



# Public Meeting – 15608 and 15618 Niagara River Parkway

Zoning By-law Amendment (ZBA-07-2024)

July 16, 2024

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# Agenda

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



# Development Process

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**Application for  
Zoning By-law  
Amendment  
(Under Review)**

**Application for  
Consent  
(Under Review)**

**Application to  
Amend Existing  
Site Plan  
Agreement  
(Under Review)**

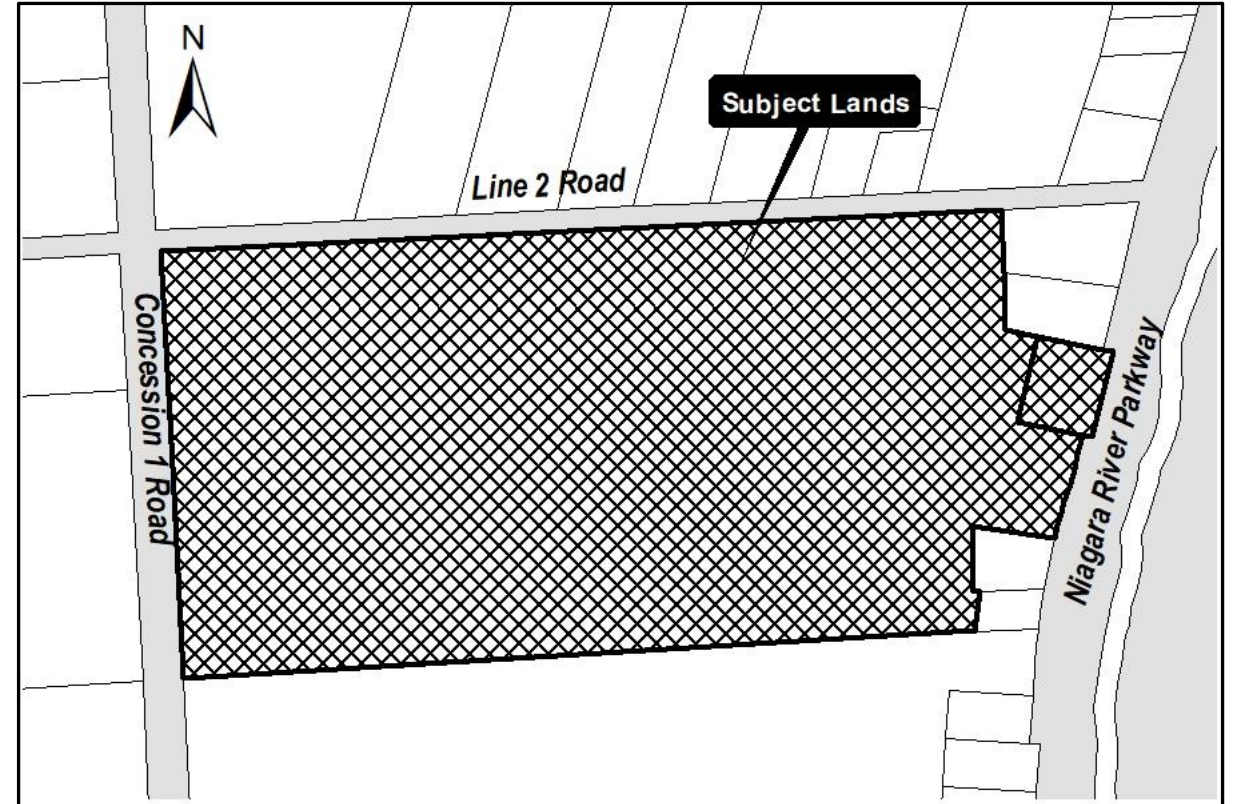
# Proposal

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- Application for Zoning By-law Amendment
- Proposes to rezone a portion of the subject lands municipally known as 15608 Niagara River Parkway to an existing “Rural Residential (RR) Site-Specific Zone” which applies to lands known municipally as 15618 Niagara River Parkway. The application also addresses a setback deficiency to an existing building
- A concurrent Consent Application has been submitted to adjust the lot boundary between 15608 Niagara River Parkway and 15618 Niagara River Parkway

# Location

- South of Line 2 Road, east of Concession 1 Road and west of the Niagara River Parkway
- Agricultural area, both parcels combined have an area of 32.9 hectares
- 15608 Niagara River Parkway is an estate winery (Reif Estate Winery) and 15618 Niagara River Parkway contains a two-storey single-detached dwelling
- Surrounding lands used for rural residential and agricultural purposes





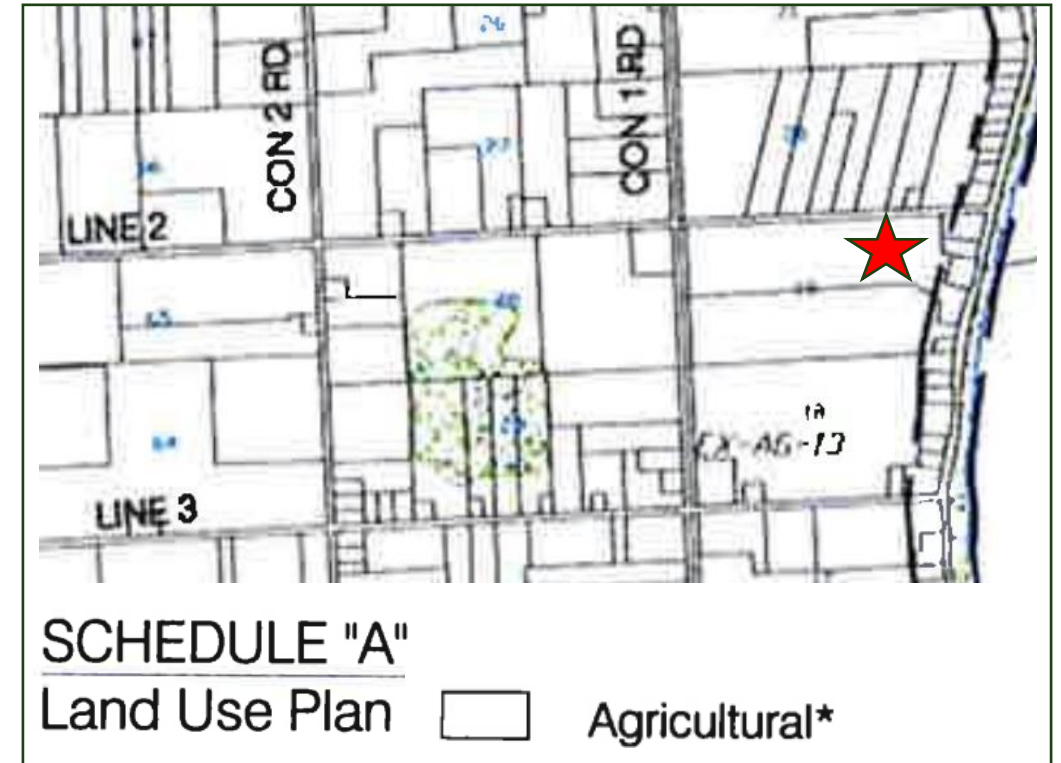
# Policy: Provincial & Regional Policies

Plan	Designation
Provincial Policy Statement, 2020	Prime Agricultural Area – Specialty Crop Area
Greenbelt Plan, 2017	Specialty Crop Area (Niagara Peninsula Tender Fruit and Grape Area)
Niagara Official Plan, 2022	Specialty Crop Area

- The above designations permit minor boundary adjustments, provided that the adjustment does not result in the creation of a new lot for a residential dwelling and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature

# Town Official Plan, 2017, as amended

- Designated “Agricultural”
- Consents are permitted in the agricultural area for minor boundary adjustments, provided that:
  - The boundary adjustment is minor;
  - The parcel retained is large enough to support a potentially viable farm operation;
  - The consent complies with other policies of the Plan; and,
  - The consent does not create a separate lot for a residential dwelling





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

- 15608 Niagara River Parkway is zoned “Rural (A) Site Specific Zone” under By-law No. 500XC-18
  - Permits an estate winery and secondary uses, such as retail, hospitality room and patio, and event area
- 15618 Niagara River Parkway is zoned “Rural Residential (RR) Site Specific Zone” under By-law No. 500XC-18
  - Permits a single-detached dwelling, country inn and a hospitality space associated with Reif Estate Winery



# Requested Zoning

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- The Application is made to rezone a portion of the lands municipally known as 15608 Niagara River Parkway to an existing “Rural Residential (RR) Site-Specific Zone” which applies to 15618 Niagara River Parkway
- The application also addresses a setback deficiency to an existing building located on 15608 Niagara River Parkway:
  - Under Zoning By-law 500A-74, as amended, estate wineries are required to have a minimum building setback of 15 metres from all property lines
  - Relief is being requested to allow a setback of 12 metres from an existing administrative building to the property line

# Consultation: Town, Agency and Public Comments

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## **Town Departments**

- Finance – No objection.
- Operations – No objection.

## **Agencies**

- Enbridge Gas – No objection.
- Hydro One – No objection.
- Niagara Parks Commission – No objection, require a road widening along the front of 15618 Niagara River Parkway.
- Niagara Peninsula Conservation Authority – No objection.

## **Public**

One (1) resident attended the Open House held on July 9, 2024, who asked questions of clarification regarding the application. No public comments have been 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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