



## Public Meeting – 976 York Road

Zoning By-law Amendment (ZBA-12-2023)

April 9, 2024

Victoria Nikoltcheva, Planner II

# Agenda

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- Development Process
- Proposal and Location
- Provincial, Region and Town Planning Policies
- Zoning By-law and Amendment
- Town, Agency and Public Comments
- Next Steps
- Questions/Comments



# Development Process

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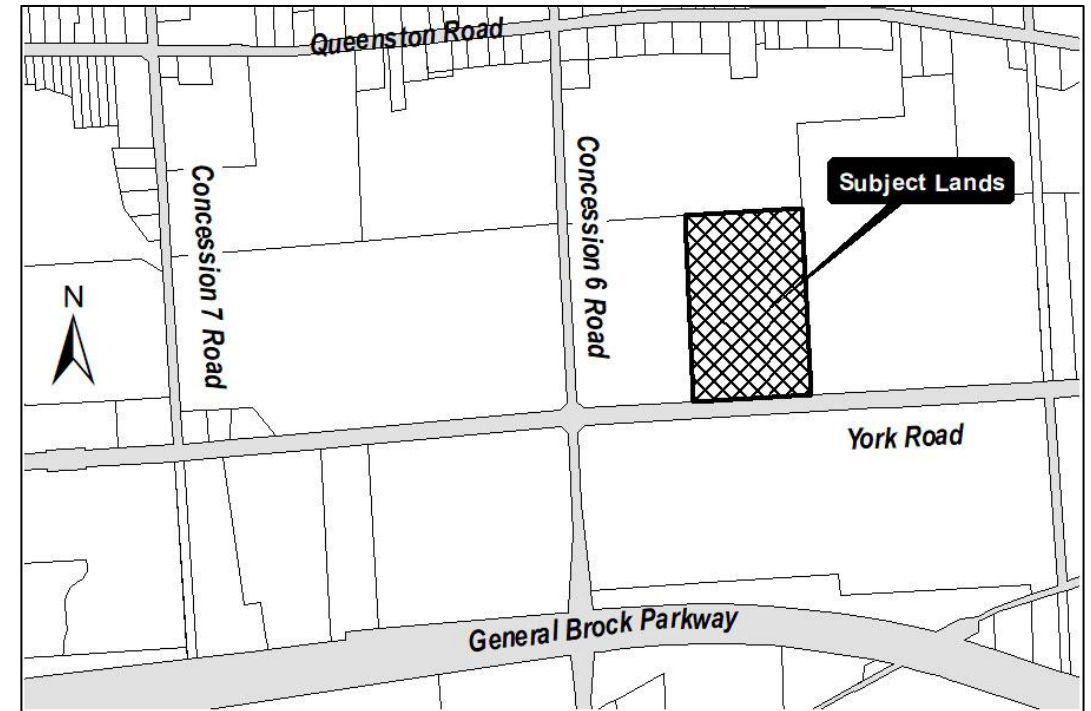
# Proposal

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- Application for Zoning By-law Amendment
- The Amendment is required to facilitate the conversion from a Farm Winery to an Estate Winery
- The Application requests a “Rural (A) Site-Specific Zone” with provisions for secondary uses for hospitality, retail, kitchen containing commercial cooking equipment, outdoor event area and minimum off-street parking requirements
- Associated Site Plan Amendment Application

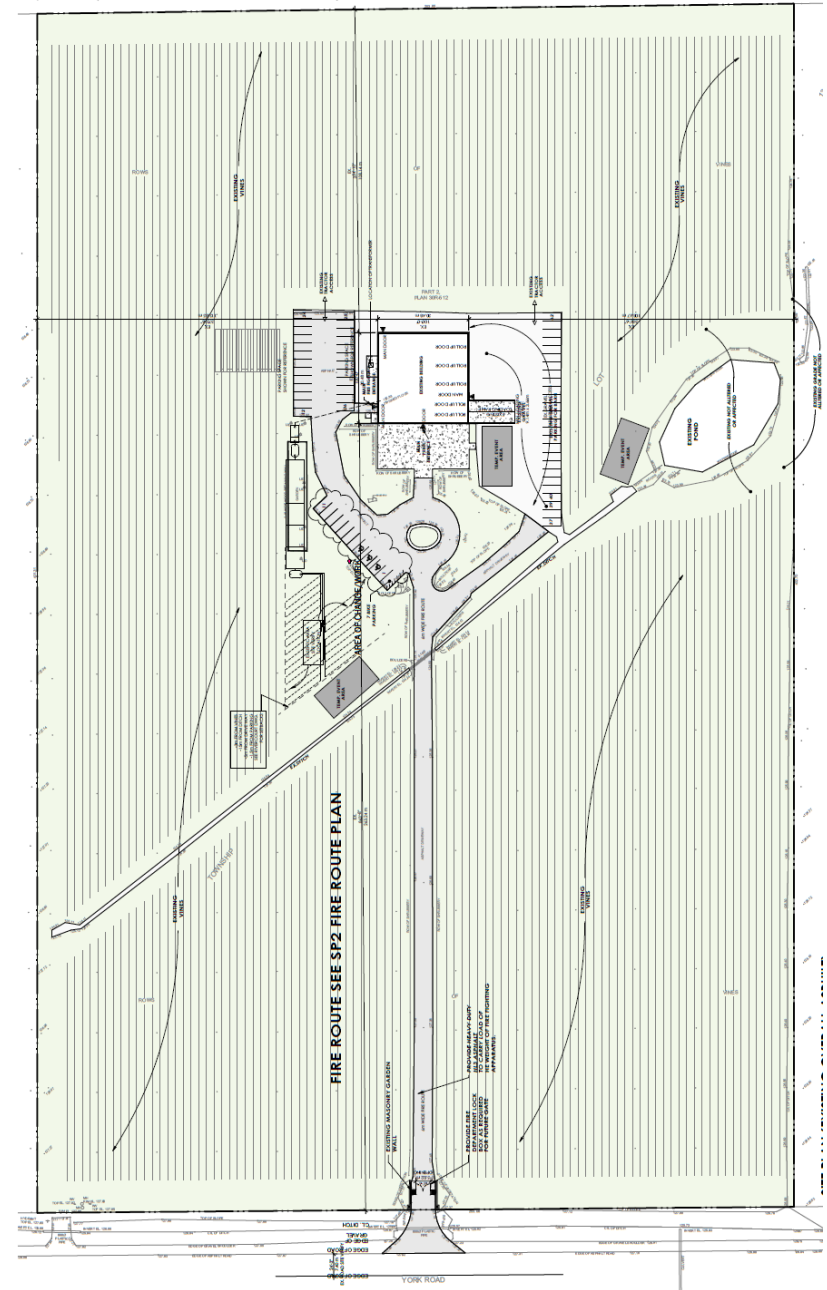
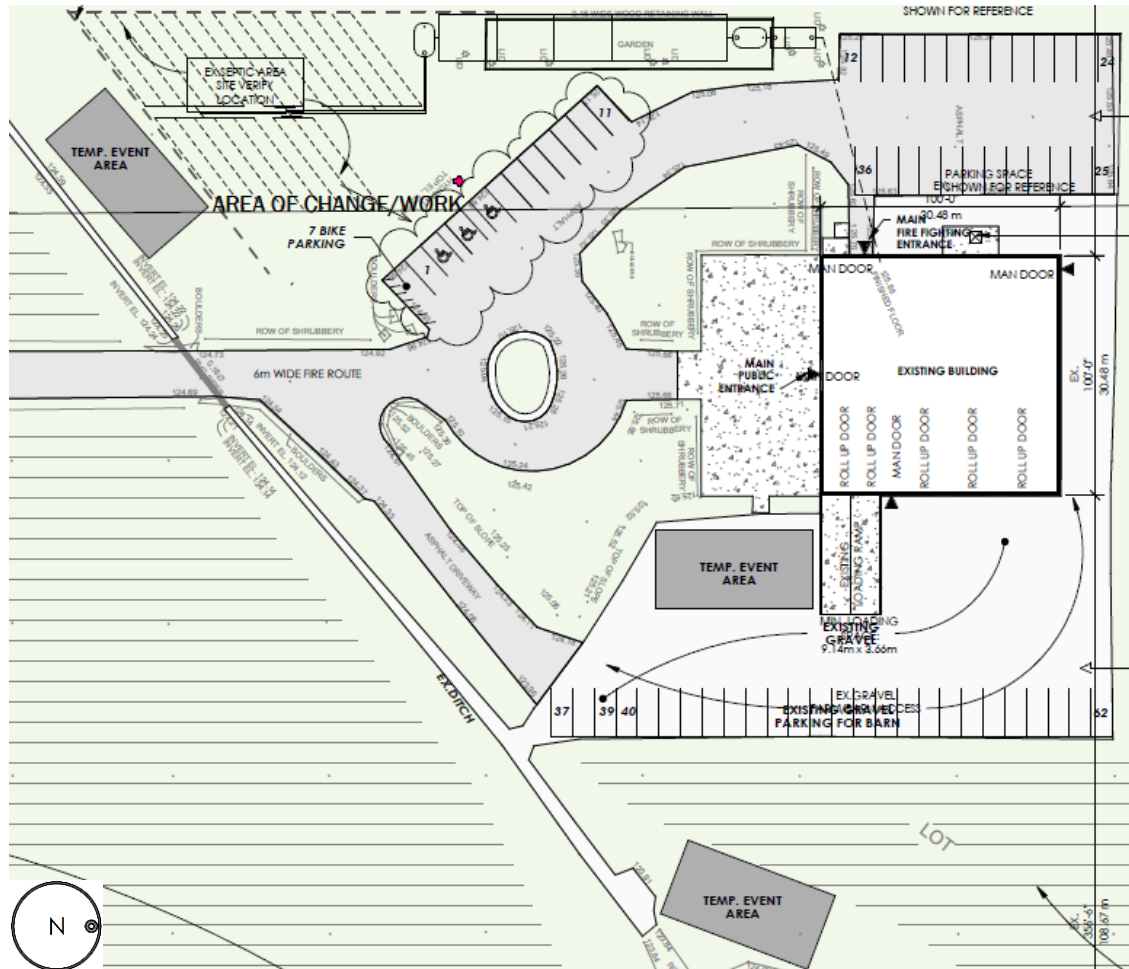
# Location

- North side of York Road, east side of Concession 6 Road
- Agricultural area
- Lands contain an existing two-storey winery production building and a vineyard
- Surrounding lands are characterized by agricultural and rural residential uses



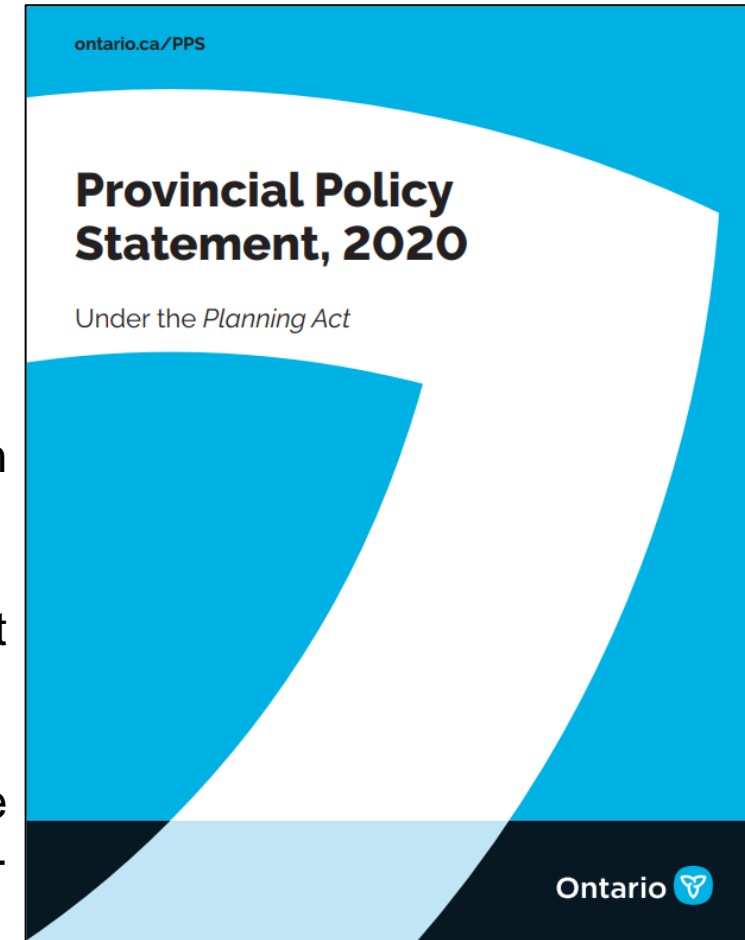


# Conceptual Plan



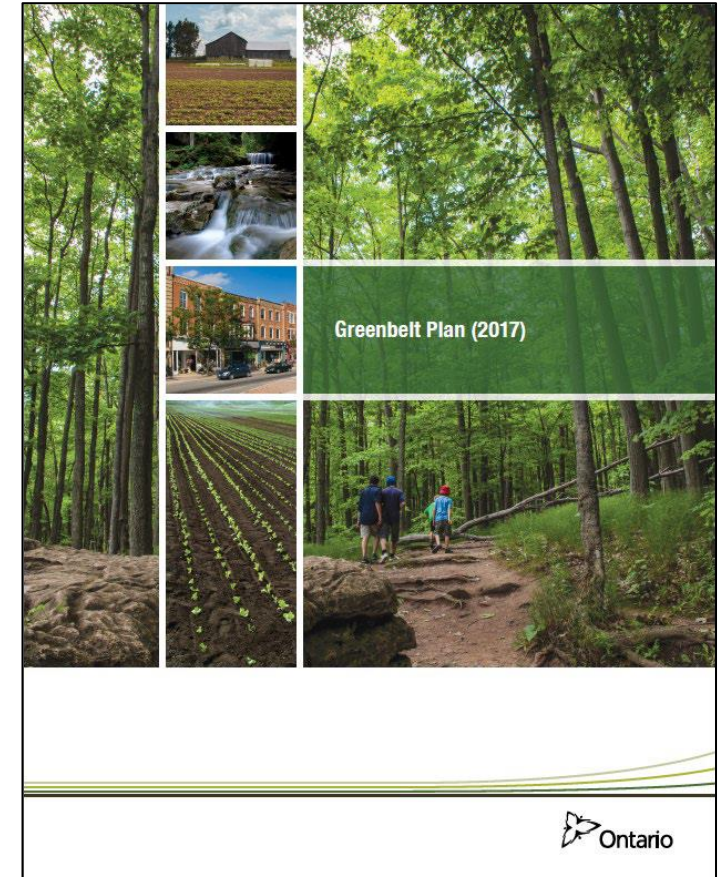
# Policy: Provincial Policy Statement (2020)

- “Prime Agricultural Area,” more specifically a “Specialty Crop Area”
- Healthy, integrated and viable rural areas:
  - Building rural character and leveraging rural amenities
  - Efficient use of infrastructure and services
  - Promoting economic diversification and employment opportunities
  - Diversifying tourism and providing opportunities for economic activities
- Agriculture-related and on-farm diversified uses permitted if compatible with and do not hinder surrounding agricultural operations
- Agriculture-related uses are farm-related commercial/industrial uses that directly relate to farming operations in the area and support agriculture
- On-farm diversified uses are secondary to the principal agricultural use, are limited in area and include but are not limited to agri-tourism uses and value-added agricultural products



# Policy: Greenbelt Plan (2017)

- “Specialty Crop Area” within the “Protected Countryside”
- All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected, including agriculture-related and on-farm diversified uses are permitted based on the provincial Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas
- Such uses shall be compatible with and not hinder surrounding agricultural operations





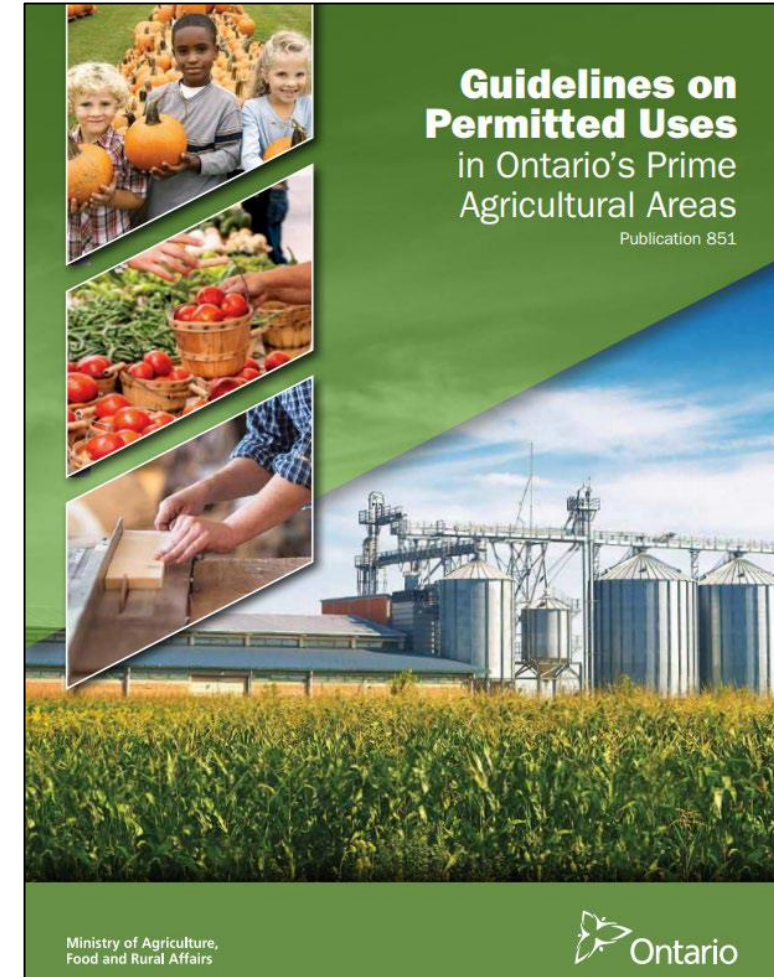
# Policy: Guidelines on Permitted Uses (2016)

Criteria for agriculture-related uses:

1. Farm-related commercial/industrial use
2. Compatible with and shall not hinder surrounding agricultural operations
3. Directly related to farm operations in the area
4. Supports agriculture
5. Provides direct products/services to farm operations
6. Benefits from being in close proximity to farm operations

Criteria for on-farm diversified uses:

1. Located on a farm
2. Secondary to principal agricultural use
3. Limited in area (2% lot coverage)
4. Includes home occupations, home industries, agri-tourism uses and value-added uses
5. Compatible with and shall not hinder surrounding agricultural operations



# Policy: Niagara Official Plan (2022)

- Identified as “Specialty Crop Area” on Schedule F
- Agricultural uses, agriculture-related uses and on-farm diversified uses are permitted
- Proposed agriculture-related and on-farm diversified uses shall be compatible with, and not hinder surrounding agricultural operations
- The Niagara Official Plan contains similar criterion and policy framework as the Provincial plans do for agriculture-related and on-farm diversified uses



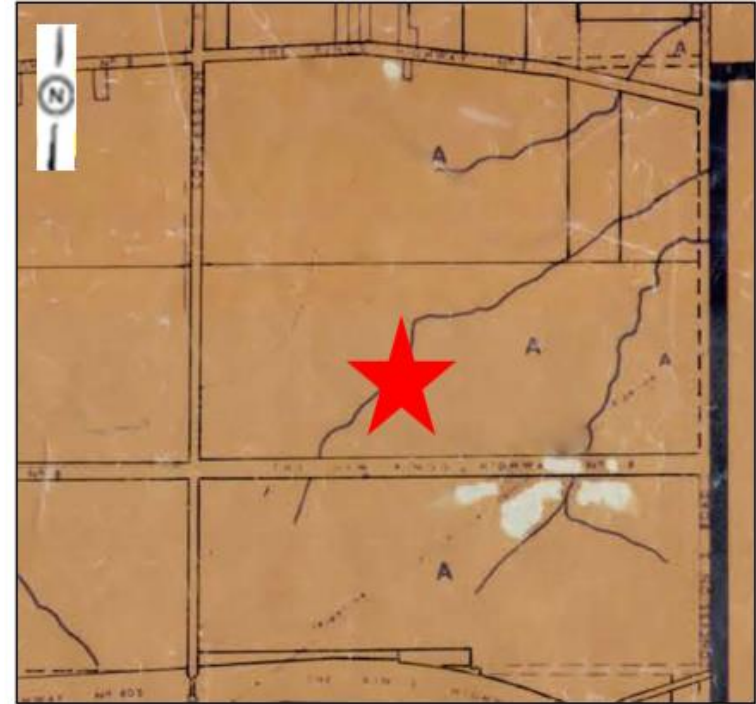
# Policy: Town Official Plan, 2017, as amended

- Designated “Agricultural”
- Estate wineries are permitted subject to a Zoning By-law Amendment
- Outlines objectives of agricultural lands:
  - Preservation of prime agricultural lands, existing and potential productive lands
  - Permitting limited amount of farm-related development through selectively located small scale agricultural related commercial and industrial uses
  - Evaluating and considering impacts on agriculture lands as a result of development proposals
- Policy direction for all secondary uses permitted in the agricultural area
- Hospitality room is defined as a room where food and wine is prepared and served including the sale of products that are accessory to and complement the winery



# Zoning By-law 500A-74, as amended

- Zoned “Rural (A)” in Zoning By-law 500A-74 (as amended)
- Permitted uses include farming operations and farm wineries



# Requested Zoning

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## **Rural (A) Site-Specific Zone for Estate Winery**

Proposed site-specific secondary uses include:

- Retail space – 26.6 square metres
- Commercial kitchen – 35.1 square metres
- Overall hospitality areas – 602 square metres
- Office – 49.5 square metres

Proposed site-specific provisions limit the secondary uses to a maximum floor area of 713.2 square metres.

Provisions are also proposed for an outdoor event area (185.8 square metres in total) and minimum off-street parking



# Consultation: Town, Agency and Public Comments

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## **Town Departments**

Building – A building permit is required for the interior alterations and change of use.

Fire – No objections.

Finance – No objections.

Heritage – The archaeological assessment Ministry Compliance Letter does not reference the report submitted with the application.

## **Agencies**

No agency comments have been received to date.

## **Public**

Open House held on March 28, 2024

No residents attended the Open House and no public comments were received to date

# Next Steps

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- Review the Application materials
- Comments provided to the Applicant
  - Applicant given opportunity to respond to comments and/or make revisions
- Provide future recommendation report to Council





**Thank you.  
Any Questions?**

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