

# 1829 Concession Road 4 – Public Meeting

Zoning By-law Amendment



January 14<sup>th</sup>, 2024

Prepared by NPG Planning Solutions Inc.

# Land Context & Designations

**Address:** 1829 Concession Road 4

**Property Area:** 4.27 hectares (42,740 m<sup>2</sup> )

**Frontage:**

- Concession Rd 4: 412.2 metres
- East & West Line: 51.7 metres

**Existing Use:**

- Agriculture / Farm Winery

**Official Plan Designation:** Agricultural

**Zoning:** Rural (A)





# Ferox Winery

**Purpose:** Cultivate grapes to support wine production and retail operations.

## Agricultural Buildings on Property:

- Retail Barn:
  - includes retail sales area
  - supports wine tastings
- Production Barn:
  - supports wine production

## Septic Infrastructure:

- Dedicated holding tank collects and stores production waste.
- Dedicated septic system serves the Retail Barn and the Production Barn with an estimated flow rate of 1,550 litres per day.

Retail Barn



Production Barn



Vineyards



Septic Location



# Proposal

- **Zoning By-law Amendment to permit the use of an Estate Winery on the Subject Lands, with site-specific provisions to:**
  - **Permit Hospitality Patio & Commercial Kitchen as Secondary Uses**
  - **Enable food service in hospitality rooms, utilizing food prepared with commercial cooking equipment.**

Future Hospitality Room



Future Hospitality Patio



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# Estate Wineries

Regulation	Compliance
• Grapes predominately locally grown	Yes
• Minimum 8-hectare lot size	No
• Maintain rural imagery	Yes
• Grapes must be crushed & fermented on-site	Yes
• Winery must have capacity to bottle wine on-site	Yes
• Subject to site-specific ZBA to implement <ul style="list-style-type: none"> <li>○ Hospitality Rooms (Food Service with no commercial cooking equipment)</li> </ul>	Yes No
• Direct access to an improved roadway	Yes
• Off-street parking required	Yes

Fermentation Tanks



Barrel Aging



# Estate Wineries

**The Town OP allows for lesser acreage if the proposal complies with other policies and preserves the rural image of an estate winery.**

## **How Rural Imagery is maintained:**

- No land is to be removed from agricultural production
- No new buildings or extensions are proposed

Fermentation Tanks



Barrel Aging



# Estate Wineries

**The Town's Zoning By-law does not generally permit the use of commercial cooking equipment to prepare food served in Hospitality Rooms.**

## **Precedence for Commercial Cooking Equipment:**

- The use of commercial cooking equipment aligns with practices at other approved Niagara-on-the-Lake wineries.

Fermentation Tanks



Barrel Aging





# Servicing Studies

## **In accordance with Pre-consultation Documents:**

- Architectural Plans
- Planning Justification Report
- Private Servicing Plans

## **Additional Studies:**

- Special Request Inspection Form
  - Site inspection found no defects in existing septic systems.
  - Region determined the proposed Hospitality Room's flow increase is not significant.
  - No objections to the Hospitality Room with a 12-seat limit.
  - Adequate space for a replacement septic system if needed.



- ✓ **Complies with the Planning Act, Provincial Planning Statement, OMAFRA guidelines, the Greenbelt Plan and regional/town planning documents.**
- ✓ **No land will be removed from agricultural production or negatively affect future agricultural use.**
- ✓ **Estate winery will increase economic viability and support agri-tourism near Old Town.**
- ✓ **Proposed OFDUs align with other approved wineries in Niagara-on-the-Lake that permit commercial cooking equipment.**



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# THANK YOU

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Questions or Comments?