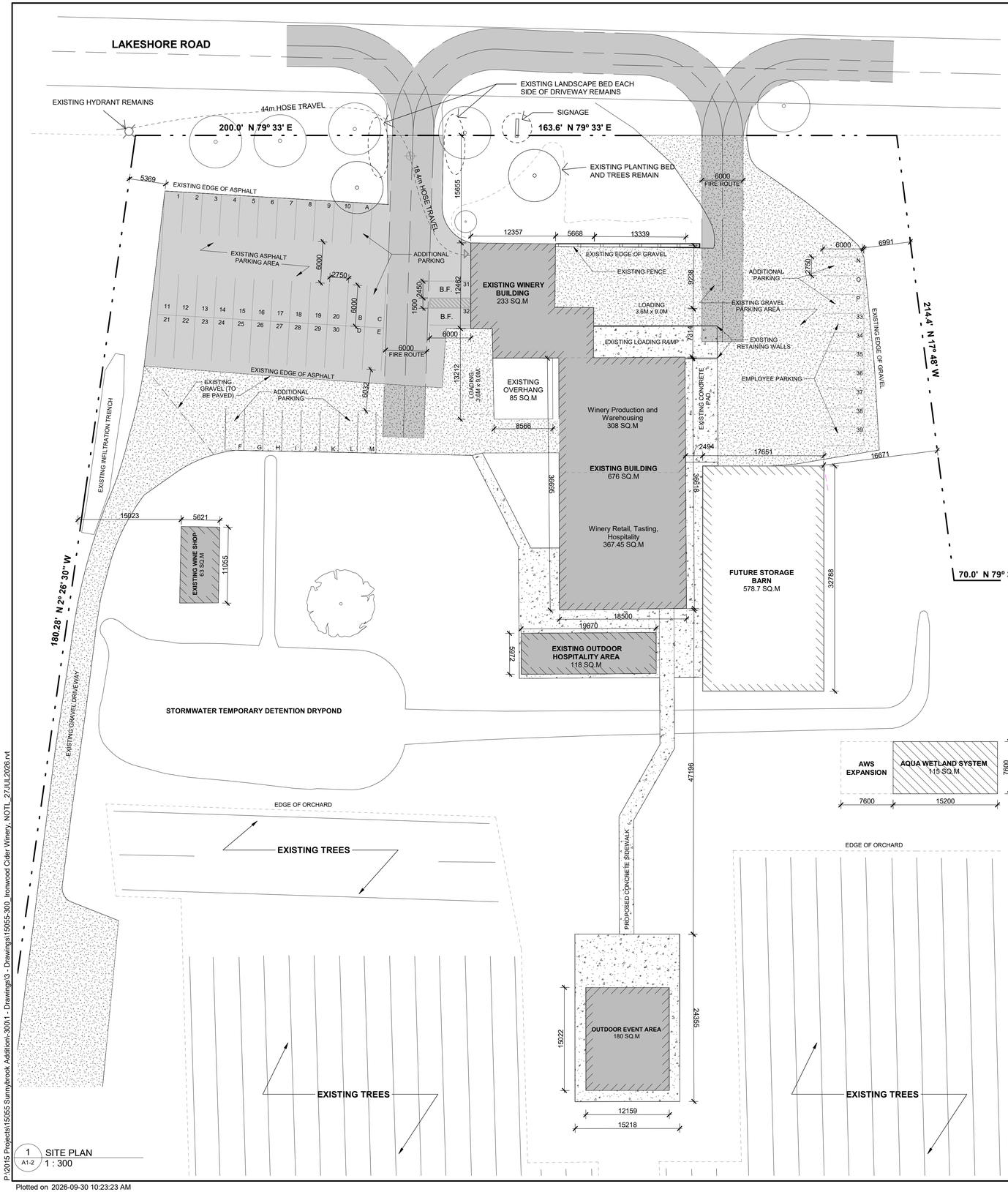


1 A1-2 SITE PLAN
1 : 300

ADDRESS

CIVIC ADDRESS	1425 LAKESHORE ROAD, NIAGARA ON THE LAKE
LEGAL DESCRIPTION	PCL 191-1 SEC M11; LT 191 PL M11, AS CONFIRMED BY PL 30BA179, PL M11 IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT; NIAGARA ON THE LAKE

ZONING MATRIX

EXISTING ZONING:	Rural (A) Zone, Site Specific Exception By-law No. 500KV-97 to permit an Estate Winery	
PROPOSED ZONING:	Site Specific Rural (A)-XX, to permit an estate winery, cidery and secondary uses associated with an estate winery	
	REQUIRED:	**PROPOSED:**
LOT AREA (MIN AND MAX)	4.04 Ha	4.3 Ha
LOT FRONTAGE (MIN AND MAX)	38.10M	110M
BUILDING SETBACK FROM ALL PROPERTY LINES	15M (All Property Lines)	***1.7M (Existing Building - Interior)***
BUILDING HEIGHT (MAX)	11M	11M
SECONDARY USES	d) The maximum total floor area for all secondary uses shall generally be limited to 400 sq.m (4,305 square feet) with each individual secondary uses not exceeding 139.3 sq.m (1,500 square feet).	Outdoor Hospitality Area = 118 SQ.M Outdoor Event Area = 180 SQ.M Existing Wine Shop = 63 SQ.M Total Area = 361 SQ.M Indoor Retail/TAsting Areas/Hospitality Areas = 311 SQ.M Offices = 72 SQ.M
LOT COVERAGE (MAX)	15%	3.68% (1583 SQ.M)
PARKING	Off-street parking for an Estate Winery shall be provided at the rate of one (1) parking space per employee.	7 employees (2 winery production, 3 winery retail and hospitality, and 2 winery office/administrative staff) = 7 Stalls
	The off-street parking requirement for all secondary uses shall be one (1) parking space for every 18.5 sq.m (199 square feet) of floor area devoted to the secondary use.	750 sq.m / 18.5 = 40.5 (41 spaces). Secondary Use Parking Stalls Provided = 32 Parking Spaces Additional Parking Spaces = 16 Stalls Total Parking Stalls = 48 Parking Stalls
ACCESSIBLE PARKING (MIN)	2 Stalls (26-50 Parking Stalls)	2 Parking Stalls

KEY MAP

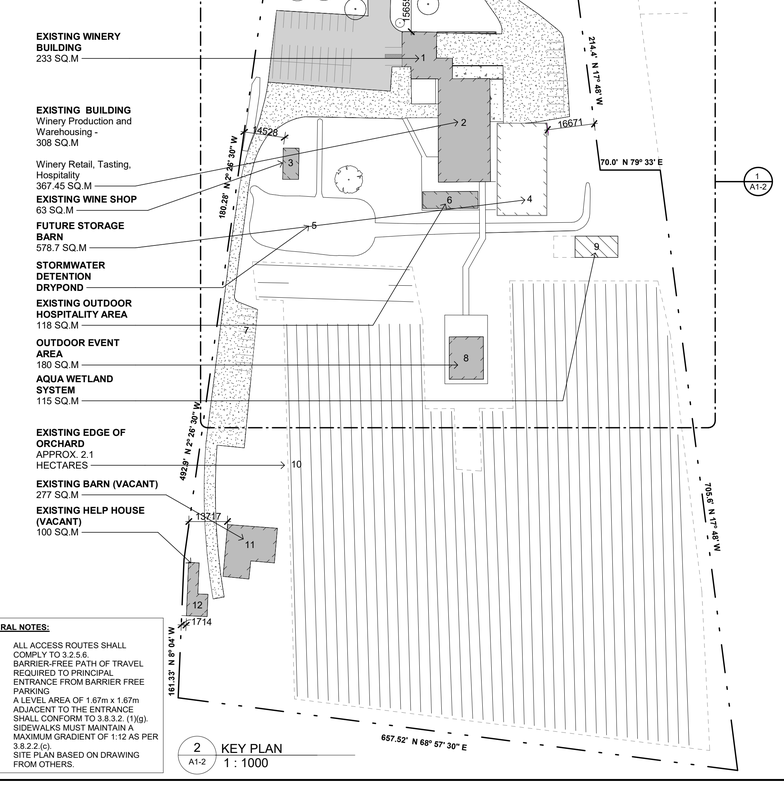


OFDU CALCULATION

	Description	OFDU sq.m (Total Floor Area)
ON-FARM DIVERSIFIED USE (OFDU)	Visitor Parking (west) (25%)	229.4 SQ.M (917.7 SQ.M)
	Winery Building Addition - Retail, Tasting, Hospitality Areas, Offices (50%)	92 SQ.M (183 SQ.M)
	Event Tent and Concrete Pad (50%)	185 SQ.M
	3m Landscape buffer around concrete pad (100%)	265 SQ.M
	Septic System with AWS Expansion (100%)	58 SQ.M

GENERAL NOTES:

1. ALL ACCESS ROUTES SHALL COMPLY TO 3.2.5.6.
2. BARRIER-FREE PATH OF TRAVEL REQUIRED TO PRINCIPAL ENTRANCE FROM BARRIER FREE PARKING
3. A LEVEL AREA OF 1.67m x 1.67m ADJACENT TO THE ENTRANCE SHALL CONFORM TO 3.8.3.2. (1)(g).
4. SIDEWALKS MUST MAINTAIN A MAXIMUM GRADIENT OF 1:12 AS PER 3.8.2.2.(c).
5. SITE PLAN BASED ON DRAWING FROM OTHERS.



2 A1-2 KEY PLAN
1 : 1000

C	ZBA SUBMISSION	30SEP2026 ZK
B	NPG REVIEW	03SEP2026 ZK
A	CLIENT REVIEW	27JUL2026 ZK
Issue	Issued for	Date Init.

Seal

PRELIMINARY
NOT FOR CONSTRUCTION. DESIGN CONCEPT ONLY

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 905 984 8676
89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON, L2R 3M3
www.quartekgroup.com

Project Title

IRONWOOD CIDER HOUSE

1425 LAKESHORE ROAD, NOTL

Drawing Title

SITE PLAN

Drawn	Designed by
ZK	SP
Scale	**Date Created**
As indicated	07/29/26
Job Number	**Issue**
15055-300	C

Drawing Number

A1-2

P:\2015 Projects\15055 Sunnybrook Addition\-3001 - Drawings\3 - Drawings\15055-300_Ironwood Cider Winery_NOTL_27JUL2026.rvt

Plotted on 2026-09-30 10:23:23 AM