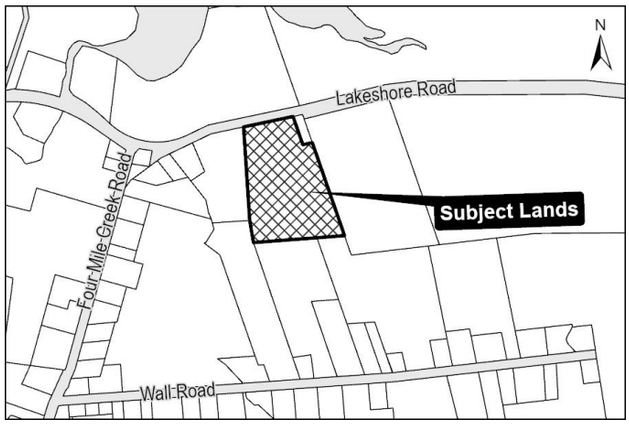
NOTICE OF COMPLETE APPLICATION, OPEN HOUSE AND PUBLIC MEETING

What:	Notice of **Complete Application, Open House** and **Public Meeting** for a **Zoning By-law Amendment** (under Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended).
When:	Open House: **Monday, November 23, 2026** at **5:00 pm** Public Meeting: **Tuesday, December 8, 2026, at 6:00pm**
Where:	Open House: Electronically via the directions below Public Meeting: In-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
Regarding:	File No. ZBA-10-2026 – 1425 Lakeshore Road, Niagara-on-the-Lake

What is this?

An application for a Zoning By-law Amendment has been received for the subject lands, municipally known as 1425 Lakeshore Road ('Sunnybrook Estate Winery / Ironwood Cider House', see location map).



The application proposes to permit secondary uses associated with the existing Estate Winery, including the retail sale and tasting of wine and cider, office space, indoor and outdoor hospitality areas, and an outdoor event area.

The application proposes to amend the existing 'Rural (A) Site-Specific Zone' to establish additional site-specific permissions for the proposed secondary uses, while maintaining the existing Estate Winery use.

Dialogue is encouraged:

You are invited to attend the Open House and Public Meeting to gather information and provide input regarding this matter.

Town Hall is open for the public to attend Committee of the Whole and Council Meetings, including Public Meetings, in-person. Alternatively, the public will continue to have the option to register in advance to participate electronically.

The Open House will continue to be held electronically at this time.

If you wish to participate electronically at the Open House or Public Meeting, you must register in advance with the Town Staff noted below. You will receive an email on the date of the meeting with instructions to connect to the Open House and/or Public Meeting on your computer, tablet or telephone.

- **Open House** – Alex Boekestyn (alex.boekestyn@notl.com or 905-468-6430)
  (register as soon as possible but prior to 12 noon on Monday, November 23, 2026)

- **Public Meeting** – Clerks Department (clerks@notl.com or 905-468-3266)
  (register as soon as possible but prior to 12 noon on Monday, December 7, 2026)

If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated

If you wish to view the Open House and/or Public Meeting for information purposes, registration is not required. The meetings will be recorded and available for viewing after the meetings on the Town's website at https://www.notl.com/council-government/meetings-agendas-minutes

	Please Note: Written comments on the application are encouraged and must be submitted to the Town Clerk, at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0 or via email at clerks@notl.com referencing the above file number. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.
	**For more information:** A copy of the application and supporting documents for the proposal may be obtained on the Town's website at https://www.notl.com/business-development/public-planning-notices, or at the Planning, Building and Development Services Department within Town Hall. Please contact Alex Boekestyn, Planner II, at 905-468-6430 or via email at alex.boekestyn@notl.com if additional information is required.
	If you wish to be notified of the future decision with respect to the application, you must submit a written request to the Town Clerk including your name and the address to which such notice should be sent. If a person or public body would otherwise have an ability to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Niagara-on-the-Lake before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Niagara-on-the-Lake before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Please note that third party appeals are restricted for this application as per Bill 185, Cutting Red Tape to Build More Homes Act, 2024. *Planning Act* appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by the *Planning Act 1(1))*, and any "public body" (as defined by the *Planning Act 1(1)).* Dated at the Town of Niagara-on-the-Lake, November 9, 2026 Grant Bivol, Town Clerk