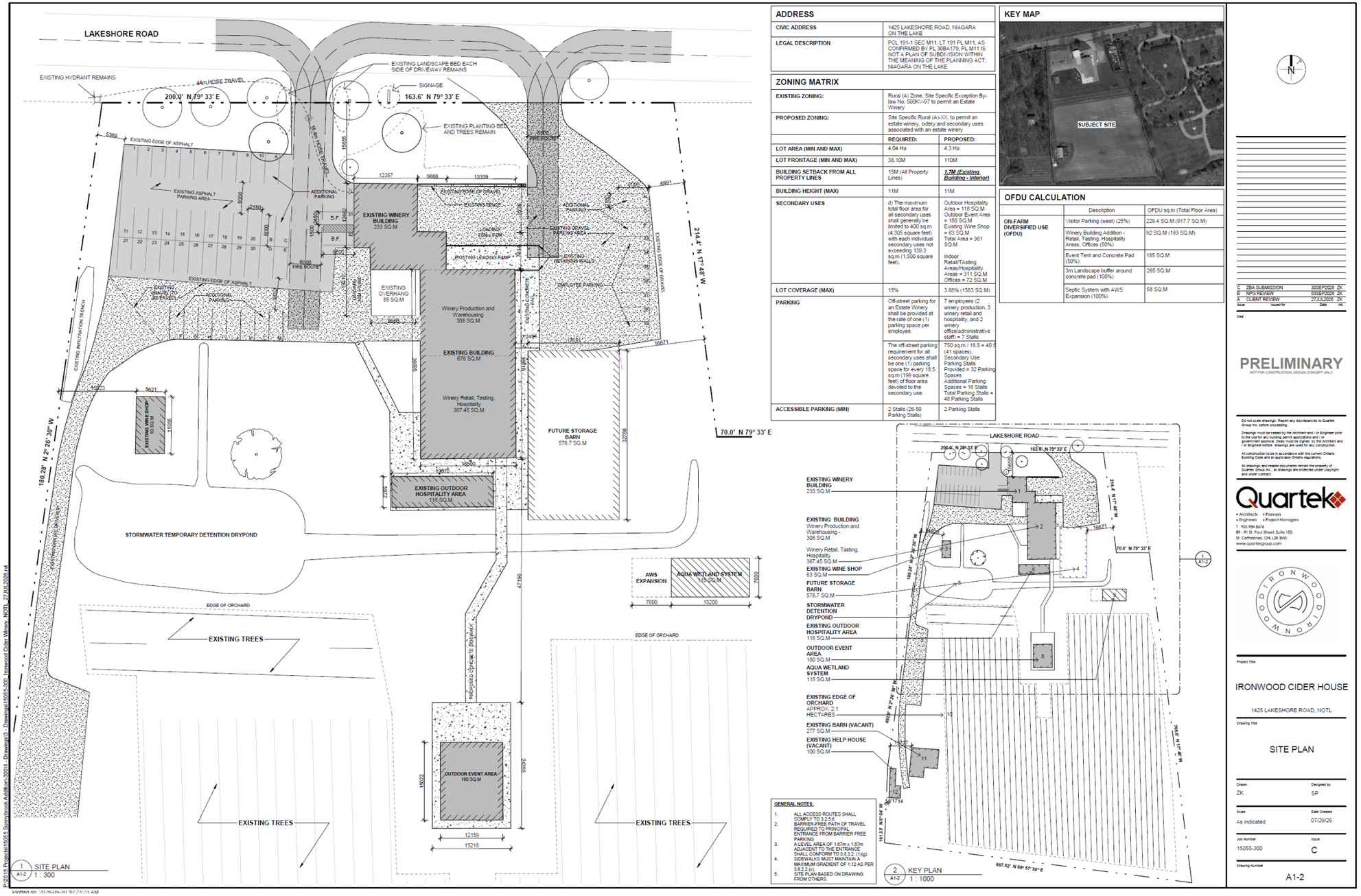
Appendix E – Niagara-on-the-Lake Official Schedules

Appendix F – Niagara-on-the-Lake Zoning By-law 500A-74 Schedule

Appendix G – Draft Zoning By-law Amendment

Appendix H – Special Events Venues in Niagara-on-the-Lake

Appendix A – Site Plan and Floor Plans



ADDRESS	
CIVIC ADDRESS	1425 LAKESHORE ROAD, NIAGARA ON THE LAKE
LEGAL DESCRIPTION	PCL 191-1 SEC M11; LT 191 PL M11; AS CONFIRMED BY PL 30BA175; PL M11 IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT; NIAGARA ON THE LAKE

ZONING MATRIX		
EXISTING ZONING:	Rural (A) Zone, Site Specific Exception By-law No. 500KV-97 to permit an Estate Winery	
PROPOSED ZONING:	Site Specific Rural (A)-XX, to permit an estate winery, cidery and secondary uses associated with an estate winery	
	REQUIRED:	PROPOSED:
LOT AREA (MIN AND MAX)	4.04 Ha	4.3 Ha
LOT FRONTAGE (MIN AND MAX)	38.10M	110M
BUILDING SETBACK FROM ALL PROPERTY LINES	15M (All Property Lines)	***1.7M (Existing Building - Interior)***
BUILDING HEIGHT (MAX)	11M	11M
SECONDARY USES	d) The maximum total floor area for all secondary uses shall generally be limited to 400 sq.m (4,305 square feet) with each individual secondary uses not exceeding 139.3 sq.m (1,500 square feet).	Outdoor Hospitality Area = 118 SQ.M Outdoor Event Area = 180 SQ.M Existing Wine Shop = 63 SQ.M Total Area = 361 SQ.M Indoor Retail/Tasting Areas/Hospitality Areas = 311 SQ.M Offices = 72 SQ.M
LOT COVERAGE (MAX)	15%	3.68% (1583 SQ.M)
PARKING	Off-street parking for an Estate Winery shall be provided at the rate of one (1) parking space per employee.	7 employees (2 winery production, 3 winery retail and hospitality, and 2 winery office/administrative staff) = 7 Stalls
	The off-street parking requirement for all secondary uses shall be one (1) parking space for every 18.5 sq.m (199 square feet) of floor area devoted to the secondary use.	750 sq.m / 18.5 = 40.5 (41 spaces). Secondary Use Parking Stalls Provided = 32 Parking Spaces Additional Parking Spaces = 16 Stalls Total Parking Stalls = 48 Parking Stalls
ACCESSIBLE PARKING (MIN)	2 Stalls (26-50 Parking Stalls)	2 Parking Stalls

KEY MAP

OFDU CALCULATION

	Description	OFDU sq.m (Total Floor Area)
ON-FARM DIVERSIFIED USE (OFDU)	Visitor Parking (west) (25%)	229.4 SQ.M (917.7 SQ.M)
	Winery Building Addition - Retail, Tasting, Hospitality Areas, Offices (50%)	92 SQ.M (183 SQ.M)
	Event Tent and Concrete Pad (50%)	185 SQ.M
	3m Landscape buffer around concrete pad (100%)	265 SQ.M
	Septic System with AWS Expansion (100%)	58 SQ.M

GENERAL NOTES:

1. ALL ACCESS ROUTES SHALL COMPLY TO 3.2.5.6.
2. BARRIER-FREE PATH OF TRAVEL REQUIRED TO PRINCIPAL ENTRANCE FROM BARRIER FREE PARKING
3. A LEVEL AREA OF 1.67m x 1.67m ADJACENT TO THE ENTRANCE SHALL CONFORM TO 3.8.3.2. (1)(g).
4. SIDEWALKS MUST MAINTAIN A MAXIMUM GRADIENT OF 1:12 AS PER 3.8.3.2.(e).
5. SITE PLAN BASED ON DRAWING FROM OTHERS.

C	ZBA SUBMISSION	30SEP2026	ZK
B	NPG REVIEW	03SEP2026	ZK
A	CLIENT REVIEW	27JUL2026	ZK
Issue	Issued for	Date	Init.

PRELIMINARY
NOT FOR CONSTRUCTION, DESIGN CONCEPT ONLY

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All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.

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IRONWOOD CIDER HOUSE

1425 LAKESHORE ROAD, NOTL

Drawing Title

SITE PLAN

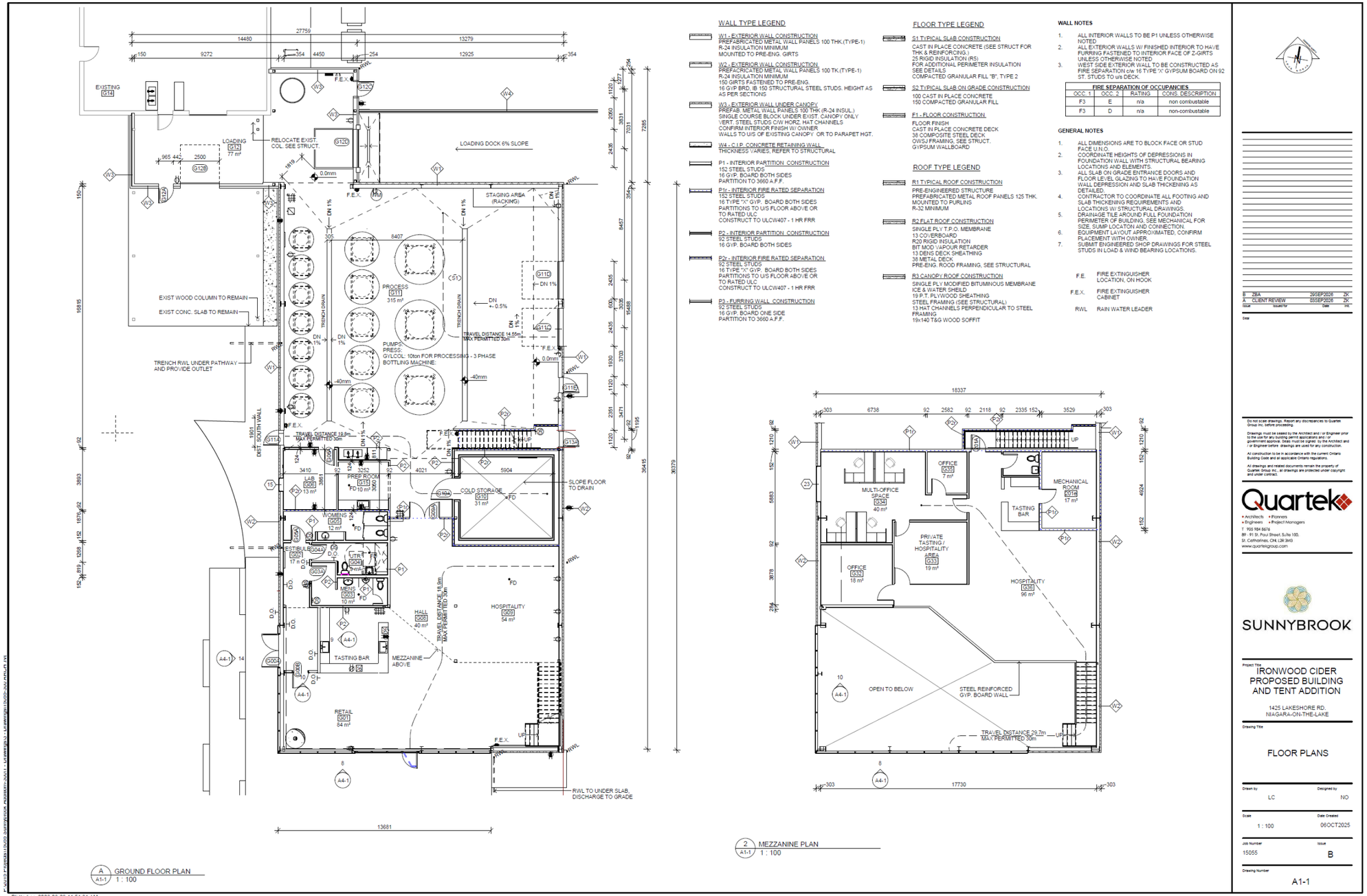
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ZK	SP
Scale	Date Created
As indicated	07/29/26
Job Number	Issue
15055-300	C

Drawing Number

A1-2

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WALL TYPE LEGEND

W1 - EXTERIOR WALL CONSTRUCTION
PREFABRICATED METAL WALL PANELS 100 THK.(TYPE-1)
R-24 INSULATION MINIMUM
MOUNTED TO PRE-ENG. GIRTS

W2 - EXTERIOR WALL CONSTRUCTION
PREFACRICATED METAL WALL PANELS 100 TK.(TYPE-1)
R-24 INSULATION MINIMUM
150 GIRTS FASTENED TO PRE-ENG.
16 GYP. BRD. IB 150 STRUCTURAL STEEL STUDS. HEIGHT AS AS PER SECTIONS

W3 - EXTERIOR WALL UNDER CANOPY
PREFAB. METAL WALL PANELS 100 THK (R-24 INSUL.)
SINGLE COURSE BLOCK UNDER EXIST. CANOPY ONLY
VERT. STEEL STUDS C/W HORZ. HAT CHANNELS
CONFIRM INTERIOR FINISH W/ OWNER
WALLS TO U/S OF EXISTING CANOPY OR TO PARAPET HGT.

W4 - C.I.P. CONCRETE RETAINING WALL
THICKNESS VARIES, REFER TO STRUCTURAL

P1 - INTERIOR PARTITION CONSTRUCTION
152 STEEL STUDS
16 GYP. BOARD BOTH SIDES
PARTITION TO 3660 A.F.F.

P1r - INTERIOR FIRE RATED SEPARATION
152 STEEL STUDS
16 TYPE "X" GYP. BOARD BOTH SIDES
PARTITIONS TO U/S FLOOR ABOVE OR TO RATED ULC
CONSTRUCT TO ULCW407 - 1 HR FRR

P2 - INTERIOR PARTITION CONSTRUCTION
92 STEEL STUDS
16 GYP. BOARD BOTH SIDES

P2r - INTERIOR FIRE RATED SEPARATION
92 STEEL STUDS
16 TYPE "X" GYP. BOARD BOTH SIDES
PARTITIONS TO U/S FLOOR ABOVE OR TO RATED ULC
CONSTRUCT TO ULCW407 - 1 HR FRR

P3 - FURRING WALL CONSTRUCTION
92 STEEL STUDS
16 GYP. BOARD ONE SIDE
PARTITION TO 3660 A.F.F.

FLOOR TYPE LEGEND

S1 TYPICAL SLAB CONSTRUCTION
CAST IN PLACE CONCRETE (SEE STRUCT FOR THK & REINFORCING.)
25 RIGID INSULATION (R5)
FOR ADDITIONAL PERIMETER INSULATION SEE DETAILS
COMPACTED GRANULAR FILL "B", TYPE 2

S2 TYPICAL SLAB ON GRADE CONSTRUCTION
100 CAST IN PLACE CONCRETE
150 COMPACTED GRANULAR FILL

F1 - FLOOR CONSTRUCTION
FLOOR FINISH
CAST IN PLACE CONCRETE DECK
38 COMPOSITE STEEL DECK
OWSJ FRAMING, SEE STRUCT.
GYPSUM WALLBOARD

ROOF TYPE LEGEND

R1 TYPICAL ROOF CONSTRUCTION
PRE-ENGINEERED STRUCTURE
PREFABRICATED METAL ROOF PANELS 125 THK.
MOUNTED TO PURLINS
R-32 MINIMUM

R2 FLAT ROOF CONSTRUCTION
SINGLE PLY T.P.O. MEMBRANE
13 COVERBOARD
R20 RIGID INSULATION
BIT MOD VAPOUR RETARDER
13 DENS DECK SHEATHING
38 METAL DECK
PRE-ENG. ROOD FRAMING, SEE STRUCTURAL

R3 CANOPY ROOF CONSTRUCTION
SINGLE PLY MODIFIED BITUMINOUS MEMBRANE
ICE & WATER SHEILD
19 P.T. PLYWOOD SHEATHING
STEEL FRAMING (SEE STRUCTURAL)
13 HAT CHANNELS PERPENDICULAR TO STEEL FRAMING
19x140 T&G WOOD SOFFIT

WALL NOTES

1. ALL INTERIOR WALLS TO BE P1 UNLESS OTHERWISE NOTED
2. ALL EXTERIOR WALLS W/ FINISHED INTERIOR TO HAVE FURRING FASTENED TO INTERIOR FACE OF Z-GIRTS UNLESS OTHERWISE NOTED
3. WEST SIDE EXTERIOR WALL TO BE CONSTRUCTED AS FIRE SEPARATION c/w 16 TYPE 'X' GYPSUM BOARD ON 92 ST. STUDS TO u/s DECK.

FIRE SEPARATION OF OCCUPANCIES			
OCC. 1	OCC. 2	RATING	CONS. DESCRIPTION
F3	E	n/a	non combustable
F3	D	n/a	non-combustable

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BLOCK FACE OR STUD FACE U.N.O.
2. COORDINATE HEIGHTS OF DEPRESSIONS IN FOUNDATION WALL WITH STRUCTURAL BEARING LOCATIONS AND ELEMENTS.
3. ALL SLAB ON GRADE ENTRANCE DOORS AND FLOOR LEVEL GLAZING TO HAVE FOUNDATION WALL DEPRESSION AND SLAB THICKENING AS DETAILED.
4. CONTRACTOR TO COORDINATE ALL FOOTING AND SLAB THICKENING REQUIREMENTS AND LOCATIONS W/ STRUCTURAL DRAWINGS.
5. DRAINAGE TILE AROUND FULL FOUNDATION PERIMETER OF BUILDING. SEE MECHANICAL FOR SIZE, SUMP LOCATON AND CONNECTION.
6. EQUIPMENT LAYOUT APPROXIMATED, CONFIRM PLACEMENT WITH OWNER.
7. SUBMIT ENGINEERED SHOP DRAWINGS FOR STEEL STUDS IN LOAD & WIND BEARING LOCATIONS.

F.E. FIRE EXTINGUISHER LOCATION, ON HOOK
F.E.X. FIRE EXTINGUISHER CABINET
RWL RAIN WATER LEADER

B	ZBA	29SEP2026	ZK
A	CLIENT REVIEW	03SEP2026	ZK
Issue	Issued for	Date	Init.

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All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.

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St. Catharines, ON, L2R 3M3
www.quartekgroup.com

SUNNYBROOK

Project Title
IRONWOOD CIDER
PROPOSED BUILDING AND TENT ADDITION

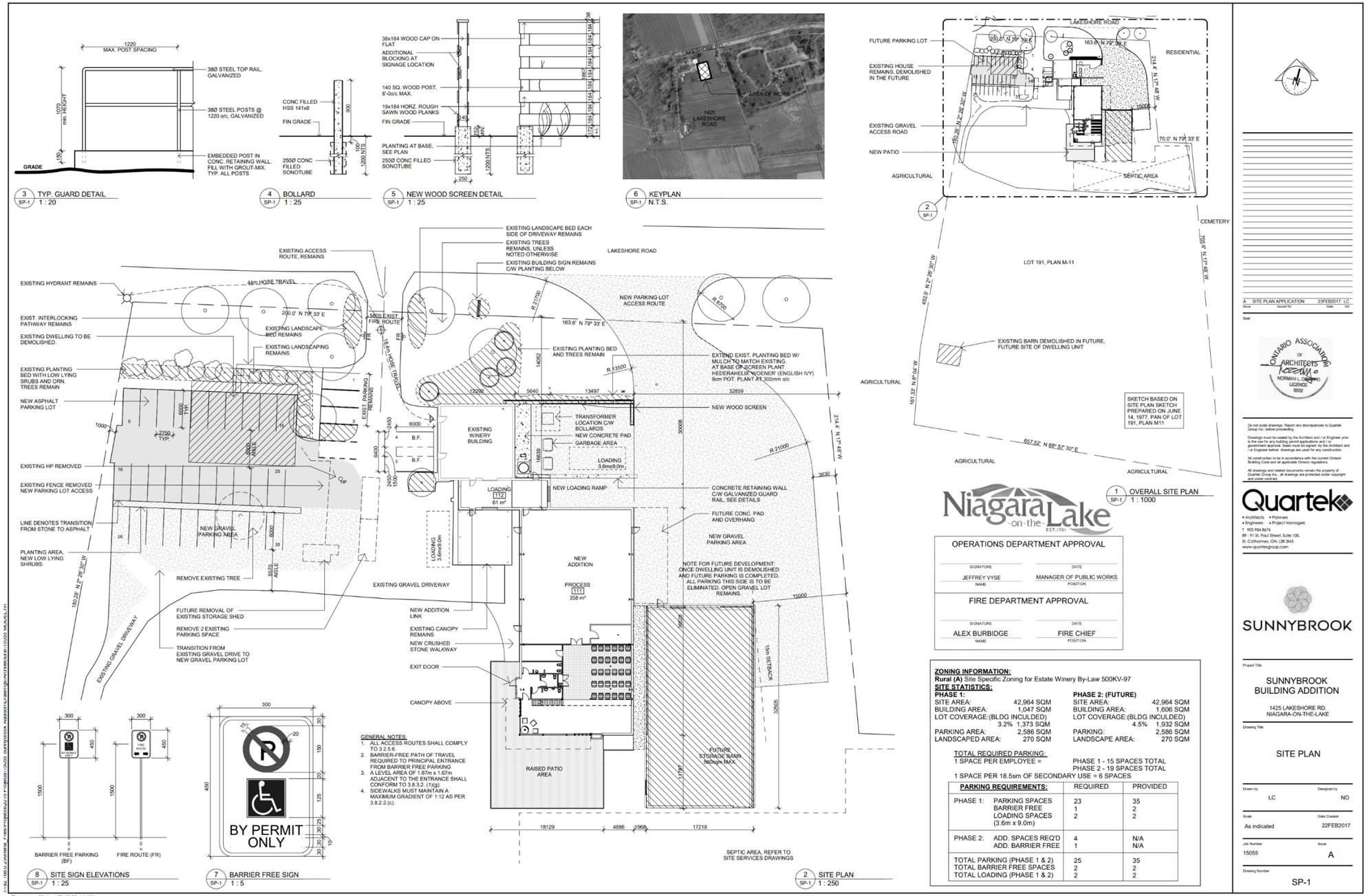
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NIAGARA-ON-THE-LAKE

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FLOOR PLANS

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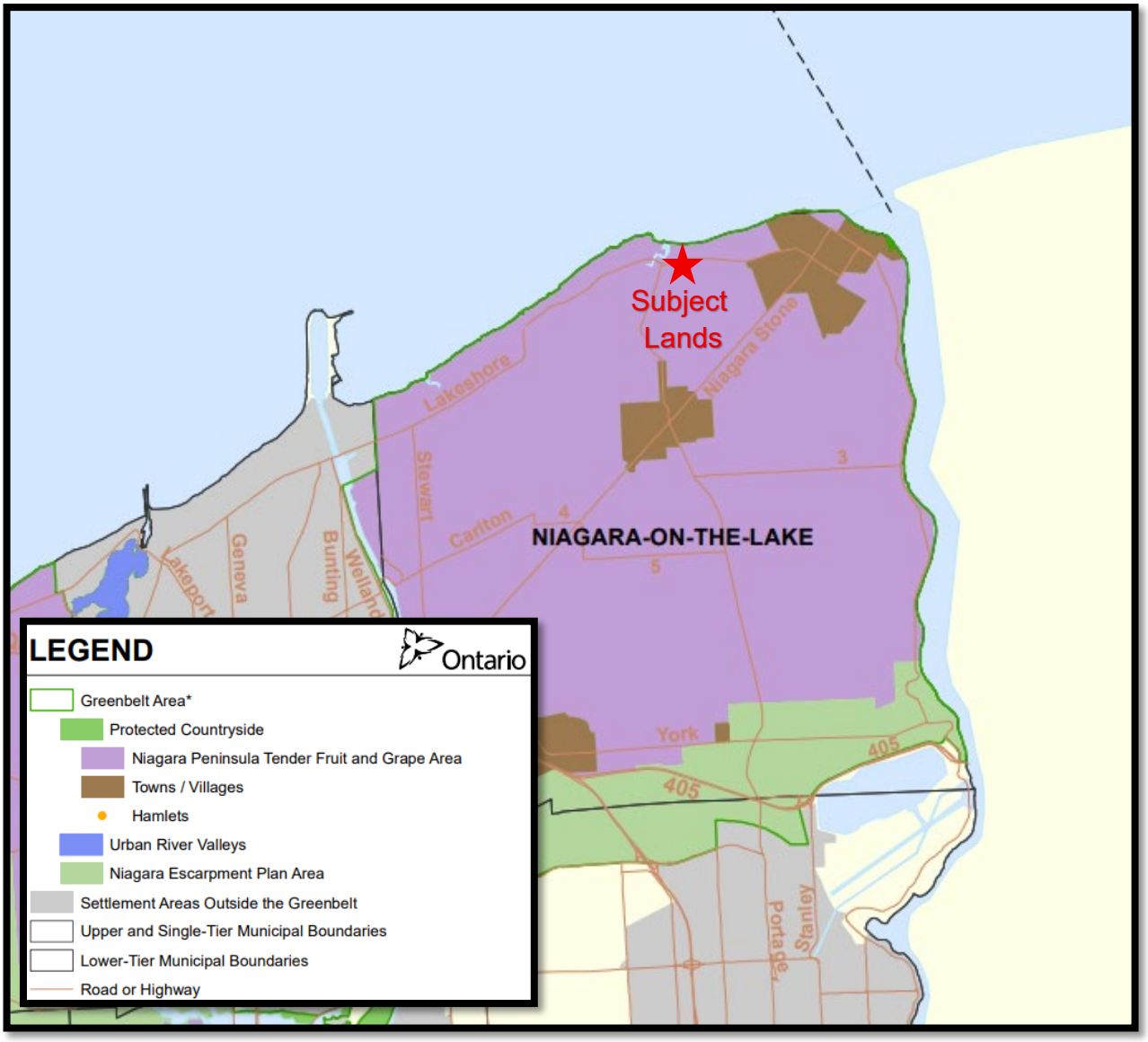
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Appendix B – 2017 Site Plan



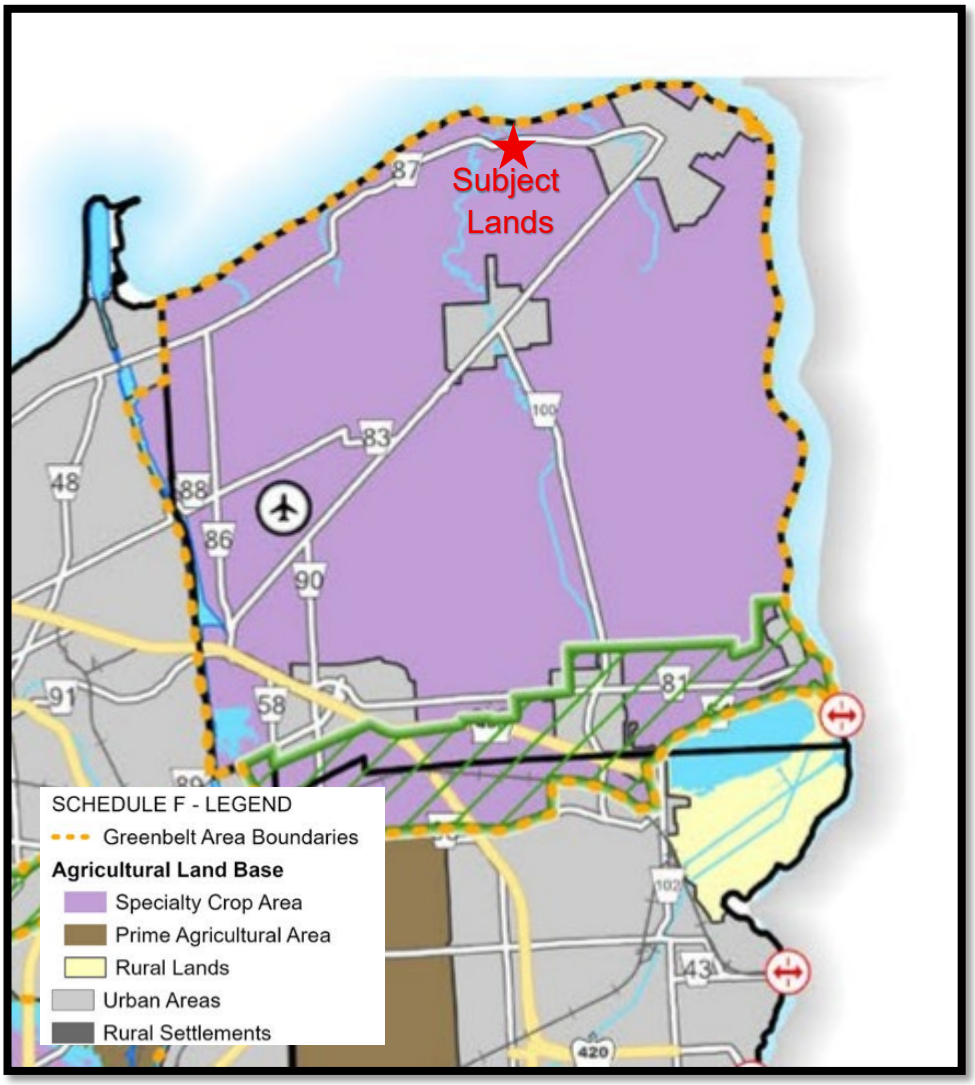
Appendix C – Greenbelt Plan

Schedule 2: Niagara Peninsula Tender Fruit and Grape Area



Appendix D – Niagara Official Plan

Schedule F: Agricultural Land Base



Appendix E – Niagara-on-the-Lake Official Plan

Schedule “A”: Land Use Plan



Appendix F – Niagara-on-the-Lake Zoning By-law 500A-74

21.A.72 1425 LAKESHORE ROAD (SUNNYBROOK ESTATE WINERY)
(By-law 500KV-97) [Roll No: 0200091220000]

1. Schedule "A" of By-law No. 500A-74, as amended, is further amended by changing from “Rural (A) Zone” to “Rural (A) – site specific – Zone” those lands shown on Schedule “A” (*) attached hereto and forming part of this by-law.

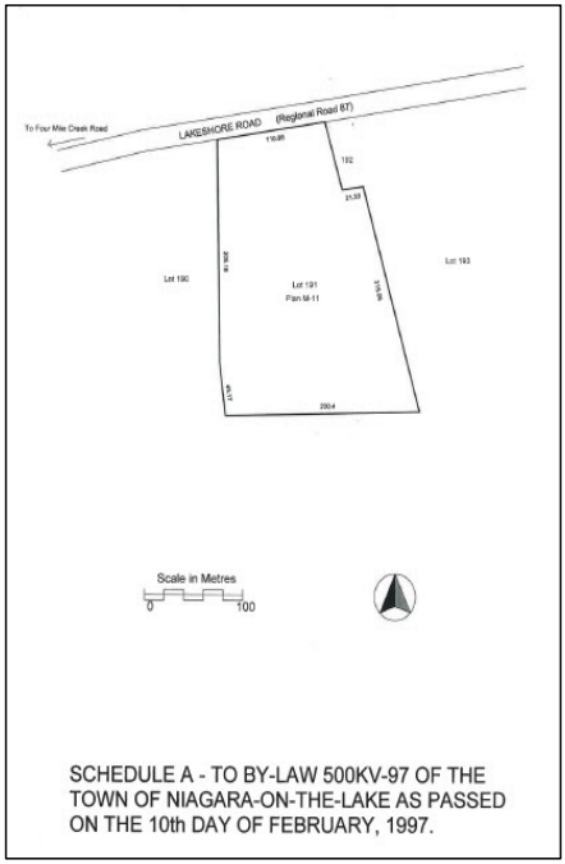
2. In addition to those uses permitted in a “Rural (A) Zone” the following use shall be permitted on those lands shown on Schedule “A” attached hereto and forming part of this by-law:

   - an estate winery

3. In addition to the requirements of a “Rural (A) Zone” with an estate winery the following requirements shall apply to those lands shown on Schedule “A” attached:

   The minimum lot area shall be 10 ac (4.04 ha)

   **(Schedule “A” is attached to By-law 500KV-97)*



SCHEDULE A - TO BY-LAW 500KV-97 OF THE TOWN OF NIAGARA-ON-THE-LAKE AS PASSED ON THE 10th DAY OF FEBRUARY, 1997.

Appendix G – Draft Zoning By-law Amendment

THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. ##
1425 Lakeshore Road

A By-law to amend By-law No. 500A-74 entitled "A By-law to regulate the use of land, the bulk, height, location, erection and use of buildings and structures, the provision of parking spaces and other associated matters in the Town of Niagara-on-the-Lake."

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 Map 'A' is attached to and forms part of this By-law.

2. That Section 21.A.72—1425 Lakeshore Road (Sunnybrook Estate Winery)—be amended as follows:

   a. Replace "(Sunnybrook Estate Winery") with "(Sunnybrook Estate Winery/Ironwood Cider House)"

   b. Replace subsection 1 with: "Schedule "A" of By-law No. 500A-74, as amended, is further amended by changing from "Rural (A) Site Specific Zone" to "Rural (A-XX-H) Site Specific Holding Zone" those lands shown on Map 'A' attached hereto and forming part of this by-law."

   c. Replace subsections 2. and 3. with:

   "2. In addition to the uses permitted in a Rural (A) Zone, the lands shown on Map 'A' and attached to this By-law shall permit an estate winery and cidery subject to the following provisions:
      a. Minimum lot area shall be 4.04 hectares (10 Acres)
      b. Minimum lot frontage ..... 45 metres (147.6 ft.)
      c. Minimum building setback from all lot boundaries ... 15 metres (49.2 ft.)
      d. Maximum lot coverage (all buildings) 15%
      e. Maximum building height ..... 11 metres (36 ft.)
      f. Minimum number of parking spaces ..... 1 parking space for every 18.5 square metres (199 square feet) of floor area devoted to the secondary use.

g. Minimum employee parking spaces ..... 1 space per employee for the permitted uses on the Subject Lands
h. Accessible parking will comply with the Integrated Accessibility Standards under the Accessibility for Ontarians with Disabilities Act."

d. Insert as new subsections:

"3. For the purposes of this By-law, a cidery shall mean a lot on which buildings and structures are used for the manufacture and retail sale of cider produced from predominantly locally grown fruit for consumption on or off site."

"4. The following secondary uses shall also be permitted in association with an estate winery and cidery on the lands shown on Map 'A' and attached to this By-law:
a. Retail sale of wine and cider
b. 315 m² indoor hospitality area
c. 118 m² outdoor hospitality area
d. 72 m² office area
e. 180 m² outdoor event area
f. 65 m² wine shop located in an existing agricultural building"

"5. Secondary uses shall not exceed at total of 750 m² in area."

"6. For the purposes of this By-law, an indoor hospitality area means the room or area within the building where in addition to the retail sale of wine and cider, food and beverages may be served."

"7. For the purposes of this By-law, an outdoor hospitality area means a defined area where food and beverages may be served."

"8. For the purposes of this By-law, an outdoor event area means the area that in addition to use as an outdoor hospitality area is permitted to host outdoor events and may accommodate a temporary event tent."

"9. Notwithstanding the minimum building setback provided in Section 2 c. of this By-law, the minimum setback to the west lot line for existing agricultural buildings shall be as existing for the lands shown on Map 'A' attached hereto."

"10. Notwithstanding anything to the contrary in Zoning By-law 500A-74, as amended, the following shall apply to the outdoor event area on lands shown on Map A attached hereto:
a. a maximum of 150 guests are permitted at each event
b. all outdoor activity shall cease by 11:00 p.m.
c. a maximum of 24 events will be permitted per calendar year, with one (1) event defined as one day
d. only one (1) event shall be held at any one time

e. the location of the outdoor event area shall be identified in an approved Site Plan
f. an event tent can remain erected within the outdoor event area from April 1 to October 31 each year and shall be removed within 24 hours of October 31 each year."

"11. The maximum number of guests permitted at each event held within the outdoor event area on lands shown on Map A attached hereto shall be limited to 100 until the removal of the Holding (H) symbol. The Holding (H) symbol shall not be removed until such time as the Corporation of the Town of Niagara-on-the-Lake is satisfied that the septic system on-site can accommodate the maximum number of guests permitted within the outdoor event area by provision 10. a. of this By-law."

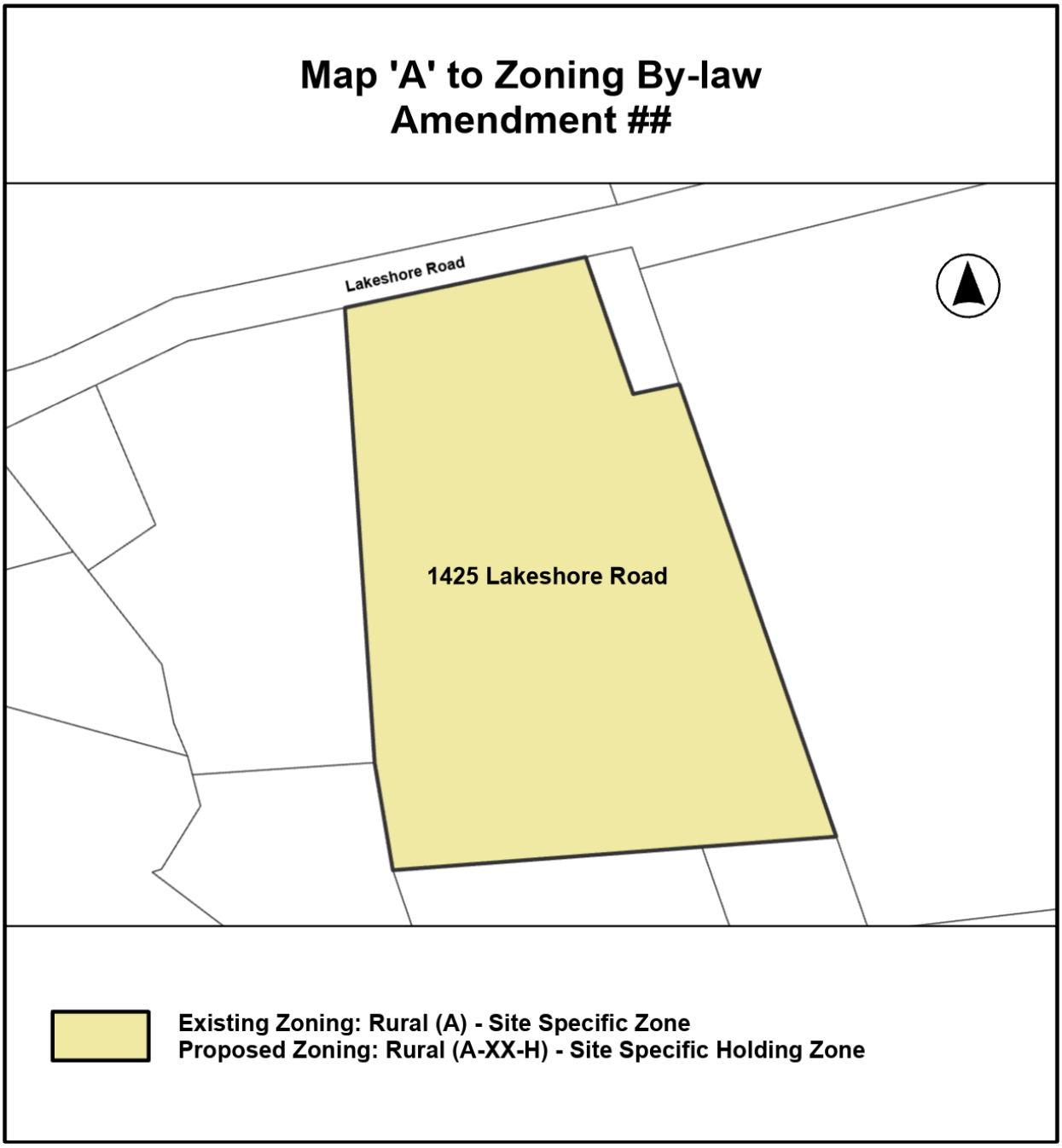
3. That By-law 500KV-97 is hereby repealed.

4. 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 GARY ZALEPA TOWN CLERK


Map 'A' to Zoning By-law
Amendment ##
Lakeshore Road
1425 Lakeshore Road
Existing Zoning: Rural (A) - Site Specific Zone
Proposed Zoning: Rural (A-XX-H) - Site Specific Holding Zone

Appendix H – Special Event Venues in Niagara-on-the-Lake

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
Kurtz Market	Agricultural Area	500WU-15	3. *In addition to the permitted uses of the "Rural (A) Zone" the following value added uses shall be permitted as secondary uses on the subject lands: a) Agricultural Market b) Refreshment Area c) Agricultural Education Area d) Restaurant e) Wedding and hospitality (lunch and dinner) events* 4. *In lieu of the corresponding provisions of the "Rural (A) Zone" the following provisions shall apply on the subject lands:* c. Maximum floor area for all secondary uses shall not exceed..... 1,436 m² (15,457 ft²) e. Maximum floor area for wedding and hospitality use ..... 469 m² (5,049 ft²) 2. The following provisions shall apply for the wedding and hospitality events: a. Outdoor events shall be permitted between April 1st and October 31st of each year b. Hours of operations for any event shall be limited to between 12:00 noon and 1:00 a.m. c. All outdoor and tent activities shall cease at 11:00 p.m.

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			d. All outdoor lighting shall be directed downwards and away from adjacent properties e. A maximum of twenty-four (24) events shall be permitted each year, with one event defined as one day. Wedding rehearsals will not be counted as an event. f. Event tents can remain erected from April 1 and October 31 each year and shall be removed within 24 hours of October 31 each year g. Only one event shall be held at any one time h. Meals served within the tent shall be prepared off-site or within the onsite restaurant
Kurtz Orchards	Agricultural Area	500WJ-13	2. *Notwithstanding the provisions of the "Rural (A) Zone" the following uses and provisions shall apply to those lands shown on the Schedule attached hereto:* ***Secondary uses:*** a. *Agri-tourism: wedding and hospitality (lunch and dinner) events* 3. *Agri-tourism Use* a. The total permitted secondary uses to the main use of the farm operation shall not exceed 400.0 m² (4,306.0 ft²). The floor area of

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			400.0 m² (4,306.0 ft²) includes two tents and one barn / conservatory / greenhouse building. b. Outdoor events shall be permitted between April 1 and October 31 of each year. c. Hours of operation shall be limited to between 12:00 noon and 11:00 p.m. d. All outdoor and tent activities shall cease at 11:00 PM e. All outdoor lighting shall be directed downwards and away from adjacent properties. f. A maximum of twenty-four (24) events shall be permitted each year, with one event defined as one day. Wedding rehearsals will not be counted as an event. g. Event tents can remain erected from April 1st to October 31st each year and shall be removed within 24 hours of October 31st each year. h. Only one event shall be held at any one time.
Inniskillin Winery	Agricultural Area	500TY-07	5. *Notwithstanding anything to the contrary in By-law 500A-74,as amended, outdoor special events are permitted as follows:* a. *A maximum of 25 outdoor special events shall be permitted after public winery hours consisting of:*

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			i. *a maximum of 3 outdoor events having a maximum occupancy of between 350 and up to 500 persons; and* ii. *a maximum of 12 outdoor events of up to 350 persons* iii. *a maximum of 10 outdoor events of up to 100 persons.* b. *All outdoor special events shall cease by 10:00 pm.* c. *All outdoor special events catering to 350 persons or more shall employ the use of bus pick up and drop off for guests from pre-determined sites to ensure guests are transported to and from the winery.* d. *All parking shall be provided on-site and there shall be no spill over of parking on the Line 3 Road right of way.* e. *Outdoor special events shall be restricted to piazza and patio area only with no public use of the area to the east and south of the existing Retail Barn Building being used for outdoor event purposes.* f. *No amplified music or public address system is permitted.*
Peller Estate Winery	Agricultural Area	500LY-98 & 500WY-16	3. *In addition to those uses permitted in a "Rural (A) Zone" the following secondary uses shall also be permitted only in association with and accessory to the main use of the Estate Winery: …* ***500WY-16***

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			1. *That By-law 500LY-98, Section 3, Site Specific provisions is hereby further amended by increasing the maximum floor area for all permitted secondary uses to 2,721 m² (29,288.6 ft²) and by adding the following secondary uses:* • *Outdoor Event Area (may include event tent) ..... 167.2 m² (1,800 ft²)* • *Kitchen (outdoor, may include removable cover) ..... 35 m² (377 ft²)*
Riverbend Inn	Agricultural Area	500SJ-05 & 500TU-07	1. *That By-law No. 500A-74, as amended by By-law 500RC-03 is hereby further amended by adding the following:* *In addition to those uses permitted in the "Rural (A) - Site Specific Zone" the following secondary uses shall be permitted in association with and accessory to the main use:* *Event Tent ..... 2400 ft²* 2. Notwithstanding the provisions of Zoning By-law 500A-74, as amended by Bylaw 500RC-03 the secondary tent use shall be subject to the following provisions: a. All outdoor activity shall cease at 10:00 p.m. b. No amplified music shall be permitted.

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			c. *(as amended by By-law 500TU-07)* d. An outdoor event tent shall be permitted between May 1st and October 31st of each year. e. A maximum number of 16 events will be permitted each year, with 4 of these events having to be for charitable purposes. f. A maximum number of 125 guests are permitted for each event. g. A maximum of 1 event shall be permitted per weekend, defined as Friday, Saturday and Sunday
Cellars Estate Winery	Agricultural Land	500SL-05	2. Notwithstanding the provisions of the “Rural (A) Zone” only the following uses shall be permitted on the lands shown on Schedule 1 attached hereto: c. accessory buildings and structures including an event tent 4. Notwithstanding the provision of Zoning By-law 500A-74, as amended, the following shall apply to the event tent use on lands shown on Schedule 1 attached hereto: a. An outdoor event tent shall be permitted between May 1st and October 31st of each year b. No amplified music or public address system shall be permitted

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			c. All outdoor activity shall cease by 11:00 p.m. d. A maximum of 12 events will be permitted each year with one event defined as one day e. A maximum of 125 guest are permitted at each event f. A maximum of 1 event shall be permitted per weekend, defined as Friday, Saturday and Sunday.
Southbrook Winery	Agricultural Area	500UA-07	3. By-law 500A-74, as amended by By-law 500TN-06 is hereby further amended by adding the following section: *Section 5:* *Outdoor special events are permitted as follows:* a. A maximum of 24 outdoor special events shall be permitted subject to a limit of a 200 guest. b. All outdoor special events shall cease by 11:00 pm. c. All parking shall be provided on-site and there shall be no spill over of parking on the Niagara Stone Road right of way. d. Outdoor special events shall be restricted to the east outdoor patio area only. e. e. No amplified music or public address system is permitted.
Pondview Winery	Agricultural Area	500VD-09	3. In addition to those uses permitted in a "Rural (A) Zone" the following secondary uses shall also be permitted in association with and accessory to the main use of the Estate Winery:

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			special event area - 332.3 m² (3576.5 ft²) 4. Notwithstanding anything to the contrary in By-law 500A-74, as amended, outdoor special events are permitted as follows: • All outdoor activity shall cease at 10:00 p.m. • No amplified music shall be permitted. • Event tents will be removed within twenty-four (24) hours of the event. • An outdoor event tent shall be permitted between May 1st and October 31st • A maximum number of twenty-four (24) events will be permitted each year. • A maximum number of seventy-five (75) guests are permitted for each event. • A maximum of one (1) event is permitted at any one time. • Off street parking for the outdoor special event is to be provided on-site in accordance with the requirements of Section 3.19, Parking Space Requirements.
Hinterbrook Winery	Agricultural Area	500VN-10	3. In addition to those uses permitted in a "Rural (A) Zone" the following secondary uses shall also be permitted in association with and accessory to the main use of the Estate Winery:

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			• special events 4. Notwithstanding anything to the contrary in By-law 500A-74, as amended, outdoor special events are permitted as follows: • All outdoor activity shall cease at 11 :00 p.m. • No amplified music shall be permitted. • Event tents will be removed within twenty-four (24) hours of the event. • An outdoor event tent shall be permitted between May 1st and October 31st. • A maximum number of eight (8) events will be permitted each year. • A maximum number of one hundred and fifty (150) guests are permitted for each event. • A maximum of one (1) event is permitted at any one time. • Off street parking for the outdoor special event is to be provided on-site in accordance with the requirements of Section 3.19, Parking Space Requirements.
Two Sisters Winery	Agricultural Area	500WR-15	3. The following secondary uses are permitted on those lands shown as Part 1 on Map A attached hereto:

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			d. Outdoor patio 4. An outdoor patio shall have the following provisions: a. Outdoor events shall be permitted between May 1st and October 31st of each year b. No amplified music or public address system shall be permitted c. Hours of operation shall be limited to between 8 a.m. and 11 p.m. d. All outdoor lighting shall be directed downwards and away from residential properties e. A maximum of twenty-four (24) events shall be permitted each year, with one event defined as one day f. A maximum of one (1) event shall be permitted per weekend, defined as Friday, Saturday and Sunday
Pillitteri Estate Winery	Agricultural Area	500WS-15	1. That By-law 500MX-99 is rescinded in its entirety and replaced with the following: i. In addition to the permitted uses of the "Rural (A) Zone" the following uses shall be permitted:

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			d. Outdoor Event Area (lawn and tent areas) i. In lieu of the corresponding provisions of Section 6.13, up to two event tents with a combined area of 150 m² (1,614.59 ft²) may be erected continuously between May 1st and October 31st of each year, as part of the outdoor event area. All other event tents must be removed within 24 hours of an event.
Wayne Gretzky Estate Winery & Craft Distillery	Agricultural Area	500WV-15	2. In addition to the permitted uses of the "Rural (A) Zone" the following uses shall be permitted: a. Estate Winery b. Farm Distillery 3. In lieu of the corresponding provisions of Section 6.13 of Zoning By-law 4316- 09, as amended, and the zone requirements in Schedule F of Zoning By-law 500A-74, the following provisions shall apply on the subject lands: d. Outdoor events shall be permitted year round 6. The following provisions shall apply to the proposed Farm Distillery:

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			a. For the purposes of this by-law only, a Farm Distillery means a building associated with an agricultural use for the making of spirits on a small scale, from locally grown agricultural fruit and grain. b. Maximum gross leasable floor area for the Farm Distillery ..... 475 m² c. Maximum gross leasable floor area for the Farm Distillery's secondary uses ..... 300 m² d. Permitted secondary uses shall be restricted to the retail sale of spirits and hospitality area
Pellar Estates Winery and Restaurant	Agricultural Area	500LY-98	3. *In addition to those uses permitted in "Rural (A) Zone" the following secondary uses shall also be permitted only in association with an accessory to the main use of the Estate Winery* *Maximum total floor area for all secondary uses permitted herein shall be 2594 m² (27,920 ft²) with each individual use not exceeding the following:* *Function room..... 212.1 m² (2283 ft²)* *Outdoor Patio ..... 250 m² (2691 ft²)* *Event Tent ..... 45 m² (484 ft²)*
Diamond Estates Winery	Agricultural Area	500YD-23	4. Section 2 of By-Law 500SW-06 is hereby deleted in its entirety and replaced with the following: Notwithstanding the provisions of the "Rural (A) Zone", the following uses shall be permitted in association with the agricultural production of land on the lands shown as Parts 1 and 3 on the Schedule hereto:

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			Secondary uses: f. *Outdoor hospitality area (upper and lower terrace areas) and / event area* ***Section 3(b)*** *Notwithstanding the provisions of Zoning By-Law 500A-74, as amended, the following shall apply to the event tent use area on lands shown as Parts 1 and 3 on the Schedule hereto:* a. *An outdoor event tent shall be permitted between May 1 and October 31 of each year.* b. *No amplified music or public address system shall be permitted.* c. *Hours of operation shall be limited to between 8 a.m. and 11 p.m.* d. *All outdoor lighting shall be directed downwards and away from residential properties.* e. *Outdoor event area shall be setback a minimum of 30 metres from any residential property.* f. *Outdoor event area shall be screened from any residential property.*

Special Event Facility	Urban Area or Agricultural Area	Zoning By-law and Appendix Reference	Provision in Zoning By-law
			g. *A maximum of 24 events will be permitted each year, with one event defined as one day.* h. *A maximum of 1 event shall be permitted per weekend, defined as Friday, Saturday and Sunday*