1829 Concession Road 4 - Public Meeting

Zoning By-law Amendment



January 14th, 2024



Land Context & Designations

Address: 1829 Concession Road 4

Property Area: 4.27 hectares (42,740 m²)

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:
 - o 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 sitespecific 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 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 Hospitality Rooms (Food Service with no | Yes |
| commercial cooking equipment) | 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.

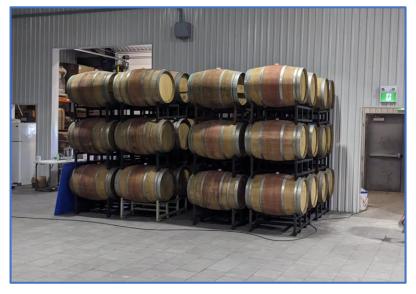
How Rural Imagery is maintained:

- 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.



THANK YOU

Questions or Comments?

