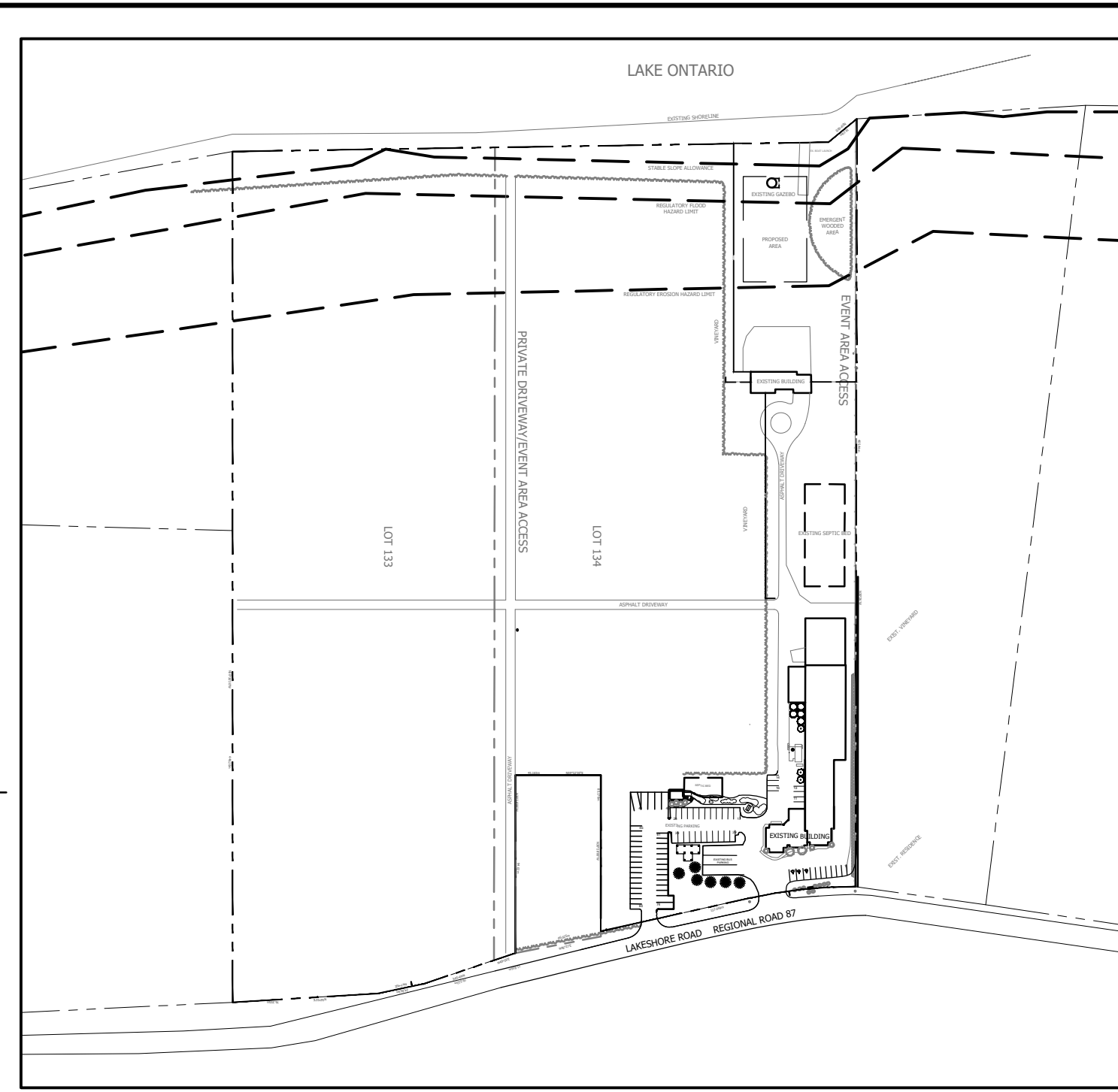
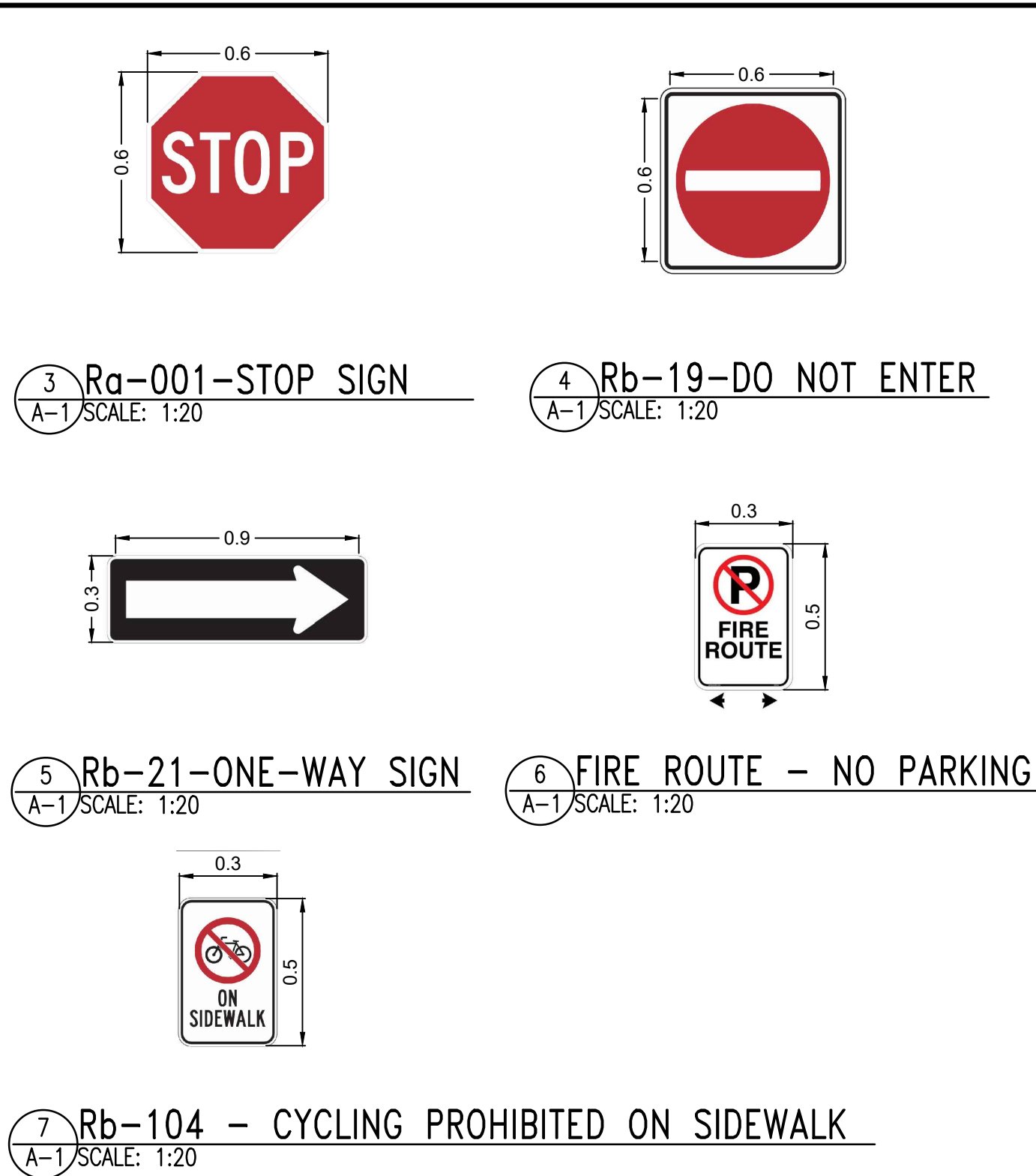
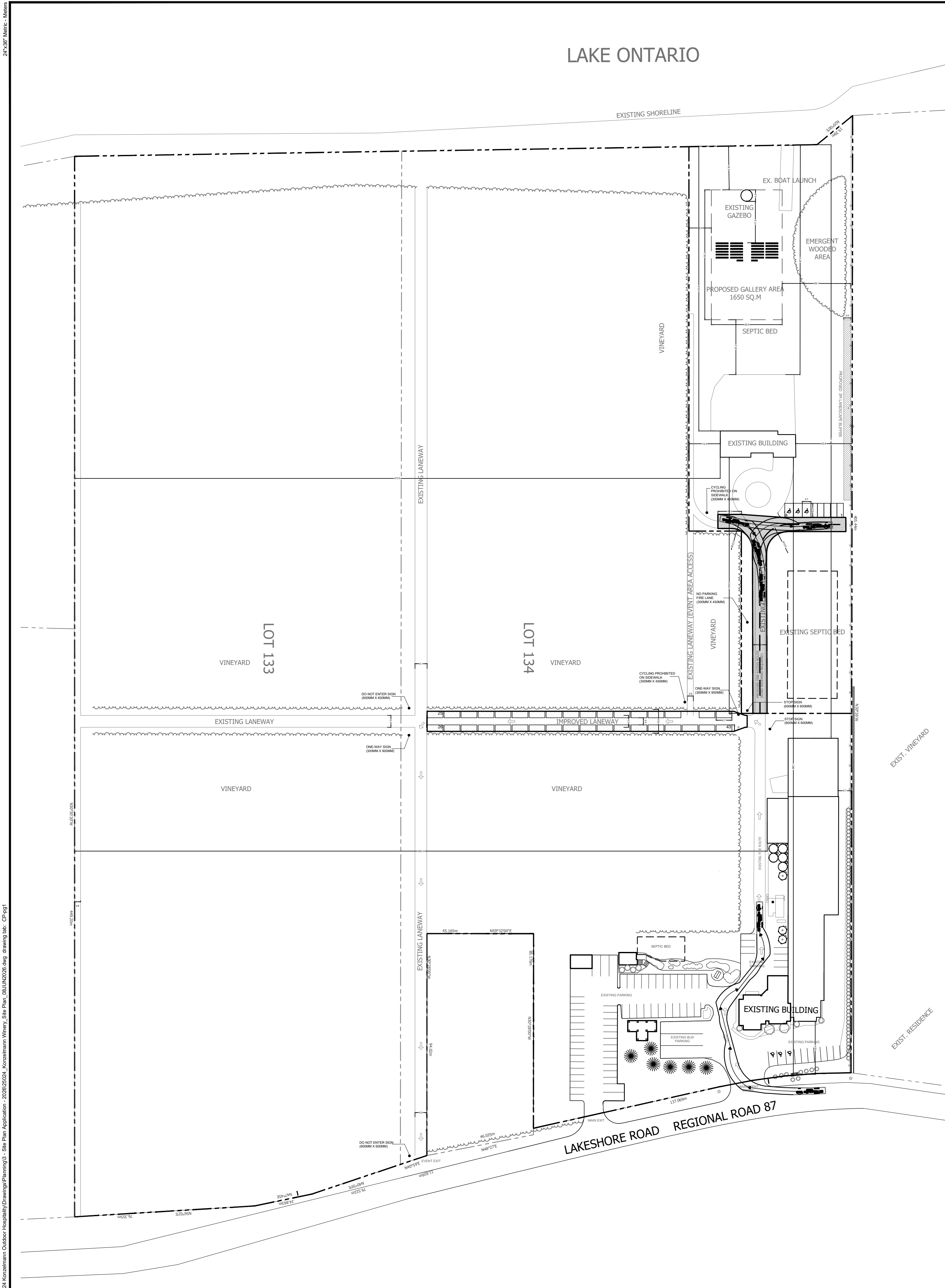


1 SITE PLAN
A-1 SCALE: 1:1000



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
	FARM EQUIPMENT STORAGE BUILDING	1055 SQ.M
AGRICULTURE-RELATED USE	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
ON-FARM DIVERSIFIED USE (OFDU)	EXISTING PERGOLA	75 SQ.M
	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	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	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 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 m³ (3,180.31 ft²), respectively. The agricultural market shall have an allowable floor area of 139.4 m² (1,500 ft²)."	<u>Outdoor Event Area - 1650 SQ.M - NOT COMPLIANT</u>
SECONDARY USES (Special Exemption Bylaw 500IR-94, 500VO-11)	(a) The retail sale of wine (b) A hospitality room (c) An agricultural market	<u>Outdoor Event Area - NOT COMPLIANT</u>

seal

ONTARIO ASSOCIATION
OF
ARCHITECTS

Sebastiano Persano

SEBASTIANO PERSANO

LICENCE
7865

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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

SS/JR

scale

1:500

date

09 Jul 2026

job number

25024

issue

A

drawing number

A-1