



Public Meeting – 1829 Concession 4 Road

Zoning By-law Amendment (ZBA-16-2024)

January 14, 2025

Victoria Nikoltcheva, Senior Planner

Agenda

- 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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graph LR; A[Application for Zoning By-law Amendment (Under Review)] --> B[Application for Site Plan Amendment (TBD)]; B --> C[Satisfy Conditions of Site Plan Approval (TBD)];
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**Application for
Zoning By-law
Amendment (Under
Review)**

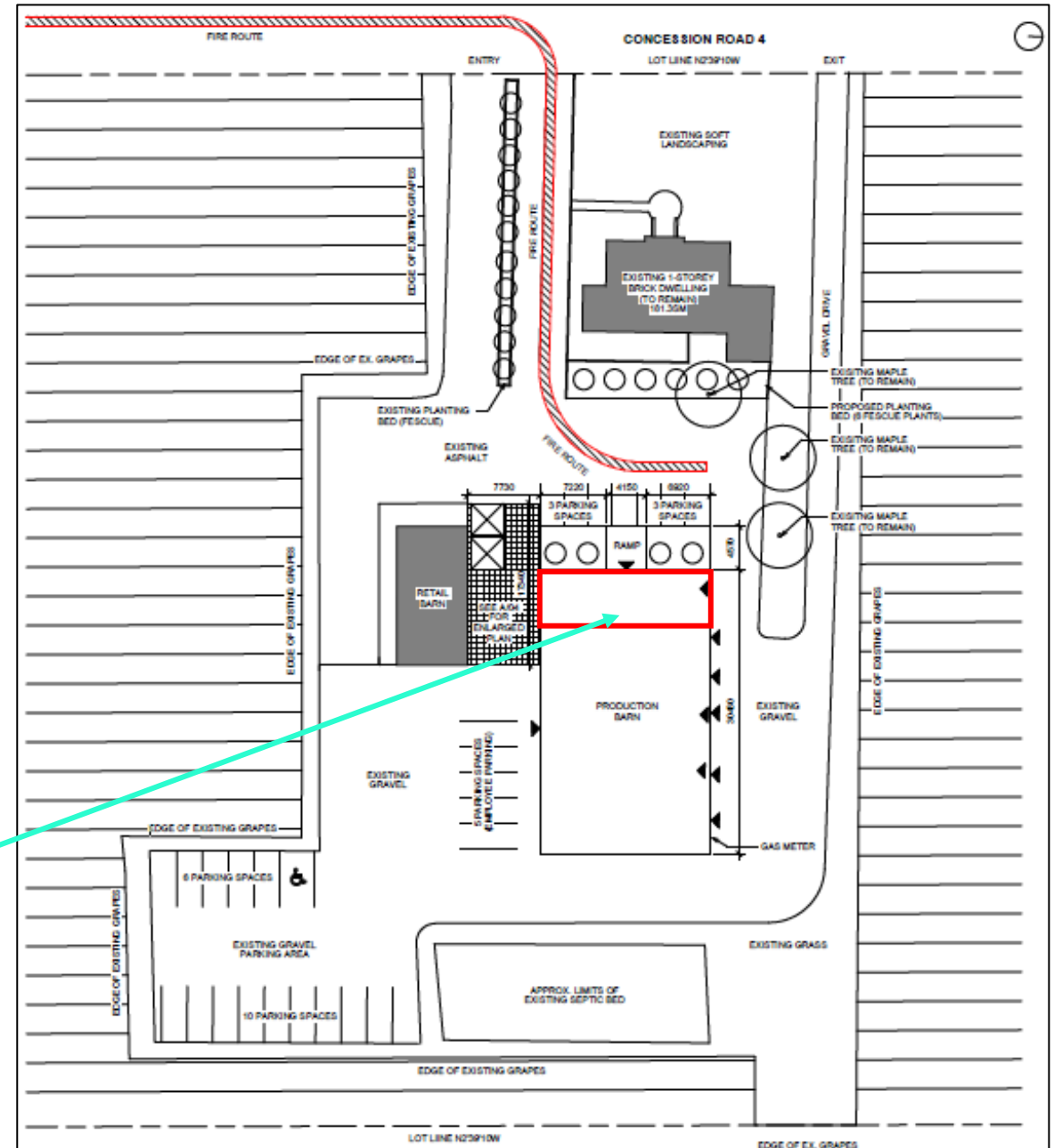
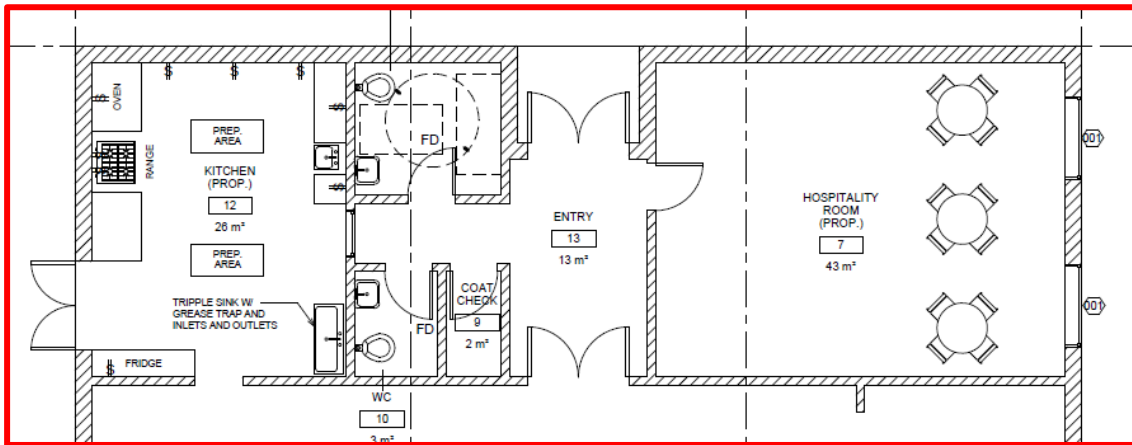
**Application for Site
Plan Amendment
(TBD)**

**Satisfy Conditions
of Site Plan
Approval
(TBD)**

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Proposal

- Rezoning to facilitate the conversion of an existing Farm Winery to an Estate Winery with secondary uses
- Provisions for uses relating to hospitality areas, a retail area and commercial cooking equipment



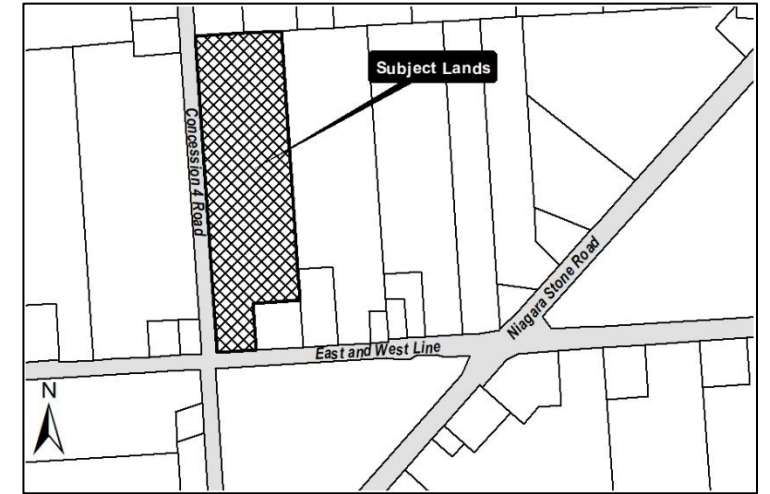
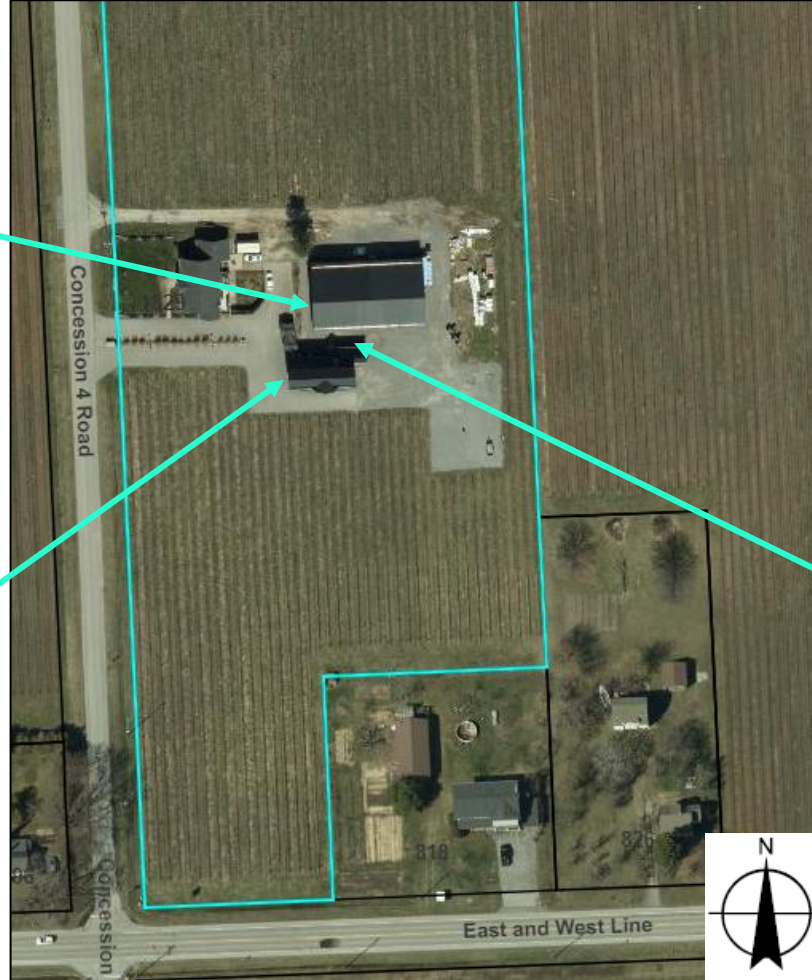
Location



Existing Production Building



Existing Retail Barn



Proposed Outdoor Hospitality Area

Policy: Provincial & Regional Policies

Plan	Designation
Provincial Planning Statement, 2024	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 agriculture-related and on-farm diversified uses provided that they are compatible with and do not hinder surrounding agricultural operations
- The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas provide criterion to be satisfied in order for uses to qualify as agriculture-related or on-farm diversified

Policy: Town Official Plan and Zoning By-law



Designated:
“Agricultural”

Town Official
Plan, 2017, as
amended



Zoned: “Rural
(A) Zone”

Zoning By-law
500A-74, as
amended

Requested Amendment: Zoning By-law Amendment

Rural (A) Site-Specific Zone for Estate Winery

Proposed site-specific secondary uses include:

- Retail Area – 18.5 square metres
- Hospitality Room (Production Building) – 43 square metres
- Outdoor Hospitality Patio – 133 square metres
- Commercial Kitchen – 26 square metres

Proposed site-specific provisions:

- Limit the secondary uses to a maximum floor area of 220.5 square metres
- Recognize the undersized lot at 4.27 hectares, whereas 8 hectares is required
- Definitions for “hospitality room” and “hospitality patio”

Consultation: Town, Agency and Public Comments

- **No objections:** Finance, Fire and Emergency Services, Enbridge Gas, and Canada Post
- Additional comments from other Town departments and external agencies will be provided in the future Staff Recommendation Report
- Open House on January 7, 2025, with no members of the public in attendance
- No public comments have been received to-date

Next Steps

Ongoing review of Application



Comments provided to Applicant,
opportunity to respond to
comments / make revisions



Future recommendation report to
Council





Thank you. Any Questions?

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