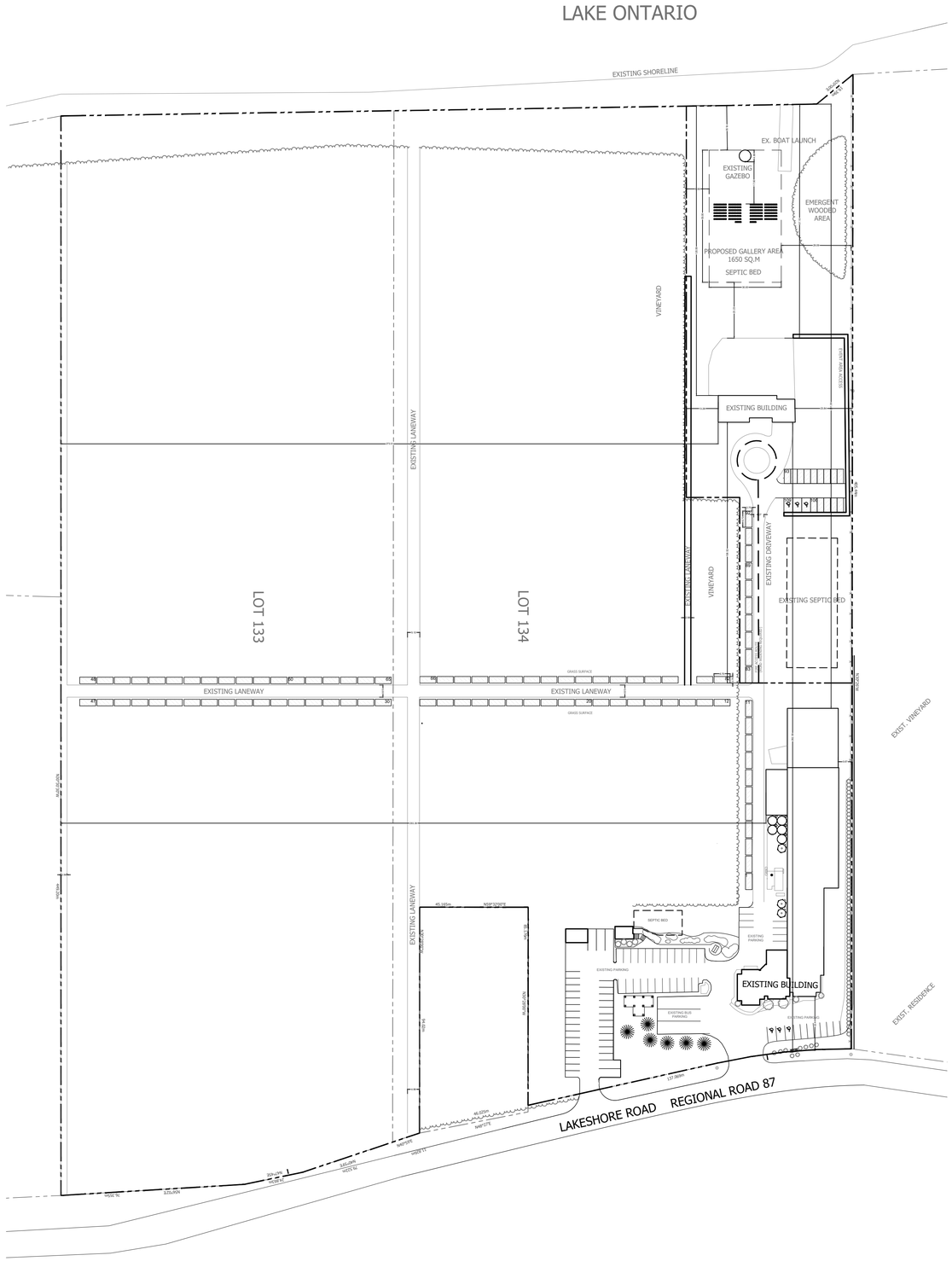
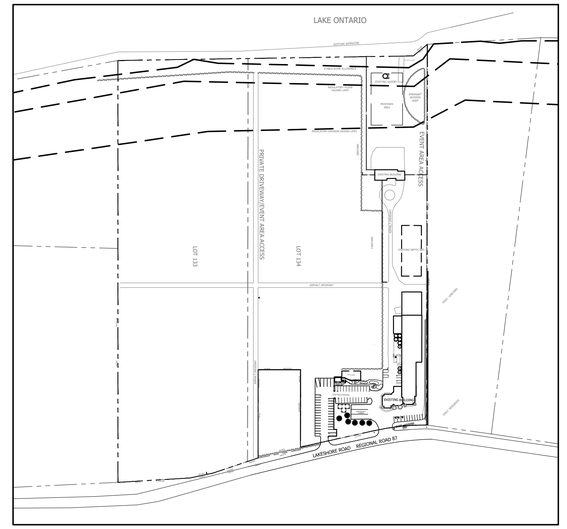


1 SITE PLAN
A-1 SCALE: 1:1000



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
	FARM EQUIPMENT STORAGE BUILDING	522 SQ.M
AGRICULTURE-RELATED USE	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 m² 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 m² (6,855.44 ft²), with the area for hospitality and retail sales not exceeding 202.032 m² (2,174.65 ft²) and 295.460 m² (3,180.31 ft²), respectively. The agricultural market shall have an allowable floor area of 139.4 m² (1,500 ft²)."	***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	init.
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

seal

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.

Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.

All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.

All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Quartek
Architects Planners
Engineers Project Managers
T 905 994 8674
89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON, L2R 3M3
www.quartekgroup.com

project title

Konzelmann Estate Winery
Outdoor Hospitality

1096 Lakeshore Road, Niagara-on-the-Lake

drawing title

CONCEPT PLAN

drawn by	designed by
JR	SS/JR

scale	date
1:500	20 Nov 2025

job number	issue
25024	A

drawing number

A-1

24"x36" Metric - Landscape

P:\2025 Projects\25024 Konzelmann Outdoor Hospitality\Drawing\Planning\25024_Konzelmann Winery_Site Plan_06MAR2025.dwg drawing tab: CP.ctpl

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