

**Summary of Written Comments Received Since Rural Zoning June 2014  
Information Report to Planning Committee**

**WINERIES AND BREWERIES**

<b>Submitted by</b>	<b>Written Comments</b>	<b>Response</b>
<p>Tanya and Steven Hogarth 2027 Highway 5 W</p>	<ul style="list-style-type: none"> <li>• Agricultural Brewery should exist right alongside Cidery and Winery in the same category</li> <li>• Agricultural brewery will have the same needs and requirements as the Cidery/Winery</li> <li>• A brewery could grow grapes, also other fruits, honey, hops and possibly vegetables to be used for production of beer</li> <li>• The uses will also include the crushing, fermentation, production bottling, aging, storage, and accessory sales of beers and related products, requiring both a laboratory and administrative office and tasting, hospitality room and retail area but should not include restaurant, conference or convention centre or overnight accommodations</li> <li>• We suggest brewery would be listed alongside Cidery and Winery in one category: Agricultural Brewery/Cidery/Winery</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Brewery has now been grouped with Agricultural Cidery/Winery and subject to same regulations as Agricultural Cidery/Winery</li> <li>• New term of Agricultural Brewery/Cidery/Winery now included within A1 and A2 Zones</li> </ul>
<p>Kim Peters Niagara Escarpment Commission</p>	<ul style="list-style-type: none"> <li>• Staff of the Niagara Escarpment Commission (NEC) has reviewed the City of Hamilton's May 2014 revisions to the proposed Rural Zones in the City's Comprehensive Zoning By-law</li> <li>• NEC Staff notes that clause 4.30 of the General Provisions section clarifies that the City of Hamilton's Zoning By-law has no effect in areas of NEC Development Control</li> <li>• This lessens staff's previous concern that having a zoning underlay in Development Control Areas creates confusion in interpreting both the By-law and NEC policies. Therefore, staff supports the addition of this clause</li> <li>• In the Niagara Escarpment Plan (NEP), NEC staff finds that it is helpful to have lot coverage and minimum cultivated area policies to provide guidance when assessing proposals for wineries or cideries. For example, the NEP requires that the minimum lot size for establishing a winery be four hectares, that a minimum of two hectares be committed to the production of fruit, and that the maximum size of the winery be no more than 1.5 percent of the lot area, up to a maximum of 232 m<sup>2</sup> (25,000 square feet)</li> <li>• These restrictions help to ensure that the winery</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• Noted</li> <li>• Similar regulations for Agricultural brewery/cidery/winery have been included within the A1 and A2 Zones</li> <li>• Noted</li> </ul>

**Summary of Written Comments Received Since Rural Zoning June 2014  
Information Report to Planning Committee**

**WINERIES AND BREWERIES**

Submitted by	Written Comments	Response
	<p>remains accessory to the primary agricultural use of the property</p> <ul style="list-style-type: none"> <li>• Staff notes that the By-law definition for Agricultural Cidery/Winery specifically excludes overnight accommodation. This is more restrictive than the NEP, but the City may be more restrictive provided that the Zoning By-law does not conflict with the NEP. However, City staff may wish to consider allowing bed and breakfast accommodations (limited to three guestrooms) as a means of providing additional sources of on-farm diversification of income. The definition for "home business" should also be reviewed</li> </ul> <p>since it is not clear if a bed and breakfast would be considered a home business. City may also want to place a limit on the number of home businesses that can locate on one lot. The NEP limits home businesses to one per lot</p>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• A bed and breakfast is considered a home business, which is permitted use within the A1 and A2 Zones</li> <li>• General Provision 4.21 provides regulations pertaining to a Home Business and includes limitation on number of home businesses and currently exists as part of Zoning By-law 05-200</li> </ul>