Planning, Building and Development Services
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
905-468-3266 • Fax: 905-468-0301

www.notl.org

File No:	Date of Receipt:
Town Fee ($):	Regional Fee ($):
NPCA Fee ($):	Operations Fee ($):
Other Fee ($):	Other Fee ($):

(Office Use Only)

Application for an Official Plan Amendment and/or Zoning By-law Amendment

Under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

A pre-consultation meeting with Planning, Building and Development Services Staff is required prior to applying for an Official Plan Amendment and/or a Zoning By-law Amendment.

Please complete all applicable sections of this application. All measurements are to be provided in metric units. The information requested on this application is required to review the proposal. An incomplete application will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this application, please contact the Planning, Building & Development Services Department.

All information requested on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. The requested information on this application and all accompanying plans, reports, and information is required in order to process this application and will form part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information. Questions about the collection of information can be made to the Town Clerk.

1. Type of Application

☐ Official Plan Amendment ☑ Zoning By-law Amendment ☐ Removal of Holding Symbol (Complete Sections 2-4 only) ☐ Temporary Use By-law

2. Details of the Subject Lands

Municipal Address	Assessment Roll Number
1425 Lakeshore Road	262702000912200

Legal Description: PCL 191-1 SEC M11; LT 191 PL M11

Date the subject lands were acquired:	Lot Area (metric):	Lot Frontage (metric):	Lot Depth (metric):
2025/06/04	4.3 ha	111 m	266 m

Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable):
None known

3. Registered Owner (as shown on the deed and title of the property)

Name	Company Name	Municipality	
Richard Liu	RL Taiga Holdings Ltd.	Niagara-on-the-Lake	
Mailing Address		**Unit Number**	**Postal Code**
1425 Lakeshore Road			L0S 1J0
Province	**Email**	**Telephone**	
Ontario	richard@ironwoodcider.com		

4. Authorized Agent (if one has been authorized)

Name	Company Name	Municipality	
Aaron Butler	NPG Planning Solutions Inc.	Niagara Falls	
Mailing Address		**Unit Number**	**Postal Code**
4999 Victoria Avenue			L2E 4C9
Province	**Email**	**Telephone**	
Ontario	abutler@npgsolutions.ca		

Contact for all future correspondence (select one): ☐ Registered Owner ☑ Authorized Agent

5. Mortgages, Charges, and Other Encumbrances (if applicable)

Name	Company Name	Municipality	
Ian Tate	Farm Credit Canada	St. Catharines	
Mailing Address		**Unit Number**	**Postal Code**
300 Fourth Avenue		9	L2S 0E6
Province	**Email**	**Telephone**	
Ontario	ian.tate@fcc.ca	289-213-9345	

Revision: 12/25

6. Access (select all that apply)

Identify how the subject lands will be accessed:

- ☑ Public road maintained all year
- ☐ Public road maintained seasonally
- ☐ Niagara River Parkway
- ☐ Private easement/Right-of-way
- ☐ Provincial highway
- ☐ Waterway

If the subject lands will be accessed by a waterway only, identify the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road:

7. Servicing (select all that apply)

Identify how the subject lands will be serviced:

Water

- ☑ Publicly owned and operated piped water system
- ☐ Privately owned and operated individual well
- ☐ Privately owned and operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

Sewage Disposal

- ☐ Publicly owned and operated sanitary sewage system
- ☑ Privately owned and operated individual septic system
- ☐ Privately owned and operated communal septic system
- ☐ Privy
- ☐ Other: _____

Storm Drainage

- ☐ Sewers
- ☑ Ditches/swales
- ☐ Other: _____

8. Existing Buildings, Structures, and Uses

Identify the existing use(s) of the subject lands and the length of time the existing use(s) have continued:

Type of Building or Structure	Original Winery Building	Winery Building Addition	Agricultural Shed / Wine Shop	Barn + (Help House)
Construction Date	1992 (approximately)	2020 (approximately)	2000 or earlier	Pre-2000, possibly 1960s
Existing Use(s)	Estate Winery Production Building	Estate Winery Addition Building Production/Wine Retail+Tasting	Retail and Tasting of Wine	Vacant
Time the Existing Use(s) have continued	Since 2000 approximately	Production/Retail+Tasting Since 2020	2 years	Unknown
Front Yard Setback (m)	+/- 16 m	+/- 32 m	+/- 56 m	+/- 190 m (over 190 m)
Rear Yard Setback (m)	Over 220 m	+/- 198 m	+/- 189 m	+/- 46 m (30 m)
Side Yard Setback (m)	+/- 50 m	+/- 66 m	+/- 15m	+/- 14 m (<2 m)
Side Yard Setback (m)	+/- 51 m	+/- 35 m	+/- 106 m	+/- 151 m (180 m)
Height (m)	Existing, under 8.5 m	8.5 m	Existing, under 8.5 m	Existing
Gross Floor Area (sq m)	233	676	63	377
Lot coverage (%)	0.4%	1.7%	0.2%	0.9%

9. Proposed Buildings, Structures, and Uses (if applicable)

Identify the proposed use(s) of the subject lands:

Type of Building or Structure	Event Tent (concrete pad)	Future Storage Barn		
Construction Date	Temporary / Seasonal	Site Plan Approved, not built		
Proposed Use(s)	Events up to 150 guests	Storage		
Front Yard Setback (m)	+/- 123 m (115 m)	+/- 48 m		
Rear Yard Setback (m)	+/- 125 m (128 m)	over 185 m		
Side Yard Setback (m)	+/- 87 m (82 m)	+/- 17 m		
Side Yard Setback (m)	+/- 69 m (68 m)	+/- 89 m		
Height (m)	+/- 4 m	TBD, will comply with zoning		
Gross Floor Area (sq m)	186	578 (max)		
Lot coverage (%)	0.4%	1.4%		

10. Provincial Policy

Is this application consistent with policy statements issues under Section 3(1) of the *Planning Act, R.S.O. 1990, c. P.13, as amended*? ☑ Yes ☐ No

Is any portion of the subject lands within the Specialty Crop (Niagara Tender Fruit and Grape) Area? ☑ Yes ☐ No

Is any portion of the subject lands within the Niagara Escarpment Plan Area? ☐ Yes ☑ No

If yes to any, explain how this application conforms to Provincial policy statements and applicable Provincial plan(s):

Please refer to Planning Justification Report.

11. Official Plan Information

Existing Niagara Regional Official Plan designation(s) of the subject lands:

Specialty Crop Area

Does this application conform to the Niagara Regional Official Plan? ☑ Yes ☐ No

If yes, explain how this application conforms to the Niagara Regional Official Plan:

Please refer to Planning Justification Report.

Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands:

Agricultural

Does this application conform to the Town of Niagara-on-the-Lake Official Plan? ☑ Yes ☐ No

If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Official Plan:

Please refer to Planning Justification Report.

Does this application propose to change or replace a designation in the Official Plan? ☐ Yes ☑ No

If yes, what is the Official Plan designation that the amendment is proposing to change or replace?

Does the proposed amendment change, replace, or delete a policy in the Official Plan? ☐ Yes ☑ No

If yes, which Official Plan policy is to be changed, replaced, or deleted?

Does the proposed amendment add a policy to the Official Plan? ☐ Yes ☑ No

If yes, what is the nature and extent of the Official Plan policy that the amendment is proposing to add?

Do the subject lands have a pre-determined requirement for maximum height or density? ☐ Yes ☑ No

Does this application propose to alter the boundaries of an existing settlement area? ☐ Yes ☑ No

Does this application propose to remove any lands from an existing employment area? ☐ Yes ☑ No

If yes to any of the above questions, provide details of the Official Plan policies that deal with the matter(s):

Explain the purpose for the proposed Town of Niagara-on-the-Lake Official Plan amendment (if applicable):

Not Applicable

12. Zoning Information

Existing Town of Niagara-on-the-Lake Zoning of the subject lands:

Site Specific Rural (A) Zone (see By-law No. 500KV-97 or Subsection 21.A.72 in By-law No. 500A-74)

Explain the nature and extent of the proposed Zoning By-law Amendment:

Please refer to Planning Justification Report. The proposed zoning by-law amendment will add permitted uses: a cidery and secondary uses associated with an estate winery, including indoor and outdoor hospitality areas and an outdoor event area.

Explain the reason for the proposed Zoning By-law Amendment:

Please refer to Planning Justification Report. The site-specific zoning permits an estate winery and the winery operation wishes to diversify and add permitted use to recognize a cider production and secondary uses associated with a winery.

13. Surrounding Land Uses

North	Agriculture
South	Agriculture
East	Cemetery and rural residential
West	Woodland with rural residential

14. Previous Applications (if applicable)

Have the subject lands ever been the subject of an application under the *Planning Act, R.S.O. 1990, c. P.13, as amended* for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or a Minister's zoning order?

☑ Yes ☐ No ☐ Unknown

Are any lands within 120 metre of the subject lands the subject of an application made by the Registered Owner under the *Planning Act, R.S.O. 1990, c. P.13, as amended* for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or Minister's zoning order?

☐ Yes ☐ No ☑ Unknown

If yes to either, provide the information requested below:

Application Type	File Number	Status of the Application
Site Plan Control		Approved in 2017

15. Concurrent Applications (if applicable)

Application Type	File Number	Status of the Application

16. Checklist of Requirements for a Complete Application (all boxes must be checked)

The following plans, reports, and information must accompany this application:

- ☐ One (1) signed copy of the Pre-Consultation Agreement;
- ☒ All applicable application fees (payable by cash, cheque, or debit);
- ☒ Property Index Map(s) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- ☒ Parcel Register(s) (including all PIN printouts and Legal Instruments) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- ☐ Two (2) folded hardcopies of the Reference Plan(s) included in the legal description of the subject lands, to scale (unfolded copies will not be accepted);
- ☐ Two (2) hardcopies of a draft by-law for each separate document being amended;
- ☐ Two (2) hardcopies of a schedule accompanying each draft by-law, if applicable;
- ☐ Two (2) hardcopies of all required plans, reports, and information identified on the Pre-Consultation Agreement;
- ☐ For all large-format plans, two (2) sets of reduced plans on 11' X 17' paper; and
- ☒ One (1) digital copy, in PDF format, of all required materials.

This application will be circulated to various agencies for review and comment. Where the scope or nature of the application requires input from a large number of agencies, additional copies of this application and accompanying plans, reports, and information may be required.

17. Checklist of Drawing Requirements (all applicable boxes must be checked)

Plans and drawings accompanying this application must show the following information, in metric units:

- ☑ North arrow;
- ☑ Metric scale;
- ☑ The boundaries and dimensions of the subject lands;
- ☑ The location, size, type, and setbacks of all existing and proposed buildings and structures on the subject lands;
- ☑ Natural and artificial features located within or adjacent to the subject lands, such as buildings, railways, roads/highways, pipelines, watercourses, drainage ditches, top of banks, wetlands, wooded areas, wells, septic tanks, and parking and docking facilities (if access to the subject lands is by waterway only), or any other features that may affect this application in the opinion of the Registered Owner/Authorized Agent;
- ☐ The existing use(s) of adjacent lands (for example, residential, agricultural, or commercial);
- ☑ The location, width and name any road/highway within or abutting the subject lands, and indicating whether it is an unopened road allowance, a public road, a private road, or a right-of-way; and
- ☐ The location and nature of any easement affecting the subject lands (if applicable).

Planning, Building and Development Services Staff may request that additional information be provided in the plans and drawings that accompany this application, based on the scope and nature of the proposal.

18. Plans, Reports, and Information Submitted with this Application

Identify all plans, reports, and information submitted with this application:

No.	Title	Date	Author
1	Planning Justification Report	September 2026	NPG Planning Solutions Inc.
2	Site Drainage Plan	May 2026	Hallex Civil Engineering Ltd.
3	Storm Water Management Design Brief	May 2026	Hallex Civil Engineering Ltd.
4	Detailed Design and Assessment of Septic System	June 2026	Rivercourt Engineering Inc
5	Site Plan and Floor Plans	September 2026	Quartek
6	Property Index Map and Parcel Register	May 2026	Service Ontario / Onland
7			
8			
9			
10			
11			
12			

19. Acknowledgement and Agreement of Registered Owner

I, RL Taiga Holdings Ltd. (Richard Liu) **AM THE REGISTERED OWNER OF THE SUBJECT LANDS AND**

(Name of Registered Owner/Company)

I ACKNOWLEDGE AND AGREE that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

I ACKNOWLEDGE AND AGREE that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

I ACKNOWLEDGE AND AGREE that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.



(Signature of Registered Owner)

September 30, 2026

(Date)

20. Authorization of Registered Owner

If this application is being submitted by an Authorized Agent, the Registered Owner of the subject lands must complete this section. If there is more than one Registered Owner, a separate authorization from each individual or corporation is required. An additional copy of this page must be attached for each Registered Owner.

I, RL Taiga Holdings Ltd. (Richard Liu) **AM THE REGISTERED OWNER OF THE SUBJECT LANDS**

(Name of Registered Owner/Company)

AND HEREBY AUTHORIZE Aaron Butler / NPG Planning Solutions Inc.

(Name of Authorized Agent/Company)

TO SUBMIT THIS APPLICATION to the Town of Niagara-on-the-Lake, appear on my behalf at any hearing(s) of this application, and provide any information or material required by the Town of Niagara-on-the-Lake relevant to this application.

I UNDERSTAND that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

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(Signature of Registered Owner)

September 30, 2026

(Date)

21. Sworn Declaration

I, Aaron Butler / NPG Planning Solutions Inc. **OF THE** City of Niagara Falls
(Name of Registered Owner/Company or Authorized Agent/Company) *(Name of City, Town, Township, etc.)*

IN THE Regional Municipality of Niagara
(Name of Regional Municipality or Province)

DO SOLEMNLY DECLARE that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in the City of Hamilton in the Province of Ontario
(Name of City, Town, Township, etc.) *(Name of Regional Municipality or Province)*

on this 30 day of September, 2026.
(Month) *(Year)*

A Butler
(Signature of Registered Owner/Authorized Agent)

R Fiedler
(Signature of Commissioner of Oath)

Robert Scott Fiedler,
a Commissioner, etc.,
Province of Ontario,
for NPG Planning Solutions Inc.
Expires February 19, 2028.

THIS APPLICATION MUST BE SUBMITTED TO:

Town of Niagara-on-the-Lake
Planning, Building and Development Services
1593 Four Mile Creek Road
PO Box 100
Virgil, ON L0S 1T0

Phone: (905) 468-3266
Fax: (905) 468-0301
Website: www.notl.org