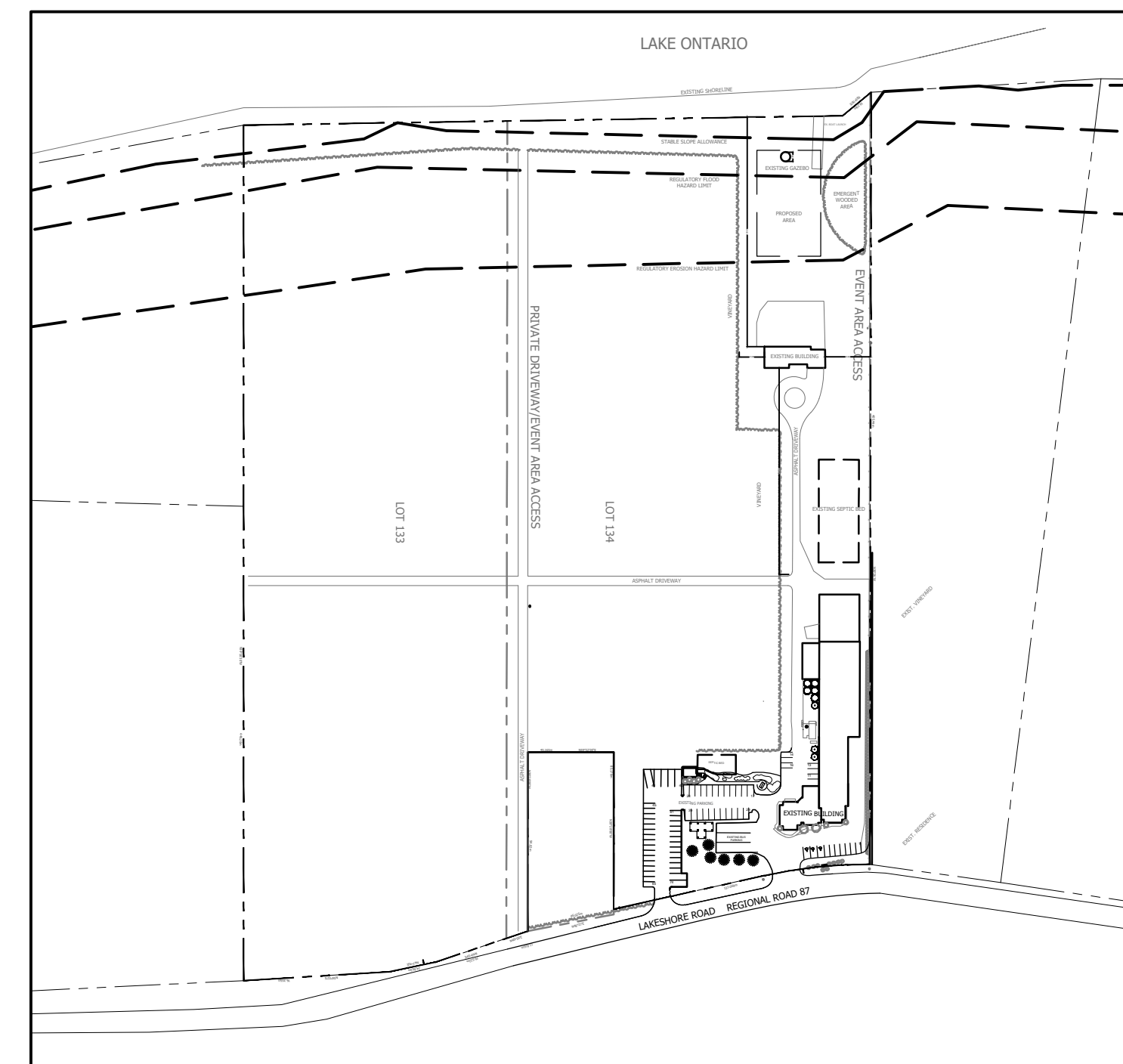


1 SITE PLAN
A-1 SCALE: 1:1000

plotted by: zhan on Nov 21, 2025 - 2:29pm



2 KEY PLAN
A-1 SCALE: 1:3000

ON-FARM DIVERSIFIED USE CALCULATION			
	DESCRIPTION	AREA	
AGRICULTURAL	EXISTING RESIDENCE	327 SQ.M	
	VINEYARD	133,936 SQ.M	
	LANDSCAPE	6,019 SQ.M	
	LANDSCAPE (RESIDENCE)	1415 SQ.M	
AGRICULTURE-RELATED USE	FARM EQUIPMENT STORAGE BUILDING	522 SQ.M	
	SEPTIC BED	2421 SQ.M	
	KITCHEN/OFFICES	38 SQ.M	
	WINERY FERMENTING AND AGING TANKS	429 SQ.M	
	CASE STORAGE	465 SQ.M	
	BOTTLE SHOP	77 SQ.M	
	REPAIR SHOP	23 SQ.M	
	RETAIL SHOP	140 SQ.M	
	ON-FARM DIVERSIFIED USE (OFDU)	PROPOSED GALLERY AREA	1631 SQ.M
		EXISTING PARKING AREA (50%)	856.2 SQ.M
PARKING AREA		2126 SQ.M	
EXISTING GAZEBO (50%)		9.4 SQ.M	
HOSPITALITY ROOM (50%)		101 SQ.M	
	TOTAL AREA (OFDU)	4723.6 SQ.M (3.1%)	
	OVERALL LOT AREA	151,031 SQ.M	

PROPERTY DESCRIPTION	
CIVIC ADDRESS	1096 LAKESHORE ROAD, NIAGARA-ON-THE-LAKE, ON, L0S 1J0
LEGAL DESCRIPTION	PLAN M1 PT LOTS 133 AND 134

ZONING MATRIX - BYLAW NO 500A-74		
EXISTING ZONING	RURAL (A), SPECIAL EXEMPTION 500IR-94, 500VO-11	
PROPOSED ZONING	SITE SPECIFIC - RURAL (A)-XX - TO PERMIT USE (OUTDOOR EVENTS)	
	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	38.10 M	46.69 M
MINIMUM LOT AREA	4.05 Ha	15.1 Ha (151,031 SQ.M)
MINIMUM LOT DEPTH	N/A	253.24 M
MAXIMUM LOT COVERAGE	15%	3244 SQ.M (2.2%) - COMPLIANT
MINIMUM FRONT YARD	15.24 M	108.52 M
MINIMUM INTERIOR SIDE YARD	3.05 M	13.28 M
MINIMUM EXTERIOR SIDE YARD	9.14 M	N/A
MINIMUM REAR SIDE YARD	15.24 M	120.59 M
MINIMUM DWELLING FLOOR AREA	1 STOREY - 92.90 SQ.M	1 STOREY - 326.4 SQ.M
	2 STOREY - 139.35 SQ.M	N/A
MAXIMUM BUILDING HEIGHT	10.67 M	1 STOREY - COMPLIANT
ACCESSORY BUILDING YARDS	N/A	N/A
PARKING REQUIREMENTS	AGRICULTURAL MARKET/COMMERCIAL - 1 per 18.5 m ² GFLA. 1650 SQ.M = 89 Parking Stalls	76 Parking Stalls + 30 Employee Parking Stalls + 3 Accessible Parking Stalls + 73 Existing Parking stalls = 182 stalls
SECONDARY USES (Special Exemption Bylaw 500IR-94, 500VO-11)	(d) The maximum total floor area for all secondary uses permitted herein shall be 636,892 m ² (6,855,44 ft ²), with the area for hospitality and retail sales not exceeding 202,032 m ² (2,174.65 ft ²) and 295,460 m ² (3,180.31 ft ²), respectively. The agricultural market shall have an allowable floor area of 139.4 m ² (1,500 ft ²)."	Outdoor Event Area - 1650 SQ.M - NOT COMPLIANT
SECONDARY USES (Special Exemption Bylaw 500IR-94, 500VO-11)	(a) The retail sale of wine (b) A hospitality room (c) An agricultural market	Outdoor Event Area - NOT COMPLIANT

21 Nov 2025
PRELIMINARY

Issue	Issued For	Date	By
G	COUNCIL MEETING	21 NOV 2025	ZK
F	COUNCIL MEETING	03 OCT 2025	ZK
E	ZBA SUBMISSION	06 JUN 2025	ZK
D	COORDINATION	24 APR 2025	ZK
C	COORDINATION	11 APR 2025	ZK
B	PRE-CONSULTATION	07 MAR 2025	ZK
A	COORDINATION	06 MAR 2025	ZK

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
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All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
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project title
Konzelmann Estate Winery Outdoor Hospitality
1096 Lakeshore Road, Niagara-on-the-Lake

drawing title
CONCEPT PLAN

drawn by
JR

designed by
SSJR

scale
1:500

date
20 Nov 2025

job number
25024

issue
A

drawing number
A-1