



Department of Community and Development Services
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
905-468-3266 • Fax: 905-468-0301

www.notl.org

June 14, 2022

VIA EMAIL ONLY

Dear Sir/Madam:

**Re: Application for Site Plan Approval
File No. SP-05-2022
548 Line 1 Road, Niagara-on-the-Lake, ON
Request for Comments**

The Department of Community & Development Services has received an application for Site Plan Approval with respect to lands municipally known as 548 Line 1 Road. The applicant is proposing a farm winery use in an existing building on the subject lands along with a paved walkway for retail access.

The subject lands are designated "Agricultural" in the Town Official Plan and zoned "Rural (A)" under Zoning By-law 500A-74, as amended.

The following supporting information was submitted by the applicant and is available electronically or by request:

1. Application Form – Site Plan Approval, May 27th, 2022
2. Site Plan, May 24th, 2022
3. Floor Plan, May 24th, 2022
4. Parcel Register, May 26th, 2022
5. Property Index Map, May 26th, 2022

Please review these materials with regard to the applicable plans, policies, legislation and activities of your agency or department and provide us with your comments. If you need additional information or reports, please let us know and we will advise the applicant of the requests for further information.

A response by **June 27th, 2022** is requested. If no response is received by this date, it will be assumed that your agency or department has no comment or objection to the proposal.

If you have any questions or comments, please do not hesitate to contact me at 905-468-3266 ext. 322 or via email at scott.turnbull@notl.com.

Respectfully,


Scott Turnbull

Scott Turnbull, M.PL
Development Coordinator

- c. Lord Mayor & Council
Rick Wilson, Manager of Planning, Town of Niagara-on-the-Lake
Scott Kirby, Kirby Estate Wines Inc

OWNER'S NAME

OWNER'S SIGNATURE



Town of
Niagara-on-the-Lake

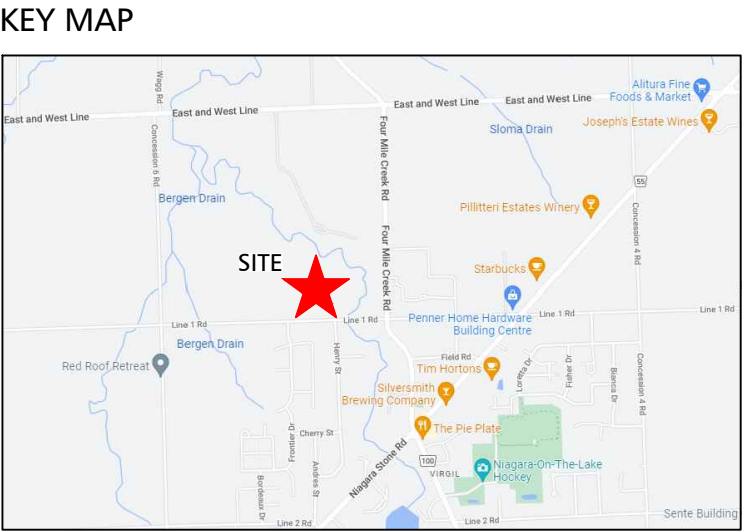
LORD MAYOR

TOWN CLERK

DATE



Site Statistics			
Property	17.42 ac.	Landscape	9.29 ac.
	7.05 ha.	Agriculture	3.76 ha.
Built Coverage			53.33 %
Residence	0.07 ac.	Woodlot	5.03 ac.
	0.03 ha.		2.04 ha.
	0.40 %		28.87 %
Barn	0.06 ac.	Soft Landscape	2.95 ac.
	0.02 ha.		1.19 ha.
	0.34 %		16.93 %
Total	0.13 ac.	Hardscape (Unit Paving)	0.02 ac.
	0.05 ha.		0.01 ha.
	0.75 %		0.11 %
		Total	17.29 ac.
			7.00 ha.
			99.25 %



- LEGEND
- Property Line
 - Existing Woodlot
 - Existing Buildings
 - Existing Agricultural Crop

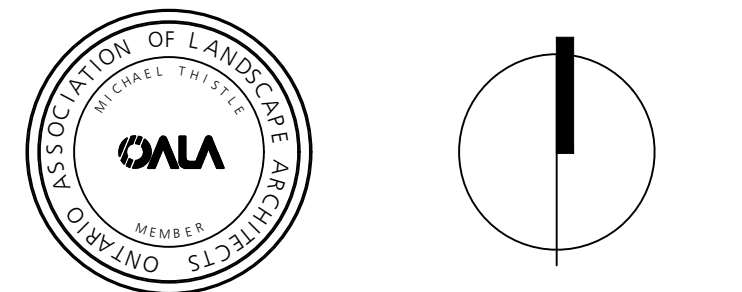
Note: All Drawings by Baker Turner inc. to be Printed in Colour.

REVISIONS	

24 May 22	Issued for Submission
19 May 22	Issued for Client Review

DATE	DESCRIPTION

NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is to immediately report any discrepancies to the landscape architect before proceeding with the work.



Landscape Architecture | Site Design
Suite 234
2010 Winston Park Drive
Oakville Ontario L6H 5R7
Tel: (289) 291-7620
email: tba@bakerturner.com

Project Title
Kirby Vineyards

Kirby Estate Winery
548 Line 1 Road
Niagara-on-the-Lake, ON
Site Plan

Date	Issued
May 2022	
Job Number	Drawn By
BTI-1634	DT
Scale	Checked By
As Shown	MT
Sheet Number	File Number
L1	