

site currently includes a 5,000 gallon concrete cistern for water, and a waste water program featuring a BIOBED filtration system.

The area immediately north of the cottage includes a secluded area known as Walnut Grove, featuring black walnut trees with cleared area for special occasions and wedding ceremonies. The north section of the subject site includes a cleared area known as the Paddock, which also features the Upper Pond, and resides among the vineyards. Both of these areas are provided electricity.

The subject site is considered to have a good central location within the Beamsville Bench, with good access to the developed urban area of Beamsville immediately northeast. The site offers a unique rural location, while still providing good access to the QEW via the Ontario Street interchange a short drive north. The site benefits from reduced traffic exposure on Locust Lane, and the rolling landscape provides rare views of Lake Ontario and the Toronto skyline. The southeast portion of the site connects with the Bruce Trail, which benefits the winery operation.

#### **Building Description:**

The subject property includes several improvements in several locations throughout the site. The hospitality building is located in the west portion of the site, with the production building, Quonset building and old dwelling converted to an office located at the northwest corner of the site. A small cottage building is located in the east portion of the site, fronting onto the pond.

The hospitality building features a multi-level structure reportedly built in the mid 1990's. The building is built into a portion of a sloped section of land, with the lower level featuring a walkout and the main level entrance being at grade. The building offers  $\pm 9,050$  sf of net floor area, which consists of  $\pm 3,400$  sf per floor plus a loft space of  $\pm 1,250$  sf and a mezzanine of  $\pm 1,000$  sf. Construction components include a poured concrete foundation, wood frame, and a mix of wood and corrugated metal siding exterior. The rear portion offers open views of the rolling vineyards below and north towards Lake Ontario and the Toronto skyline.

The production building features a metal clad design offering  $\pm 4,860$  sf with a step foundation and loading dock with 2-10' bay doors. Layout includes a production area (high ceiling height), cellar area with recent improvements, two exterior covered production areas (one with sunken loading area). The south portion features an open area used for bottling with private office, lab room, and three piece bathroom (toilet, sink & shower unit). A stairwell leads to the lower production area and barrel cellar. The production area is equipped with a built-in glycol system, which allows for the cooling and heating of tanks. This process is essential to wine production on the subject property. The tanks include insulating jackets that are connected to the ceiling mounted glycol pipe system. This building is considered to be in very good condition overall.

The cottage building features wood frame construction with cathedral ceiling. Interior layout includes open concept kitchen/dinette/living room, loft bedroom accessed by spiral staircase, and three piece bathroom with Jacuzzi tub. The exterior features a porch fronting on the pond. This building is considered to be

in good condition overall, and is considered to benefit the subject property as it adds to the hospitality feature of the winery. The cottage was previously rented at \$195 per night on the weekends or added to wedding packages.

The ±1,350 sf Quonset building is currently used for equipment storage. This building was considered to be in good condition overall. The office building is an old three bedroom single family dwelling converted for office use. The building is considered to be in average condition overall, with numerous upgrades to the interior noted.

**Zoning:** Not zoned under the Town of Lincoln's Zoning By-law, as it is under Niagara Escarpment Commission (NEC) control

**NEC:** Escarpment Protection Area (special prior approval of restaurant license)

**Highest & Best Use:** Continuation of the winery use.

**Effective Date:** July 21, 2017

#### **SWOT Analysis:**

##### **Strengths**

- Location on the Beamsville Bench in a "Cluster Cache" with other high-end wineries.
- Unique views of Lake Ontario and Toronto skyline – major benefit for winery.
- Site offers picturesque rolling landscape with vineyards and mature trees.
- Hospitality building recently underwent extensive interior and exterior renovations with improved hospitality/retail layout.
- Hospitality and production buildings have uniformed branded exteriors.
- Production building is relatively new and in very good condition – converted front for function use.
- Bio-filter waste water system – only nine wineries in Niagara have this system in place.
- Restaurant license and approval under the Niagara Escarpment Commission – few of these in existence in Niagara, based on legislation in 2005.
- Cottage building set in unique wooded area with pond, Walnut Grove and the Paddock/Upper Pond benefit hospitality for the site (additional revenue streams – amenities to add to hospitality function).
- Mature vineyards in good condition offering high quality Vinifera plantings.
- Average access to QEW to the north – good central location along the Niagara Wine Route.
- Existing QEW and Wine Route signage that are grandfathered with the subject property.
- Clay loam soil benefits the winery operation.
- Rolling lands and general sloped topography.
- Niagara Escarpment location is optimal growing conditions for Vinifera grapes.
- Southeast portion of the site connects with the Bruce Trail.