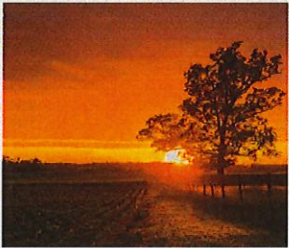
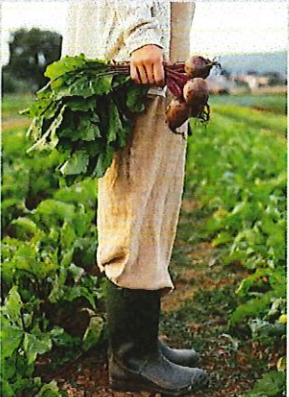


20 North at Hidden Bench

A Life Outdoors



Epic Sunsets



Local Harvest



Dining al Fresco



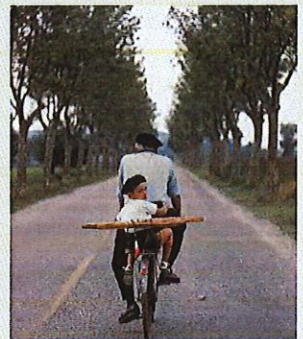
Bicycle Paths at your Doorstep



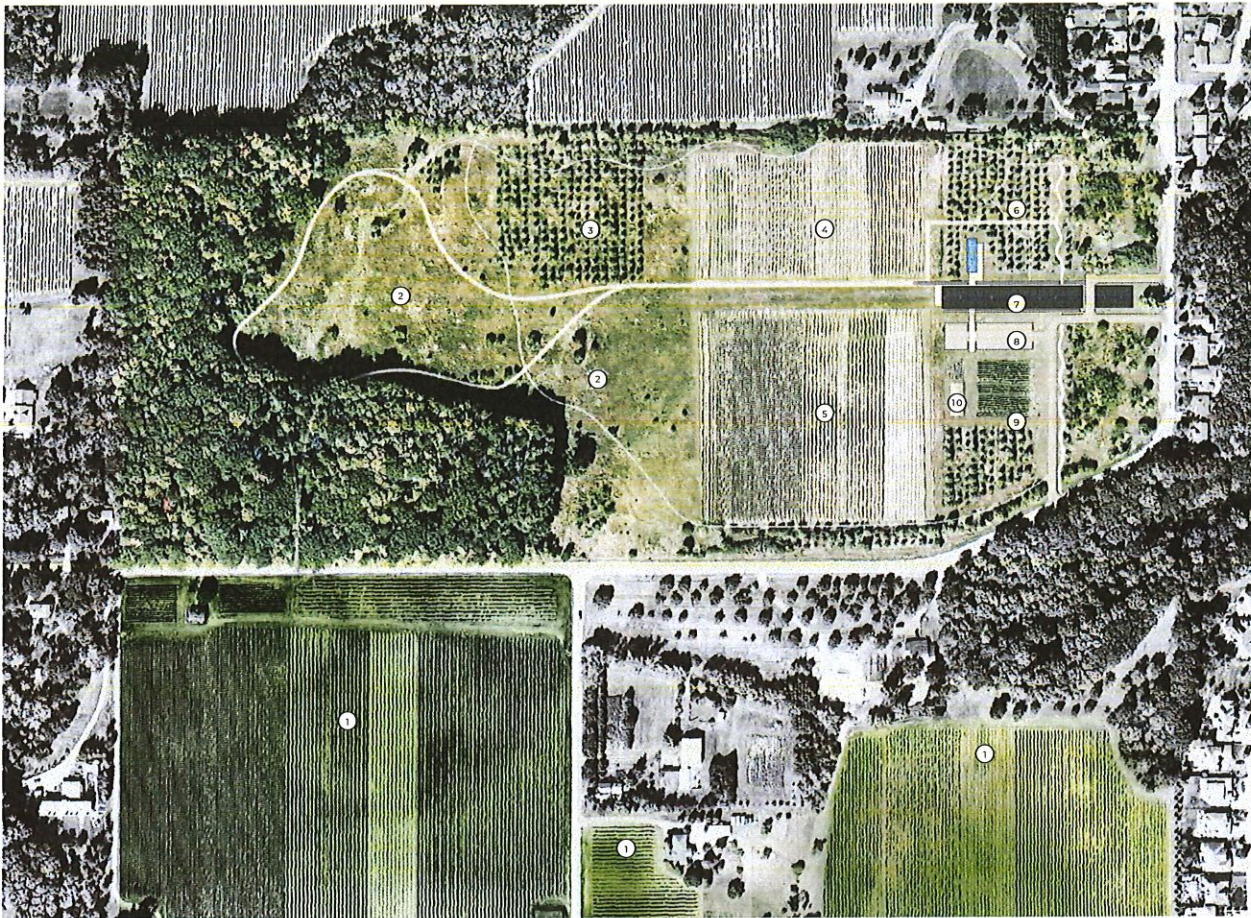
Vineyard Access



Winding Pedestrian Paths



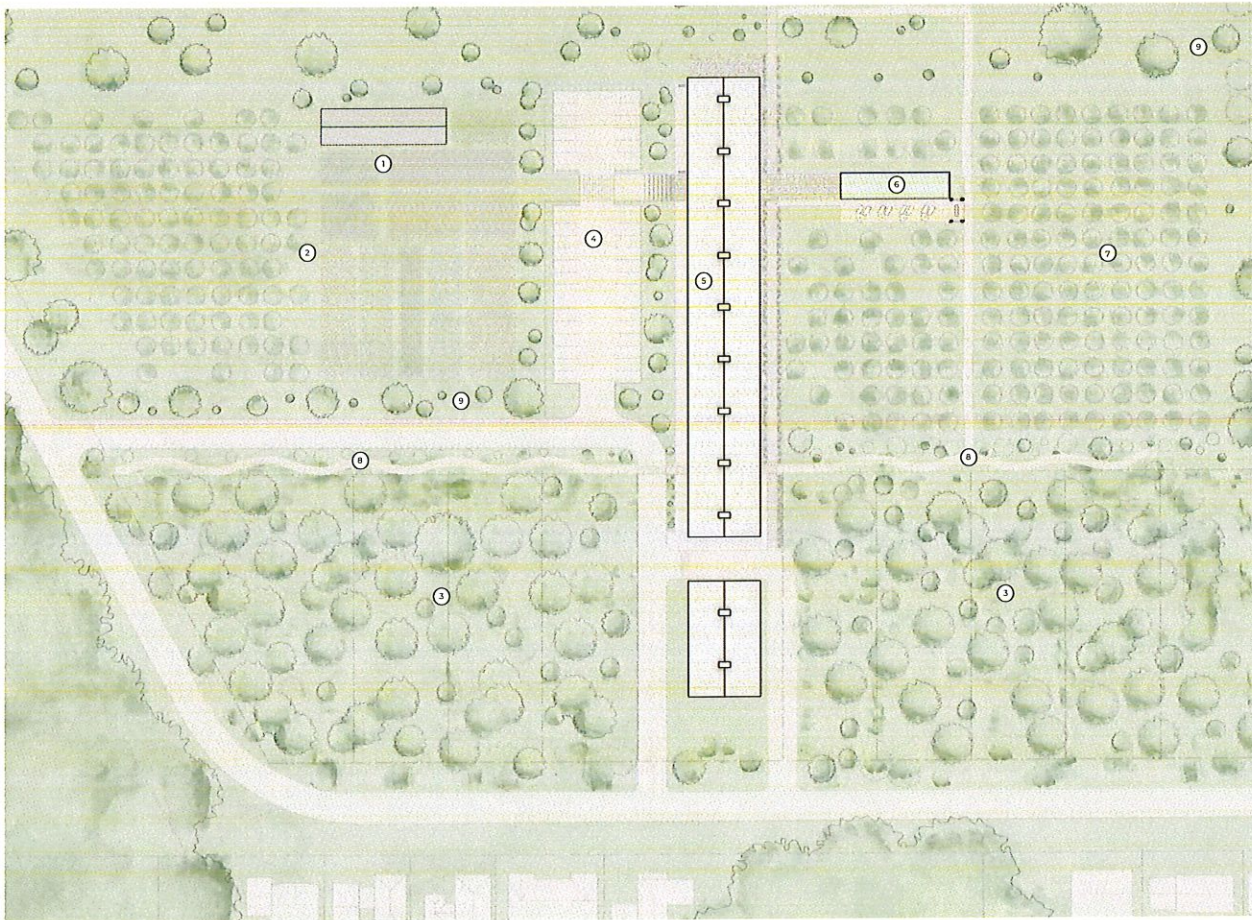
Bicycle / Touring



- ① HIDDEN BENCH
- ② FUTURE PLANTINGS
- ③ EXISTING PEAR ORCHARD
- ④ NORTH VINEYARD
- ⑤ SOUTH VINEYARD
- ⑥ EXISTING ORCHARD
- ⑦ ADAPTIVE REUSE TURKEY BARN
- ⑧ PARKING
- ⑨ FARM TO TABLE ORCHARD & GARDEN
- ⑩ FARM-TO-TABLE GARDEN & PLANTING SHED

20 North at Hidden Bench

CONTEXT PLAN



- ① FARM-TO TABLE-GARDEN AND PLANTING SHED
- ② FARM-TO TABLE ORCHARD & GARDEN
- ③ DESIGNATED URBAN AREA
- ④ PARKING
- ⑤ ADAPTIVE REUSE TURKEY BARN
- ⑥ POOL
- ⑦ EXISTING ORCHARD
- ⑧ BIKE PATH
- ⑨ CAROLINIAN FORESTRY

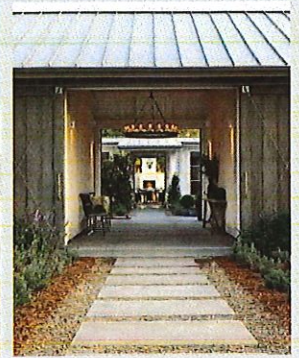
20 North at Hidden Bench

SITE PLAN | SCALE: 1/64" = 1'-0"

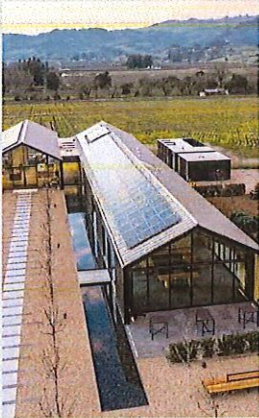
Adaptive Reuse of Existing Barn



Integrated with Nature



Indoor / Outdoor



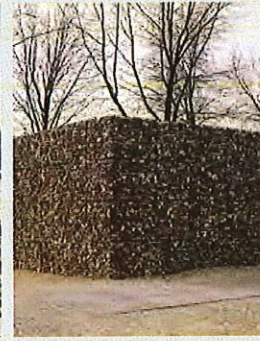
Sustainable



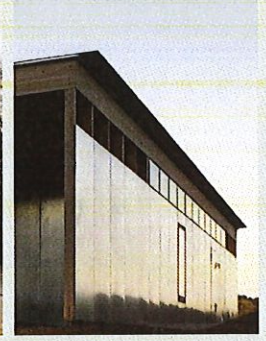
Vernacular



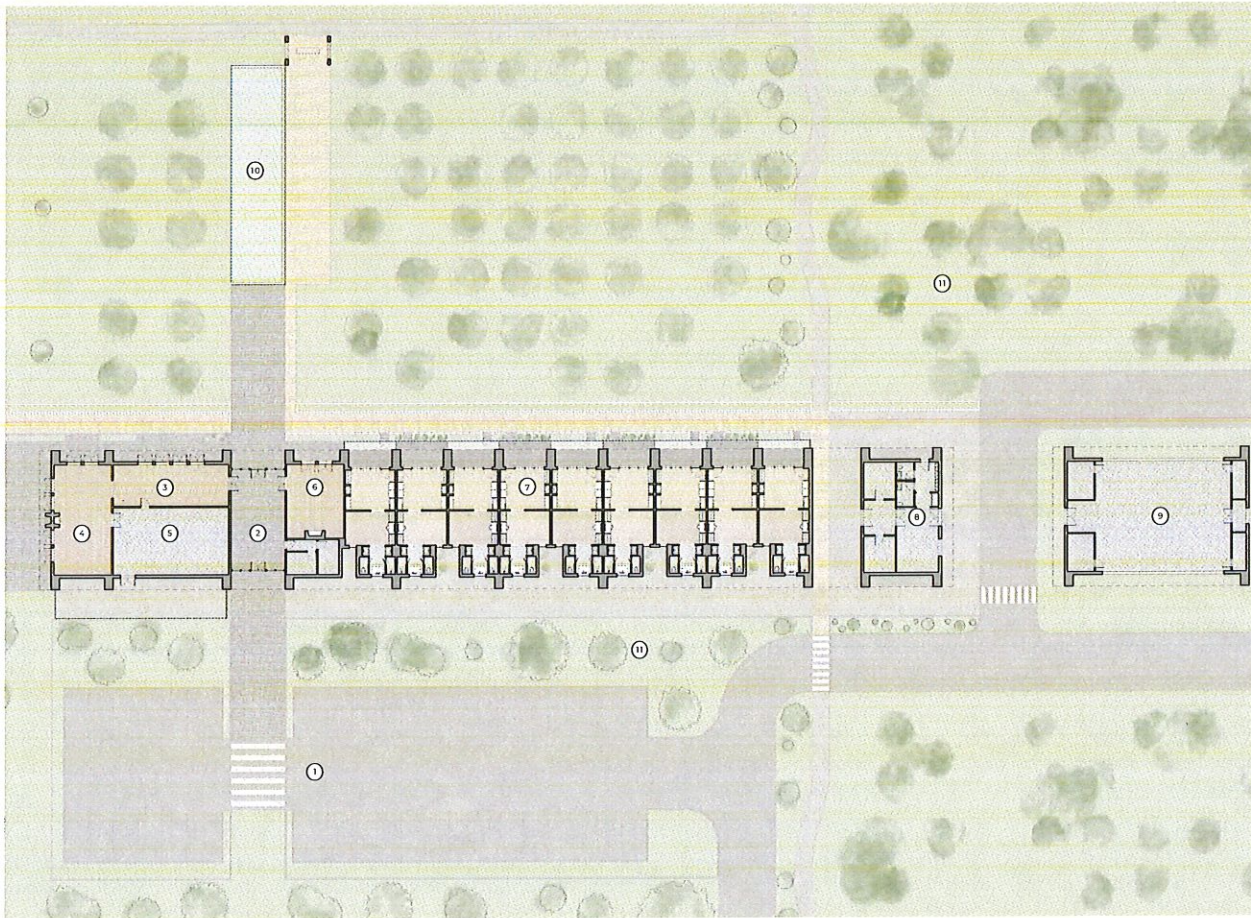
On-site Farm Produce



Contextual



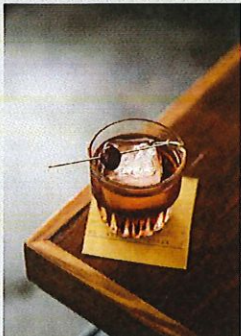
Material Integrity



- ① PARKING
- ② RECEPTION AREA
- ③ BAR
- ④ FARM-TO-TABLE BISTRO
- ⑤ KITCHEN & DEMONSTRATION SPACE
- ⑥ MULTIPURPOSE TRAINING SPACE
- ⑦ ON-FARM VACATION ACCOMMODATIONS
- ⑧ STAFF FACILITIES
- ⑨ AMENITIES AND STORAGE
- ⑩ POOL
- ⑪ CAROLINIAN FORESTRY



Farm-to-Table Bistro



Craft Cocktails



Curated



Warm



Communal



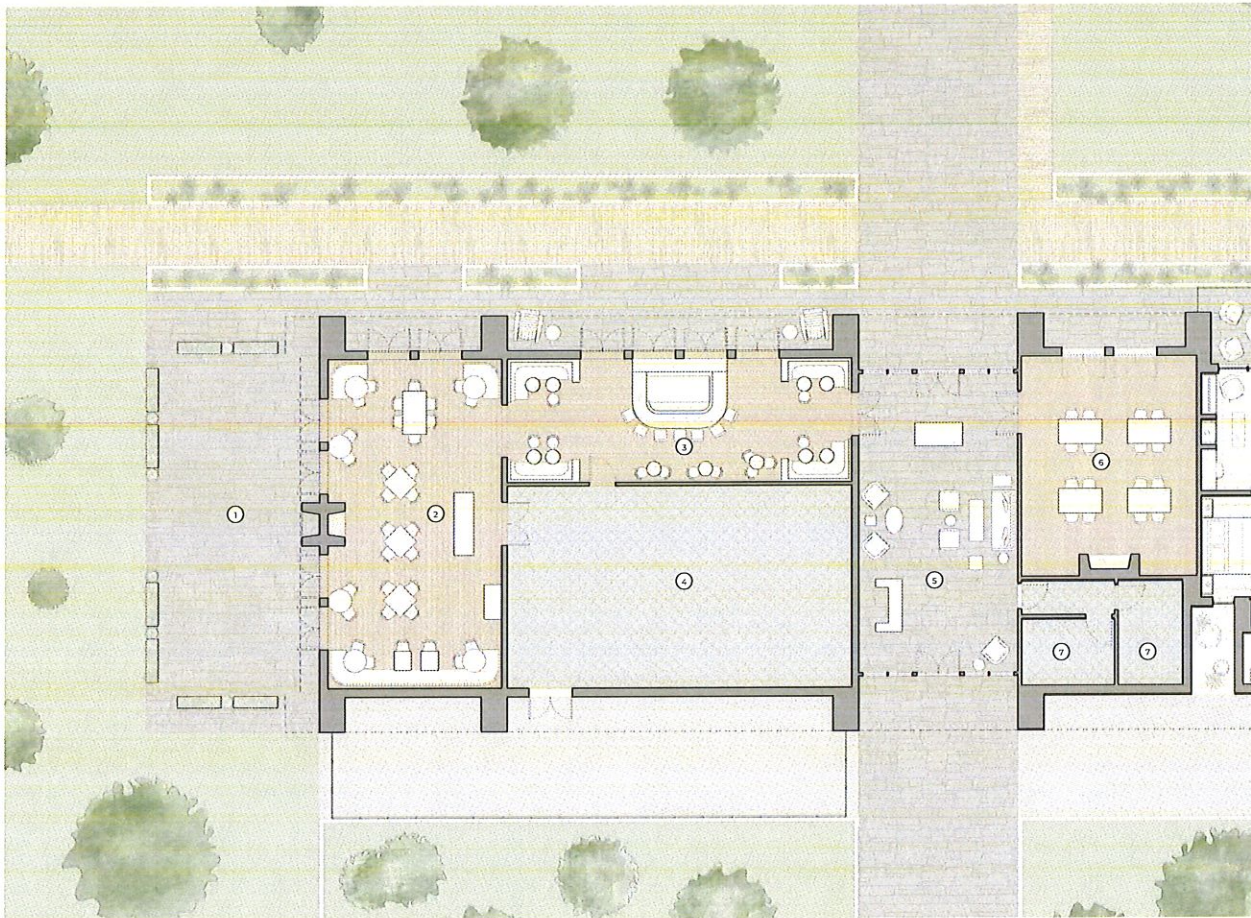
Educational & Entertaining



Wine Bar



Farm-to-Table

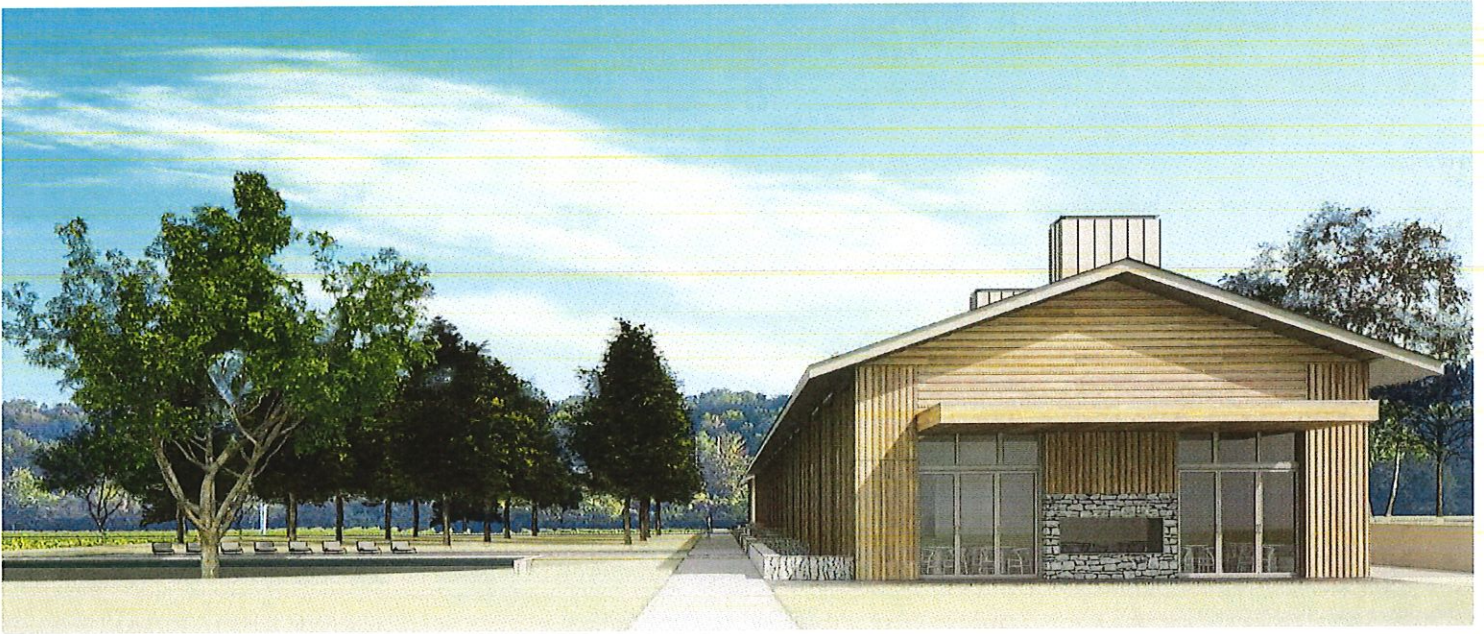


- ① SUNSET PATIO, 40'x20'
- ② DINING, 40'x22'
- ③ BAR, 16'x40'
- ④ KITCHEN & DEMONSTRATION AREA, 40'x25'
- ⑤ RECEPTION, 20'x35'
- ⑥ MULTIPURPOSE TRAINING SPACE, 26'x20'
- ⑦ WASHROOMS



20 North at Hidden Bench

PROPOSED BARN ARRIVAL



On Farm Vacation Accommodations



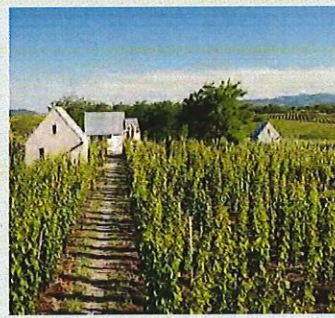
Terrace with a View



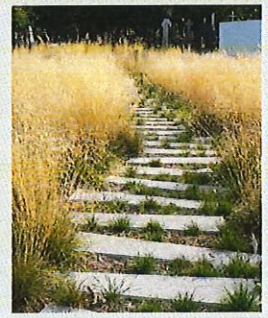
Restore



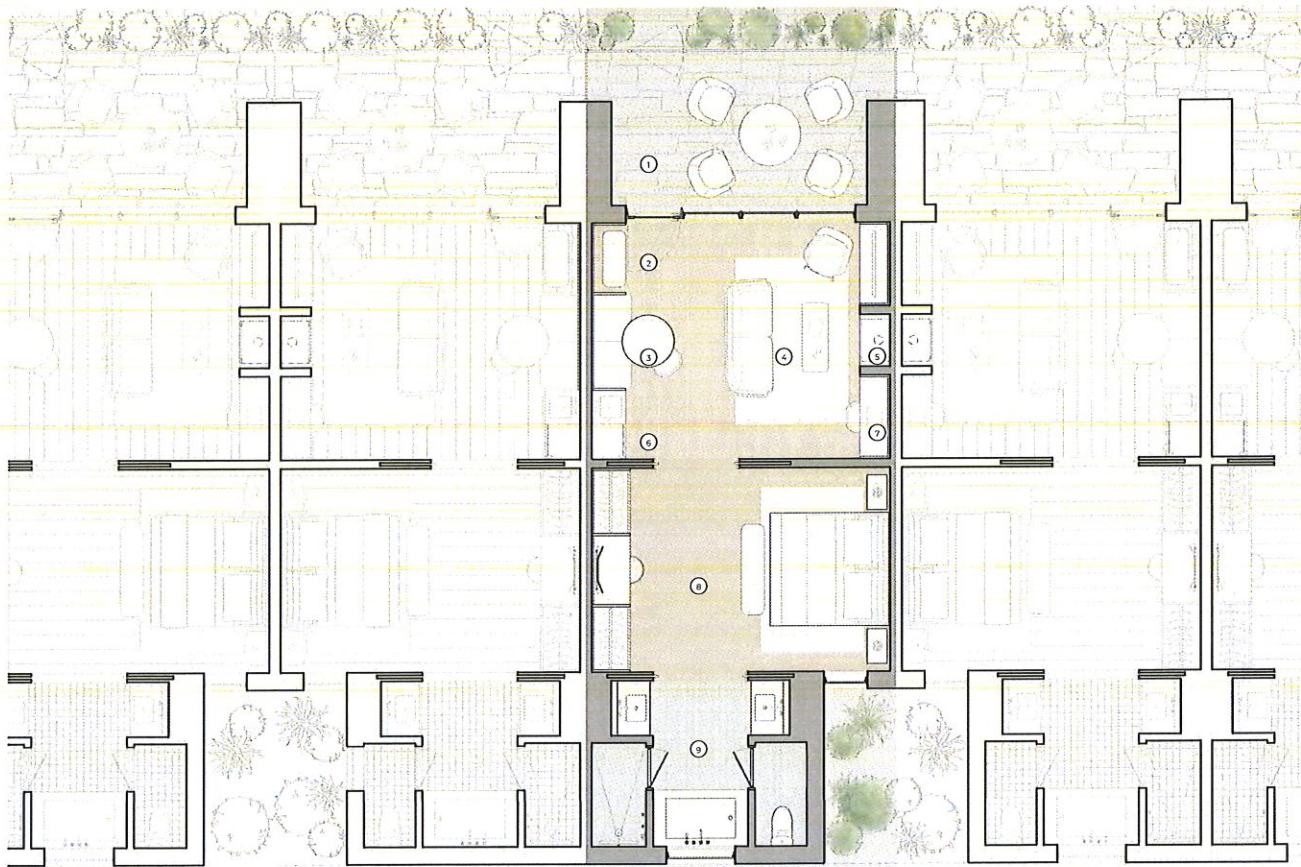
Access to Private Pool



Farmside living



Pedestrian Paths & Bicycle Tours



- ① TERRACE, 15'x9'
- ② ENTRY, 7'x4'
- ③ DINING, 7'x6'
- ④ LIVING, 10'x14'
- ⑤ GAS FIREPLACE
- ⑥ BREAKFAST BAR, 7'x4'
- ⑦ WORKSPACE
- ⑧ BEDROOM, 18'x12'
- ⑨ FIVE-FIXTURE BATHROOM, 13'x10'



20 North at Hidden Bench

ON-FARM VACATION ACCOMODATIONS

Thank you!

Planning Justification Report – NEC Development Permit

On-farm Diversified Use – Small scale culinary and farm vacation facility –

██████████ Hidden Bench Winery – 4254 Lincoln Avenue, Beamsville, Town of Lincoln, Region of Niagara

Engagement

This Planning Justification Report has been prepared at the request of ██████████
██████████ Applicant, by Patrick Robson, MCIP RPP, of Willow Bay Consulting.

Background

It is important, at the outset, to put the historical activity on the subject property into perspective. The property was initially developed as a mixed farm, with a combination of tree fruit and livestock (i.e. turkeys).

Over time, the orchards have fallen into disrepair and which the applicant is currently restoring. Additionally, in 1993, the livestock operation ceased, although the 1152 sq. m (12,400 sq. ft.) 'turkey barn' was converted to farm equipment storage and repair. Despite the downturn in viable agricultural activity, that did not diminish the potential to return the property to its former glory for primary production. Indeed, the applicant has definitive designs on doing exactly that, as part of an expansion of their operations with established holdings (just south and east of the subject property), where lands are in primary grape production supplying secondary production via the award-winning Hidden Bench Winery.

The 'turkey barn turned farm equipment storage and repair building' (hereinafter referred to 'the old turkey barn') was initially constructed in 1964. This predates the approval of the first Niagara Escarpment Plan in 1985. Turkey raising ceased in 1993.

Also, over the years, the eastern portion of the subject property was included in the urban boundary of Beamsville (per the Niagara Region Policy Plan). It is critically important to note that the urban boundary was overlain on the agricultural property, rendering it 'split' between urban and rural. The 'non-urban' portion of the lands are covered by the provisions of the Niagara Escarpment Plan and the Niagara Escarpment Commission's Development Control system.

The old turkey barn is what is proposed to be adapted to a re-use – specifically, a combination farm vacation facility (with eight guest rooms, two of which will be in the urban area) and a culinary centre focusing on local food ‘farm-to-table’ experiences and hospitality.

The old turkey barn can no longer be used for livestock since, in the intervening years, urban residential encroachment to the immediate north and east, as well as the expansion of the urban boundary such that it bisects the old turkey barn, negates its use for livestock as per the Minimum Distance Separation Formula prescribed by the Ontario Ministry of Agriculture, Food and Rural Affairs.

Lastly, also in the intervening period, the Niagara Escarpment Plan, the Provincial Policy Statement, the Greenbelt Plan, the Niagara Region’s Policy Plan and the Town of Lincoln Official Plan have all been updated to include provisions for on-farm diversified uses as permitted uses. And in the case of the local planning context in Niagara, not just permitted but encouraged as a means of assuring viable agricultural production continues, supported by agri-tourism.

Proposal

The adaptive re-use of a 1152 sq. m. (12400 sq. ft.) former turkey barn now a farm equipment storage facility to a municipally serviced combination farm vacation facility (eight rooms totalling approx. 624.3 sq. m. (6720 sq. ft)) and a ‘Farm to Table’ experiential centre facility and hospitality facility of 527.7 sq. m (5680 sq. ft.). Of the floor area of 624.3 sq. m. (6720 sq. ft) proposed for conversion to farm vacation guest rooms, approximately 156.1 sq. m. (1680 sq. ft) is within the portion of the building located in the urban boundary and outside the Niagara Escarpment Plan and related Development Control Area.

Niagara Escarpment Plan

The following are the key Objectives from the Niagara Escarpment Plan (NEP) as relates to the subject proposal. Note: the Objective is cited in *italics*, followed by the writer’s commentary in normal script. While the subject proposal is aligned with all the overarching Objectives of the NEP, the most poignant ones are identified below.

Objectives:

6. To provide for adequate public access to the Niagara Escarpment

Niagara's agricultural sector generally, and the Escarpment-based wine sector specifically, share this objective with the NEP. Agri-tourism and on-farm diversified uses attract the travelling public to enjoy the Niagara Escarpment environment. The subject proposal is in keeping with this Objective.

7. To support municipalities within the Niagara Escarpment Plan Area in their exercise of the planning functions conferred upon them by the Planning Act.

As will be shown, the land use policies of both Niagara Region and the Town of Lincoln encourage on-farm-diversification, and mirror the Objectives of the NEP.

Escarpment Rural Area Objectives

The portion of the subject property where the conversion of the old turkey barn structure coincides with the NEP (and outside the urban boundary) is designated Escarpment Rural Area (ERA). Therefore, the following Objectives of the ERA designation are most relevant:

4. To provide for compatible rural land uses.

5. To encourage agriculture and protect agricultural lands and prime agricultural areas.

The subject proposal is in keeping with both above Objectives of the ERA designation. Indeed, those Objectives succinctly describe the impetus behind the creation of on-farm diversified use policies.

Permitted Uses in the ERA

The list of permitted uses includes: Agricultural uses; Agriculture-related uses, On-farm diversified uses; and Existing uses.

It is instructive, at this point, to consider the definition of on-farm diversified uses, as follows: On-farm diversified use: Use that is secondary to the principal agricultural use of the property and is limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, *agri-tourism uses* (emphasis added), and uses that produce value-added agricultural products (Provincial Policy Statement, 2014).

Also permitted in the ERA are bed and breakfast establishments. While the subject proposal is not specifically a 'bed and breakfast' (as it is an adaptive reuse of a