

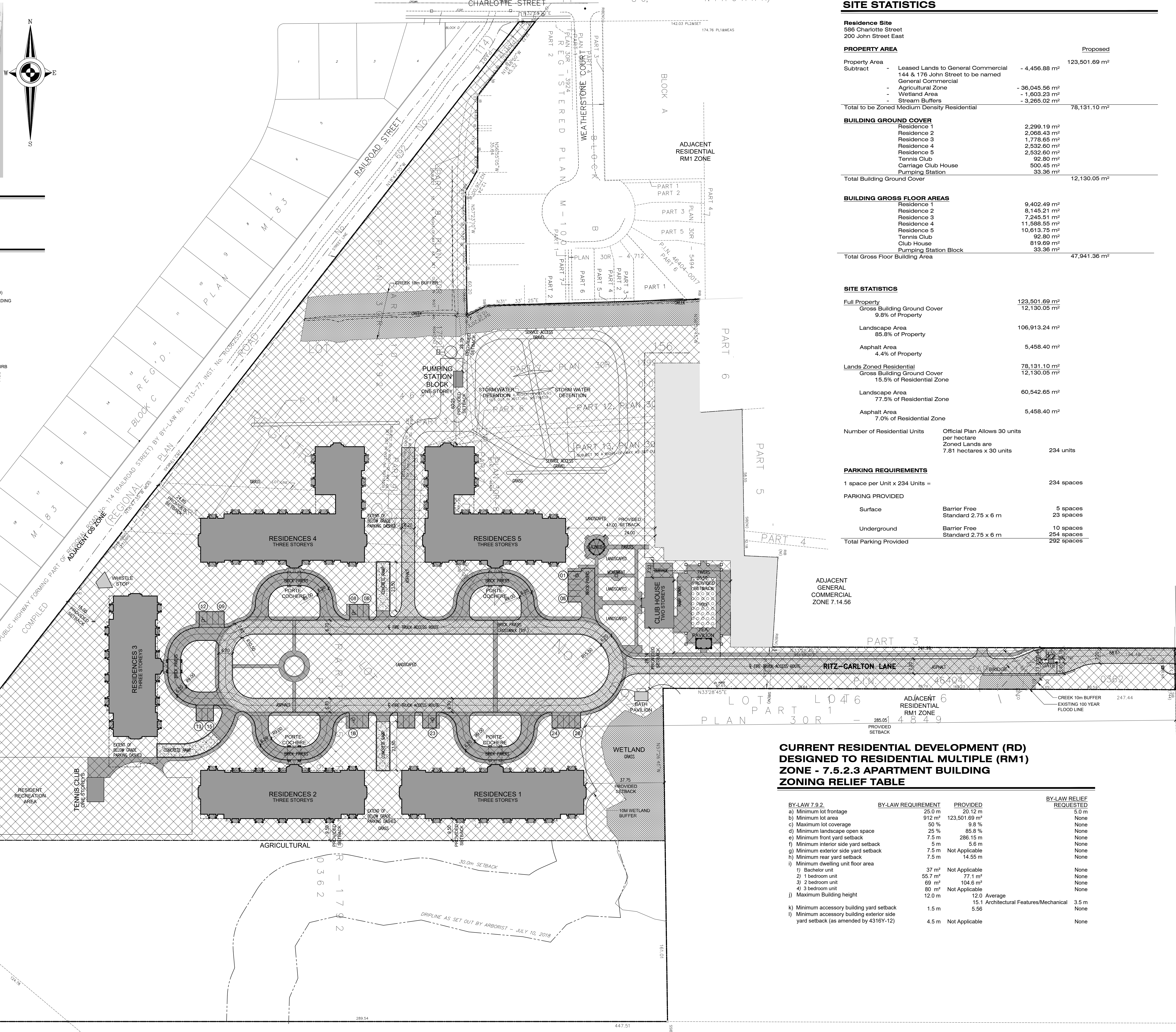


**KEY PLAN**

SCALE: NOT TO SCALE

**LEGEND**

| ZONING                                 | SITE WORKS                                 |
|--|--|
| RESIDENTIAL (RD) ZONE PROPOSED 7.5.2.3 | BUILDING                                   |
| GENERAL COMMERCIAL ZONE LEASED         | STRUCTURE (UNENCLOSED)                     |
| WETLAND or STREAM BUFFER               | EXISTING BUILDING                          |
|  | PAVERS                                     |
|  | ASPHALT                                    |
|  | CONCRETE                                   |
|  | POOL                                       |
|  | CONCRETE CURB                              |
|  | UNWATCHED AREAS TO BE GRASSY or LANDSCAPED |
|  | ALL SITE WORK NEW UNLESS NOTED OTHERWISE   |
|  | PARKING SPACES                             |



**SITE STATISTICS**

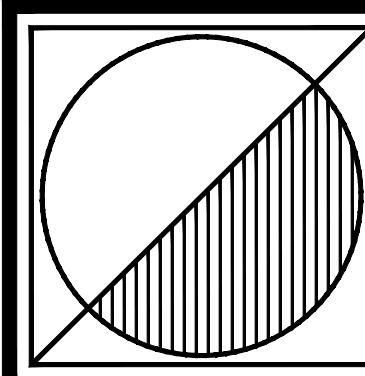
| Residence Site   | Proposed                       |
|--|--------------------------------|
| 586 Charlotte Street<br>200 John Street East           |                                |
| <b>PROPERTY AREA</b>                                   |                                |
| Property Area  | 123,501.69 m <sup>2</sup>      |
| Subtract   |                                |
| - Leased Lands to General Commercial                   | - 4,456.88 m <sup>2</sup>      |
| - 144 & 176 John Street to be named General Commercial |                                |
| - Agricultural Zone                                    | - 36,045.56 m <sup>2</sup>     |
| - Wetland Area   | - 1,603.23 m <sup>2</sup>      |
| - Stream Buffers                                       | - 3,265.02 m <sup>2</sup>      |
| <b>Total to be Zoned Medium Density Residential</b>    | <b>78,131.10 m<sup>2</sup></b> |
| <b>BUILDING GROUND COVER</b>                           |                                |
| Residence 1  | 2,299.19 m <sup>2</sup>        |
| Residence 2  | 2,068.43 m <sup>2</sup>        |
| Residence 3  | 1,778.65 m <sup>2</sup>        |
| Residence 4  | 2,532.60 m <sup>2</sup>        |
| Residence 5  | 2,532.60 m <sup>2</sup>        |
| Tennis Club  | 92.80 m <sup>2</sup>           |
| Club House   | 500.45 m <sup>2</sup>          |
| Pumping Station  | 33.36 m <sup>2</sup>           |
| <b>Total Building Ground Cover</b>                     | <b>12,130.05 m<sup>2</sup></b> |
| <b>BUILDING GROSS FLOOR AREAS</b>                      |                                |
| Residence 1  | 9,402.49 m <sup>2</sup>        |
| Residence 2  | 8,145.21 m <sup>2</sup>        |
| Residence 3  | 7,245.51 m <sup>2</sup>        |
| Residence 4  | 11,589.55 m <sup>2</sup>       |
| Residence 5  | 10,613.75 m <sup>2</sup>       |
| Tennis Club  | 92.80 m <sup>2</sup>           |
| Club House   | 819.69 m <sup>2</sup>          |
| Pumping Station Block                                  | 33.36 m <sup>2</sup>           |
| <b>Total Gross Floor Building Area</b>                 | <b>47,941.36 m<sup>2</sup></b> |

**SITE STATISTICS**

|   |                           |
|---|---------------------------|
| Full Property                             | 123,501.69 m <sup>2</sup> |
| Gross Building Ground Cover               | 12,130.05 m <sup>2</sup>  |
| 9.8% of Property                          |                           |
| Landscape Area                            | 106,913.24 m <sup>2</sup> |
| 85.8% of Property                         |                           |
| Asphalt Area                              | 5,458.40 m <sup>2</sup>   |
| 4.4% of Property                          |                           |
| Lands Zoned Residential                   | 78,131.10 m <sup>2</sup>  |
| Gross Building Ground Cover               | 12,130.05 m <sup>2</sup>  |
| 15.5% of Residential Zone                 |                           |
| Landscape Area                            | 60,542.65 m <sup>2</sup>  |
| 77.5% of Residential Zone                 |                           |
| Asphalt Area                              | 5,458.40 m <sup>2</sup>   |
| 7.0% of Residential Zone                  |                           |
| Number of Residential Units               | 234 units                 |
| Official Plan Allows 30 units per hectare |                           |
| Zoned Lands are 7.81 hectares x 30 units  |                           |
| <b>PARKING REQUIREMENTS</b>               |                           |
| 1 space per Unit x 234 Units =            | 234 spaces                |
| <b>PARKING PROVIDED</b>                   |                           |
| Surface                                   | 5 spaces                  |
| Barrier Free Standard 2.75 x 6 m          | 23 spaces                 |
| Underground                               | 10 spaces                 |
| Barrier Free Standard 2.75 x 6 m          | 254 spaces                |
| <b>Total Parking Provided</b>             | <b>292 spaces</b>         |

**CURRENT RESIDENTIAL DEVELOPMENT (RD) DESIGNED TO RESIDENTIAL MULTIPLE (RM1) ZONE - 7.5.2.3 APARTMENT BUILDING ZONING RELIEF TABLE**

| BY-LAW 7.9.2  | BY-LAW REQUIREMENT  | PROVIDED                  | BY-LAW RELIEF REQUESTED |
|---|---------------------|---------------------------|-------------------------|
| a) Minimum lot frontage   | 25.0 m              | 20.12 m                   | 5.0 m                   |
| b) Minimum lot area   | 912 m <sup>2</sup>  | 123,501.69 m <sup>2</sup> | None                    |
| c) Maximum lot coverage   | 50 %                | 9.8 %                     | None                    |
| d) Minimum landscape open space   | 25 %                | 85.8 %                    | None                    |
| e) Minimum front yard setback   | 7.5 m               | 286.15 m                  | None                    |
| f) Minimum interior side yard setback   | 5 m                 | 5.6 m                     | None                    |
| g) Minimum exterior side yard setback   | 7.5 m               | Not Applicable            | None                    |
| h) Minimum rear yard setback  | 7.5 m               | 14.55 m                   | None                    |
| i) Minimum dwelling unit floor area   |                     |                           |                         |
| 1) Bachelor unit  | 37 m <sup>2</sup>   | Not Applicable            | None                    |
| 2) 1 bedroom unit   | 55.7 m <sup>2</sup> | 77.1 m <sup>2</sup>       | None                    |
| 3) 2 bedroom unit   | 69 m <sup>2</sup>   | 104.6 m <sup>2</sup>      | None                    |
| 4) 3 bedroom unit   | 80 m <sup>2</sup>   | Not Applicable            | None                    |
| j) Maximum Building height  | 12.0 m              | 12.0 Average              | None                    |
| k) Minimum accessory building yard setback  | 1.5 m               | 5.56 m                    | None                    |
| l) Minimum accessory building exterior side yard setback (as amended by 4316Y-12) | 4.5 m               | Not Applicable            | None                    |



**Peter J. Lesdow**  
architect

ONTARIO ASSOCIATION OF ARCHITECTS  
PETER J. LESDOW  
LICENSE  
3745

**ZONING PLAN**  
**RESIDENTIAL**  
200 John St &  
856 Charlotte St

| DATE      | REVISIONS             | DATE | REVISIONS |
|-----------|-----------------------|------|-----------|
| 14-107-20 | FOR COORDINATION      |      |           |
| 14-137-20 | FOR ZONING SUBMISSION |      |           |
| 14-157-20 | FOR ZONING SUBMISSION |      |           |

**RITZ-CARLTON HOTEL, SPA & RESIDENCES**  
144, 176 & 200 John St., 856 Charlotte St.  
Niagara-on-the-Lake, Ontario

DATE: Nov. 18/22  
SCALE: 1:750  
DRAWN BY: MW/OD  
CHECK BY: PJL

25 - 01

A102

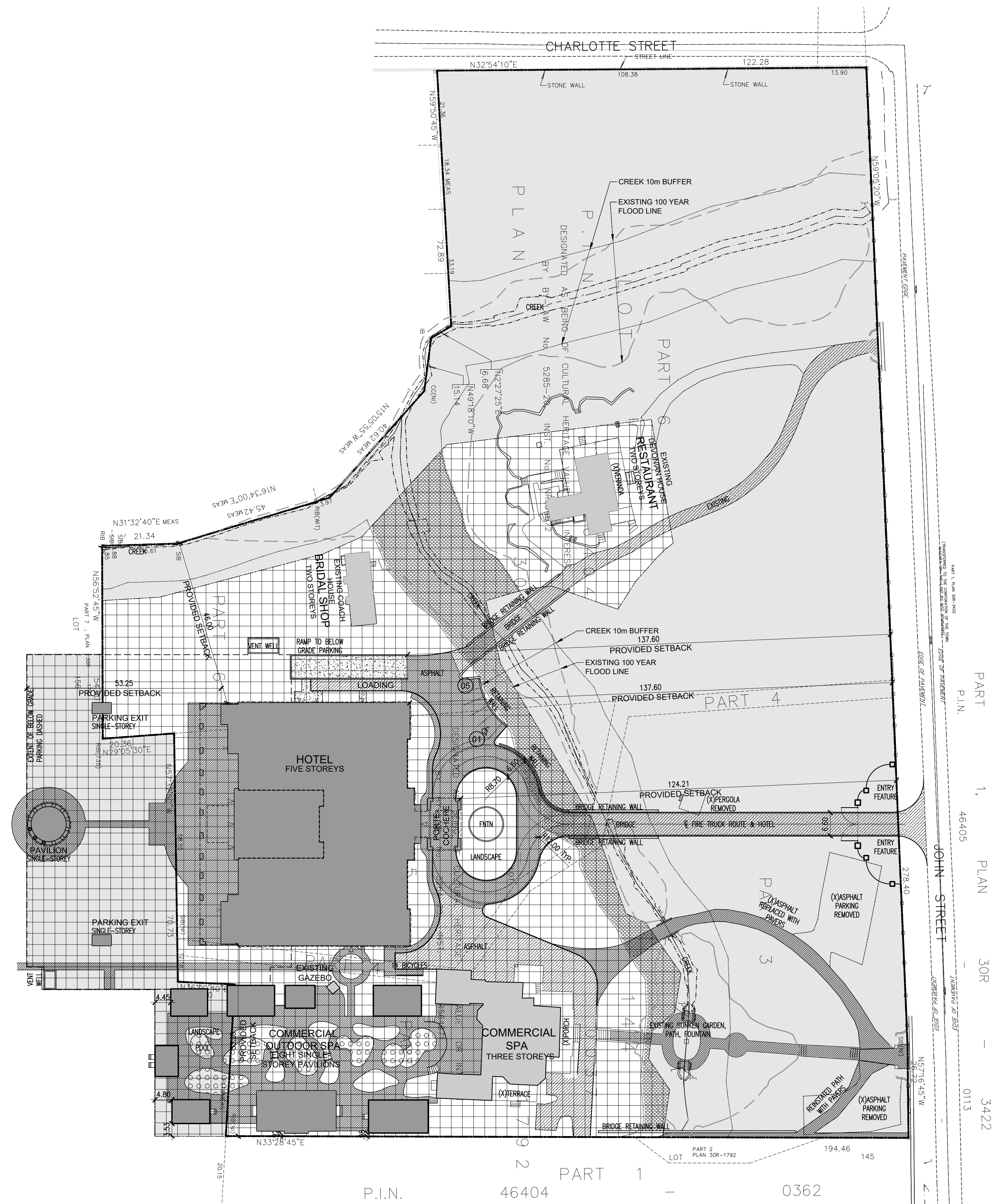


**KEY PLAN**

SCALE: NOT TO SCALE

**LEGEND**

| ZONING   |  | SITE WORKS |  |
|----------|--|------------|--|
| [Symbol] | GENERAL COMMERCIAL (GC) ZONE           | [Symbol]   | BUILDING                                 |
| [Symbol] | DEVELOPMENT (DE) ZONE PROPOSED 7.5.2.3 | [Symbol]   | STRUCTURE (UNENCLOSED)                   |
| [Symbol] | DEVELOPMENT (DE) ZONE LEASED           | [Symbol]   | EXISTING BUILDING                        |
| [Symbol] | DEVELOPMENT (DE) ZONE LEASED           | [Symbol]   | PAVERS                                   |
| [Symbol] | WETLANDS                               | [Symbol]   | ASPHALT                                  |
|          |  | [Symbol]   | CONCRETE                                 |
|          |  | [Symbol]   | POOL                                     |
|          |  | [Symbol]   | CONCRETE CURB                            |
|          |  | [Symbol]   | UNIMPAVED AREAS TO BE GRASS OR LANDSCAPE |
|          |  | [Symbol]   | ALL SITE WORK NEW UNLESS NOTED OTHERWISE |
|          |  | [Symbol]   | PARKING SPACES                           |



**ZONING SITE PLAN - GENERAL COMMERCIAL & OPEN SPACE**

SCALE: 1:750

**SITE STATISTICS**

| Ritz Carlton Hotel / Spa Site<br>144 and 176 John Street |   | Proposed                   |                          |
|--|---|----------------------------|--------------------------|
| <b>PROPERTY AREA</b>                                     |   |                            |                          |
| Property Area  |   | 53,262.42 m <sup>2</sup>   |                          |
| Commercial Zoned Area Plus                               | Lease Lands from Ritz Carlton Residences<br>Long Term 583 Charlotte Street and 200 John Street East | +4,751.56 m <sup>2</sup>   |                          |
| Minus  | Existing Open Space Zone  | - 30,564.84 m <sup>2</sup> |                          |
| Total to be Zoned General Commercial Area                |   |                            | 27,449.14 m <sup>2</sup> |
| <b>BUILDING GROUND COVER</b>                             |   |                            |                          |
|  | Ritz Carlton Hotel  | 3,832.38 m <sup>2</sup>    |                          |
|  | Rand Spa  | 769.57 m <sup>2</sup>      |                          |
|  | Outdoor Spa Pavilions   | 938.00 m <sup>2</sup>      |                          |
|  | Coach House   | 146.6 m <sup>2</sup>       |                          |
|  | Devonian House  | 253.73 m <sup>2</sup>      |                          |
| Total Building Ground Cover                              |   |                            | 5,940.28 m <sup>2</sup>  |
| <b>BUILDING GROSS AREAS</b>                              |   |                            |                          |
| Ritz Carlton Hotel                                       |   |                            |                          |
|  | Basement  | 2,591.02 m <sup>2</sup>    |                          |
|  | Underground Parking   | 7,340.42 m <sup>2</sup>    |                          |
|  | Ground Floor  | 3,832.38 m <sup>2</sup>    |                          |
|  | Second Floor  | 3,160.13 m <sup>2</sup>    |                          |
|  | Third Floor   | 3,160.13 m <sup>2</sup>    |                          |
|  | Fourth Floor  | 3,160.13 m <sup>2</sup>    |                          |
|  | Fifth Floor   | 3,160.31 m <sup>2</sup>    |                          |
|  | Mechanical Penthouse  | 75.00 m <sup>2</sup>       |                          |
| Total  |   |                            | 26,515.52 m <sup>2</sup> |
| Rand Spa   |   |                            |                          |
|  | Basement  | 880.56 m <sup>2</sup>      |                          |
|  | Ground Floor  | 769.57 m <sup>2</sup>      |                          |
|  | Second Floor  | 329.7 m <sup>2</sup>       |                          |
|  | Third Floor   | 312.95 m <sup>2</sup>      |                          |
|  | Widow's Walk  | 27.25 m <sup>2</sup>       |                          |
| Total  |   |                            | 2319.93 m <sup>2</sup>   |
| Outdoor Spa Pavilions                                    |   |                            |                          |
|  | Ground Floor  | 938 m <sup>2</sup>         |                          |
| Total  |   |                            | 249 m <sup>2</sup>       |
| Coach House  |   |                            |                          |
|  | Ground Floor  | 146.6 m <sup>2</sup>       |                          |
| Total  |   |                            | 146.6 m <sup>2</sup>     |
| Devonian House   |   |                            |                          |
|  | Ground Floor  | 253.73 m <sup>2</sup>      |                          |
| Total  |   |                            | 253.73 m <sup>2</sup>    |
| Total Gross Building Area                                |   |                            | 30,529.91 m <sup>2</sup> |

| SITE STATISTICS                       |                          | Full Property      |  |
|---------------------------------------|--------------------------|--------------------|--|
| Gross Building Ground Cover           | 53,262.42 m <sup>2</sup> | 11.2% of Property  |  |
| Landscaped Area                       | 44,840.41 m <sup>2</sup> | 84.2% of Property  |  |
| Asphalt Area                          | 2,481.73 m <sup>2</sup>  | 4.7% of Property   |  |
| <b>Lands Zoned General Commercial</b> |                          |                    |  |
| Gross Building Ground Cover           | 27,154.46 m <sup>2</sup> | 21.9% of G.C. Zone |  |
| Landscaped Area                       | 19,710.35 m <sup>2</sup> | 72.6% of G.C. Zone |  |
| Asphalt Area                          | 1,503.83 m <sup>2</sup>  | 5.5% of G.C. Zone  |  |

| PARKING REQUIREMENTS   |   | HOTEL COMPONENTS                          |   | VEHICLE PARKING REQUIRED |   | BICYCLE PARKING REQUIRED              |  |
|--|---|---|---|--------------------------|---|---------------------------------------|--|
| Hotel Rooms  | 111   | 1 per guestroom in addition to other uses | 111 spaces  | No requirements          | 0 spaces  |                                       |  |
| Restaurants  |   |   |   |                          |   |                                       |  |
|  | River View Restaurant                                   | Seats: 99, Area: 288.48 m <sup>2</sup>    |   |                          |   |                                       |  |
|  | Upper Banquet Room                                      | 240, 336.45 m <sup>2</sup>                |   |                          |   |                                       |  |
|  | Grand Salon   | 39, 169.57 m <sup>2</sup>                 |   |                          |   |                                       |  |
|  | Private Lounge  | 34, 40.9 m <sup>2</sup>                   |   |                          |   |                                       |  |
|  | Lower Restaurant  | 118, 87.3 m <sup>2</sup>                  |   |                          |   |                                       |  |
|  | Lower Banquet Room                                      | 266, 349.16 m <sup>2</sup>                |   |                          |   |                                       |  |
|  | Subtotal  | 738, 1,271.86 m <sup>2</sup>              | 1 per 9m <sup>2</sup> GFLA  | 141 spaces               | Restaurants (375.78 m <sup>2</sup> )<br>2 per 100 m <sup>2</sup> GFLA | 7.52 spaces                           |  |
| Restaurant - Outdoor Patio   |   |   |   |                          |   |                                       |  |
|  | Subtotal  | 104, 414.46 m <sup>2</sup>                | 1 per 30 m <sup>2</sup> GFLA of Outdoor Patio Area in addition to the requirements for a restaurant or take-out restaurant. | 14 spaces                | No requirements   | 0 spaces                              |  |
| Conference Rooms on Areas Used in Conjunction with Other uses                          |   |   |   |                          |   |                                       |  |
|  | Meeting Room A  | 94.52 m <sup>2</sup>                      |   |                          |   |                                       |  |
|  | Meeting Rooms B, C, D & E                               | 187.99 m <sup>2</sup>                     |   |                          |   |                                       |  |
|  | Conference Room   | 43.46 m <sup>2</sup>                      |   |                          |   |                                       |  |
|  | Subtotal  | 325.97 m <sup>2</sup>                     | 1 per 18.5 m <sup>2</sup> GFLA  | 18 spaces                | No requirements   | 0 spaces                              |  |
| Office   |   |   |   |                          |   |                                       |  |
|  | Front Reception   | 69.26 m <sup>2</sup>                      |   |                          |   |                                       |  |
|  | Human Resources   | 95.19 m <sup>2</sup>                      |   |                          |   |                                       |  |
|  | Management and Marketing                                | 231.04 m <sup>2</sup>                     |   |                          |   |                                       |  |
|  | Accounting  | 84.13 m <sup>2</sup>                      |   |                          |   |                                       |  |
|  | Subtotal  | 469.62 m <sup>2</sup>                     | 1 per 28 m <sup>2</sup> GFLA  | 17 spaces                | Offices<br>1 per 250 m <sup>2</sup> GFLA                              | 1.88 spaces                           |  |
| Retail Sales   |   |   |   |                          |   |                                       |  |
|  | Wine Shop   | 38.20 m <sup>2</sup>                      |   |                          |   |                                       |  |
|  | Gift Shop   | 25.70 m <sup>2</sup>                      |   |                          |   |                                       |  |
|  | Subtotal  | 63.9 m <sup>2</sup>                       | 1 per 18.5 m <sup>2</sup> GFLA  | 4 spaces                 | Commercial<br>1 per 200 m <sup>2</sup> GFLA                           | 0.32 spaces                           |  |
| <b>PROPERTY COMPONENTS</b>   |   |   |   |                          |   |                                       |  |
| Existing Rand Mansion - Conversion to Spa  |   |   |   |                          |   |                                       |  |
|  | Total GFLA of Mansion                                   | 2,086.43 m <sup>2</sup>                   |   |                          |   |                                       |  |
|  | Area of to be Used as Spa (Other Areas Unoccupied)      | 1,260.86 m <sup>2</sup>                   | 1 per 15 m <sup>2</sup> GFLA  | 85 spaces                | No requirements   | 0 spaces                              |  |
| Outdoor Spa Pavilions  |   |   |   |                          |   |                                       |  |
|  | Combined Area of Pavilions                              | 980.64 m <sup>2</sup>                     | 1 per 15 m <sup>2</sup> GFLA  | 66 spaces                | No requirements   | 0 spaces                              |  |
| Existing Devonian House - Ground Floor Conversion to Restaurant (Remainder Unoccupied) |   |   |   |                          |   |                                       |  |
|  | Dining Area   | 178.50 m <sup>2</sup>                     | 1 per 9 m <sup>2</sup> GFLA   | 20 spaces                | Restaurant<br>2 per 100 m <sup>2</sup> GFLA                           | 3.57 spaces                           |  |
|  | Outdoor Covered Porch Area                              | 188.27 m <sup>2</sup>                     | 1 per 30 m <sup>2</sup> GFLA of Outdoor Patio Area  | 6 spaces                 | No requirements   | 0 spaces                              |  |
| Existing Coach House - Ground Floor Conversion to Bridal Shop (Remainder Unoccupied)   |   |   |   |                          |   |                                       |  |
|  | Ground Floor to be Used Only (Second Storey Unoccupied) | 135 m <sup>2</sup>                        | 1 per 18.5 m <sup>2</sup> GFLA  | 8 spaces                 | Commercial<br>1 per 200 m <sup>2</sup> GFLA                           | 0.68 spaces                           |  |
| <b>TOTAL PARKING REQUIRED</b>  |   |   |   | 484 spaces               |   | 14 spaces                             |  |
| <b>PARKING PROVIDED</b>  |   |   |   |                          |   |                                       |  |
| Surface  |   | Barrier Free<br>Standard 2.75x6.0 m       |   | 1 spaces<br>4 spaces     |   | <b>BICYCLE PARKING</b><br>14 Provided |  |
| Underground  |   | Barrier Free<br>Standard 2.75x6.0 m       |   | 8 spaces<br>209 spaces   |   |                                       |  |
| <b>TOTAL PARKING PROVIDED</b>  |   |   |   | 222 spaces               |   |                                       |  |

**EXISTING SITE-SPECIFIC GENERAL COMMERCIAL 7.14.56 ZONING RELIEF TABLE**

| BY-LAW 7.14.56  | BY-LAW REQUIREMENT   | PROVIDED   | BY-LAW RELIEF REQUESTED        |
|---|----------------------|--|--------------------------------|
| a) Minimum Lot Frontage   | 300.0 m              | 305.12 m   | None                           |
| b) Minimum Lot Depth  | 120 m                | 121 m  | None                           |
| c) Minimum Landscaped Open Space  | 50%                  | 84.2 %   | None                           |
| d) Maximum Lot Coverage   | 12%                  | 11.2 %   | None                           |
| e) Minimum main building setbacks in accordance with Figure 7.14.56(f)  | 93.75 m              | 137.6 m  | None                           |
| f) Minimum vehicular access ramp setback  | 30.48 m              | 137.6 m  | None                           |
| g) Maximum building height  | 17.35 m              | 24.74 m  | 8.09 m                         |
| h) Maximum seating capacity for restaurant  | 200 seats            | 99 seats River View Restaurant<br>240 seats Upper Banquet Room<br>39 seats Grand Salon<br>34 seats Private Lounge<br>118 seats Lower Restaurant<br>266 seats Lower Banquet Room<br>786 seats Total | 600 seats<br>5 rooms           |
| i) Maximum number of rooms for the hotel  | 106                  | 111  | 5 rooms                        |
| j) Maximum ground floor area of all buildings in the commercial zone  | 4,181 m <sup>2</sup> | 5,940.3 m <sup>2</sup>   | 1,850 m <sup>2</sup>           |
| k) Maximum floor area of the spa & Learning Center  | 185.8 m <sup>2</sup> | 1,707.6 m <sup>2</sup>   | 1,650 m <sup>2</sup>           |
| l) Maximum ground floor area of Arts & Learning Center  | 1,250 m <sup>2</sup> | Not Applicable   | None                           |
| m) Devonian House: No other commercial use shall be permitted except for a maximum of 8 guest rooms associated as part of the hotel use |                      | Restaurant   | Restaurant Use to be permitted |

Peter J. Lesdow  
architect

ONTARIO ASSOCIATION OF ARCHITECTS  
PETER J. LESDOW  
LICENSE  
3745

ZONING PLAN  
GENERAL COMMERCIAL & OPEN SPACE  
144 & 176 John St

RITZ-CARLTON HOTEL,  
SPA & RESIDENCES  
144, 176 & 200 John St., 855 Charlotte St.  
Niagara-on-the-Lake, Ontario

| DATE      | REVISIONS             | DATE | REVISIONS |
|-----------|-----------------------|------|-----------|
| 14-107/20 | FOR COORDINATION      |      |           |
| 14-137/20 | FOR ZONING SUBMISSION |      |           |
| 14-157/20 | FOR ZONING SUBMISSION |      |           |

RITZ-CARLTON HOTEL,  
SPA & RESIDENCES  
144, 176 & 200 John St., 855 Charlotte St.  
Niagara-on-the-Lake, Ontario

|           |             |
|-----------|-------------|
| DATE:     | Nov. 18/ 22 |
| SCALE:    | 1:100       |
| DRAWN BY: | MW/OD       |
| CHECK BY: | PJL         |