

# **Niagara Regional Official Plan Amendment Stone Eagle Winery, Niagara-on-the-Lake**

**PDS 1-2023**

**Planning and Economic Development Committee**

**Wednesday, January 11, 2023**

# Niagara Official Plan Amendment Application Area

- Northwest corner of Niven Road and Niagara Stone Road, Niagara-on-the-Lake
- Approximately 16.2 hectares in area
- Frontage on Hunter Road, Niagara Stone Road and Niven Road





# Site Context

North



South





# Site Context

East



West



# Purpose of Niagara Official Plan Amendment

- The purpose of the amendment is to permit the connection of an Agricultural Related Use (winery) to a local sanitary sewer.
- Relief is being requested from (2014) Regional Official Plan policy 5.C.5. and (2022) Niagara Official Plan policy 5.2.3.3

# Supporting Information

- Planning Justification Report & Farm Business Plan
- Stage 1-2 Archaeological Assessment
- Functional Servicing & Stormwater Management Report
- Niagara Stone Road Access Review

# Policy Review

- Provincial Policy Statement
- Greenbelt Plan
- Regional Official Plan





# Recommendation

## Recommend approval based on policy analysis and supporting documents

- the subject land is immediately adjacent to the serviced Urban Area
- supports agricultural-related use
- there is capacity in the current system
- commitment to upgrade of local urban infrastructure as required
- there is no extension of municipal services into the rural area



# Questions

