

Stone Eagle Winery

Niagara Stone Road and Niven Road

- Regional Official Plan Amendment
- NOTL Zoning By-law Amendment





Site Layout



STONE EAGLE

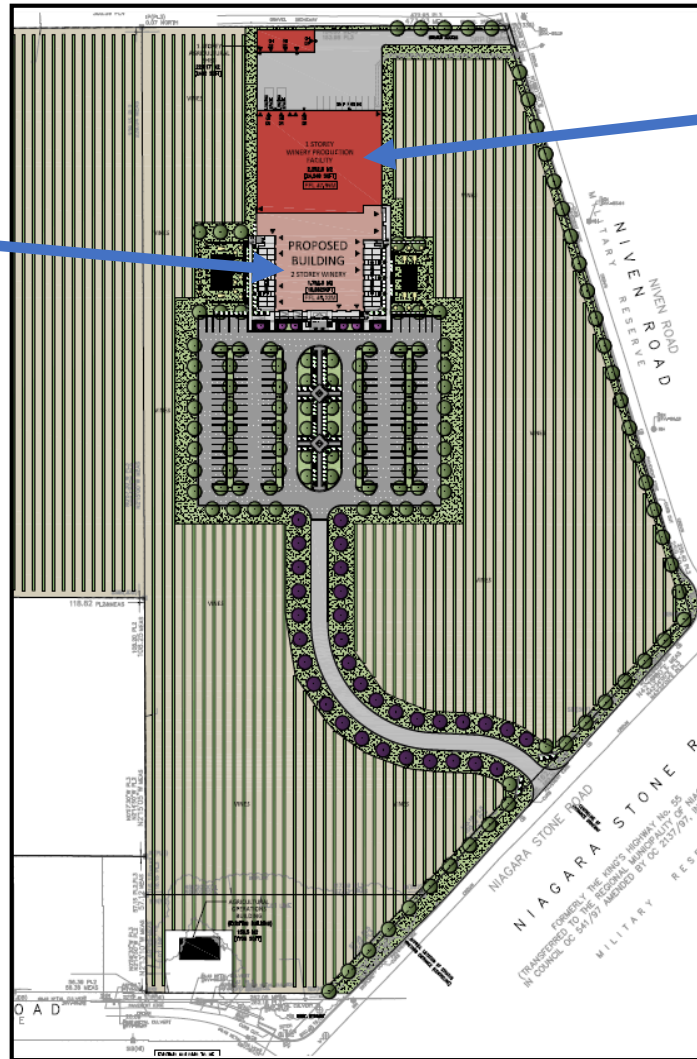
Architectural Vision



Estate Winery Details

Winery:

- Front of Building
- Accessed via Niagara Stone Road
- Wine Tasting
- Retail Sale of Wine
- Dining Area and Kitchen



Wine Production:

- Rear of Building
- Accessed via Niven Road
- Crushing (of grapes)
- Barrel Storage
- Aging of Wines
- Storage



Planning Applications



STONE EAGLE

NPG  **PLANNING
SOLUTIONS**

Planning Application Details

Regional Official Plan Amendment No.23

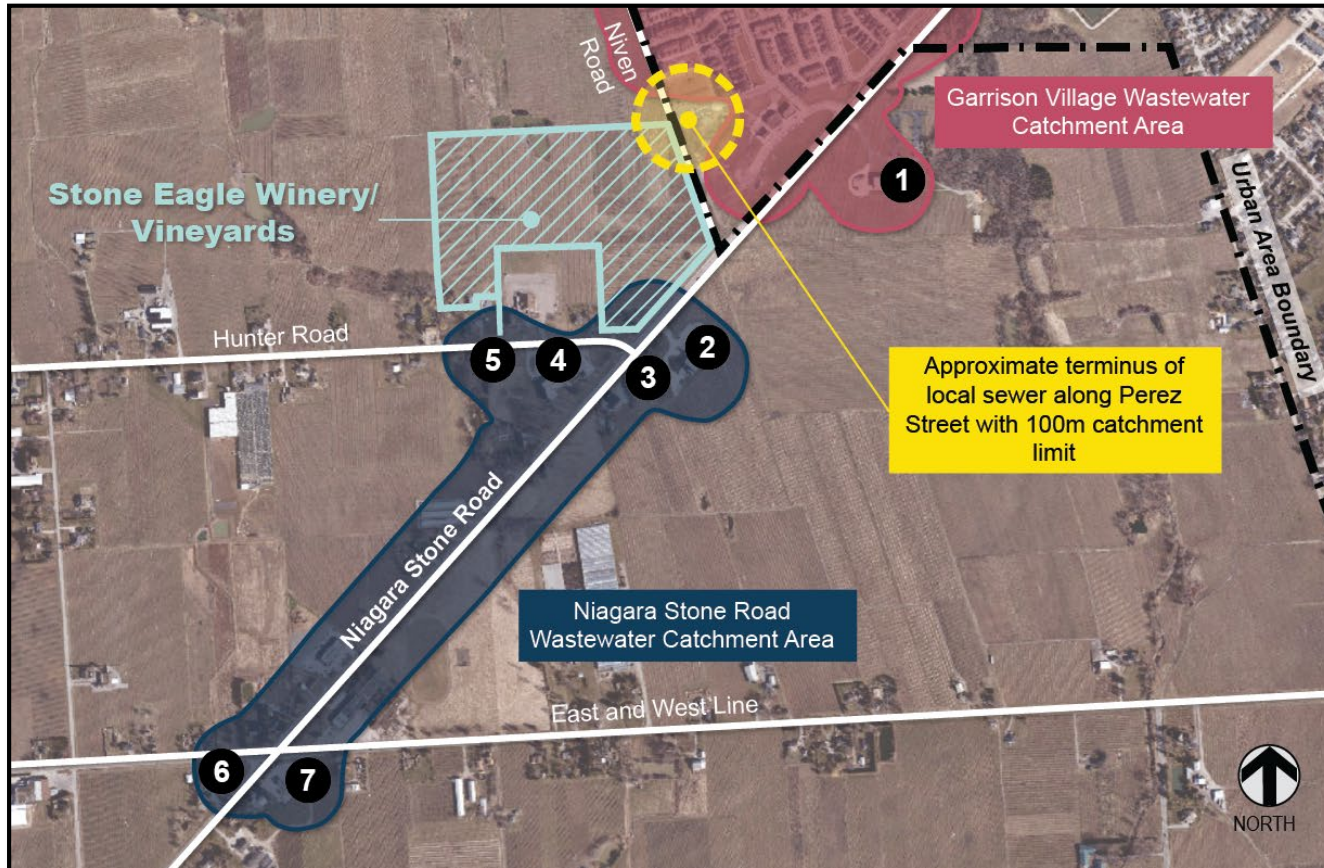
- **Required to permit new private sanitary connection to municipal sewer main.**

Niagara-on-the-Lake Zoning By-law Amendment

- Site-specific provisions to:
 - permit an Estate Winery
 - permit uses, including retail sale of wine, indoor and outdoor hospitality areas, restaurant function room, kitchen and dry food services;
 - provide maximum floor areas for these uses;
 - permit an increased maximum building height; and
 - provide parking requirements.



Regional Official Plan Amendment Details



Existing municipal water and sanitary service connections

- 1 Jackson Triggs
Niagara Estate Winery
- 2 Stratus Vineyards
- 3 Oast House Brewers
(Craft Brewery)
- 4 Ina Grafton Gage Stone Village
(Apartment Building)
- 5 Locust Grove Historic Estate
- 6 Harvest Barn
- 7 Commercial Plaza
(Picard's and McDonalds)



Conclusion

- *Consistent* with the Provincial Policy Statement & OMAFRA Guidelines for Permitted Uses in Ontario's Prime Agricultural Areas;
- *Conforms* to the Greenbelt Plan and A Place to Grow Plan – Growth Plan;
- *Conforms* to the Niagara Region Official Plan for agricultural use; requires amendment for sewer connection
- *Conforms* to the Town of Niagara-on-the-Lake Official Plan;
- Requires Town of Niagara-on-the-Lake Zoning By-law Amendment to implement Estate Winery.

