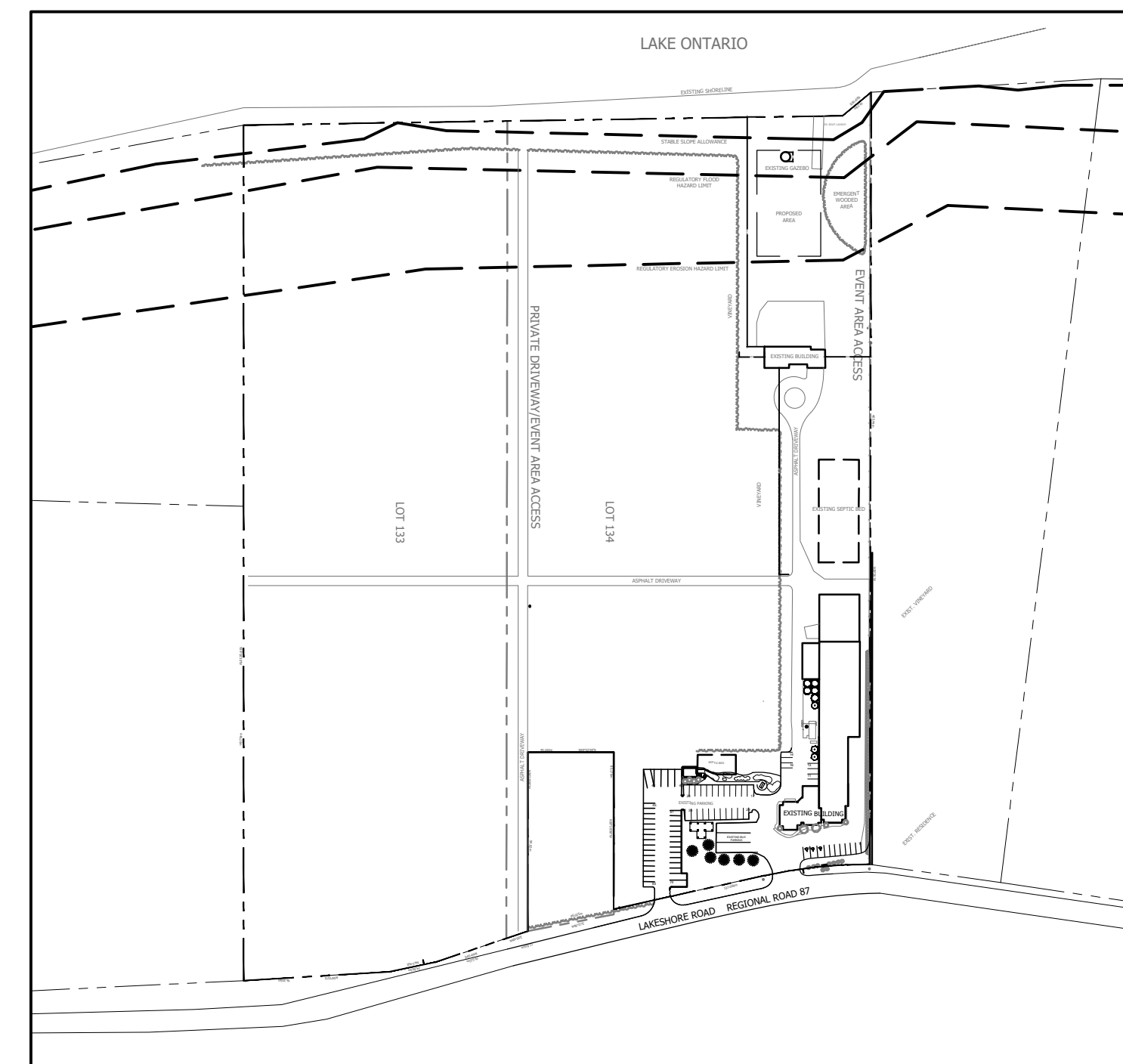


1 SITE PLAN
A-1 SCALE: 1:1000



2 KEY PLAN
A-1 SCALE: 1:3000

ON-FARM DIVERSIFIED USE CALCULATION			
	DESCRIPTION	AREA	
AGRICULTURAL	EXISTING RESIDENCE	325 SQ.M	
	VINEYARD	119,304 SQ.M	
	LANDSCAPE	16,352 SQ.M	
AGRICULTURE-RELATED USE	FARM EQUIPMENT STORAGE BUILDING	1055 SQ.M	
	SEPTIC BEDS	2232 SQ.M	
	KITCHEN/OFFICES	105 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	
	EXISTING PERGOLA	75 SQ.M	
	ON-FARM DIVERSIFIED USE (OFDU)	PROPOSED GALLERY AREA	1631 SQ.M
		EXISTING PARKING AREA (50% of 1352.95 SQ.M)	676.4 SQ.M
		PROPOSED PARKING AREA	793.1 SQ.M
EXISTING GAZEBO (50%)		9.4 SQ.M	
HOSPITALITY ROOM (50%)		101 SQ.M	
LANDSCAPE AREA (50%)		625 SQ.M	
SEPTIC BED (OFDU) (50%)		94.6 SQ.M	
EVENT AREA ACCESS (50%)		210 SQ.M	
TOTAL AREA (OFDU)		4140.5 SQ.M (2.7%)	
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%)
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 2 STOREY - 139.35 SQ.M	1 STOREY - 326.4 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 G.F.L.A. 1650 SQ.M = 89 Parking Stalls	40 Parking Stalls + 3 Accessible Parking Stalls + 73 Existing Parking stalls = 116 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

seal

I	COUNCIL MEETING	04 FEB 2026	ZK
H	COUNCIL MEETING	09 JAN 2026	ZK
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

Issue: [] Date: [] File: []

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.

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Quartek

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Engineers • Project Managers

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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: 09 Feb 2026

job number: 25024
issue: A

drawing number: A-1

09 Feb 2026
PRELIMINARY