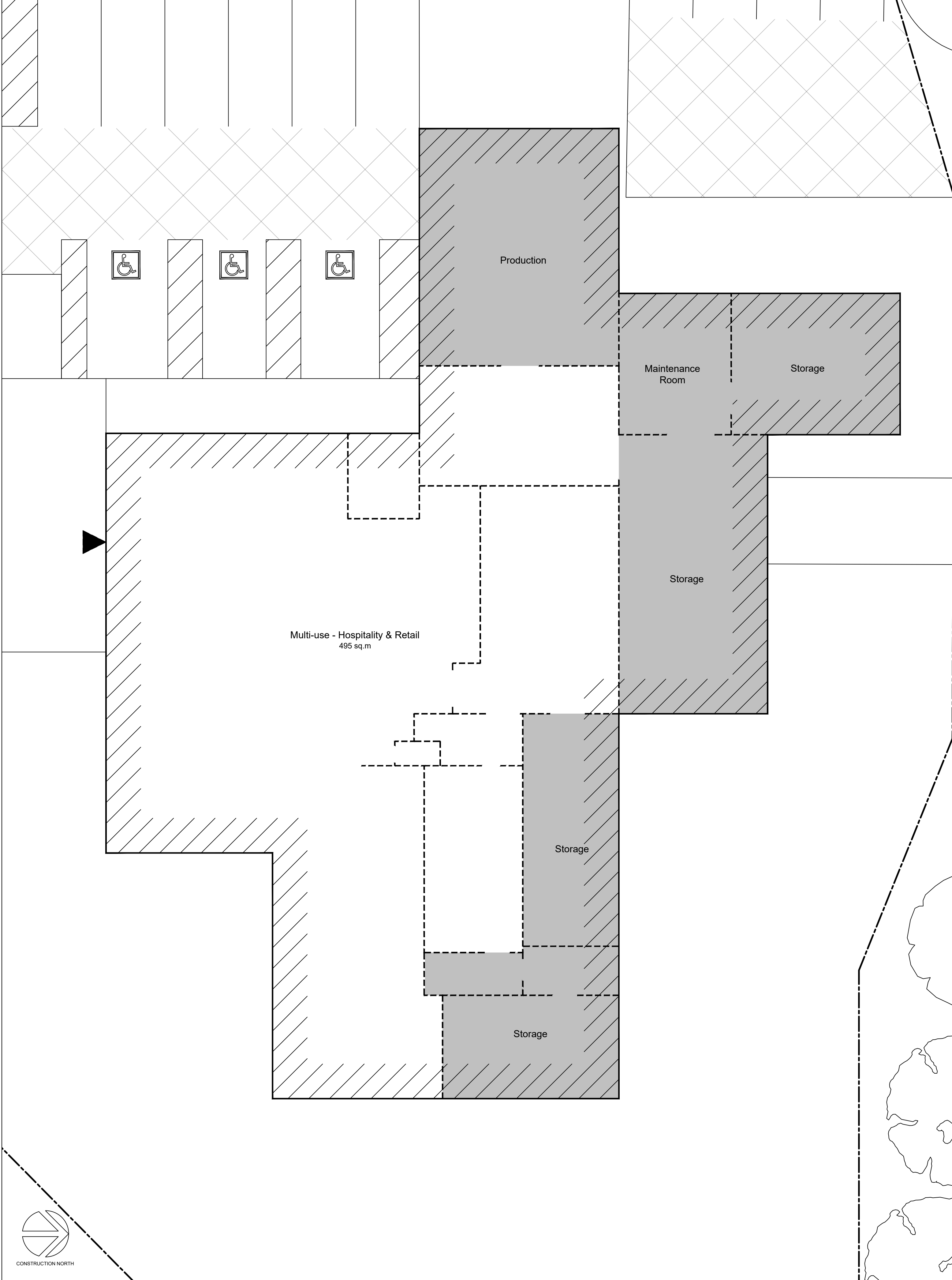
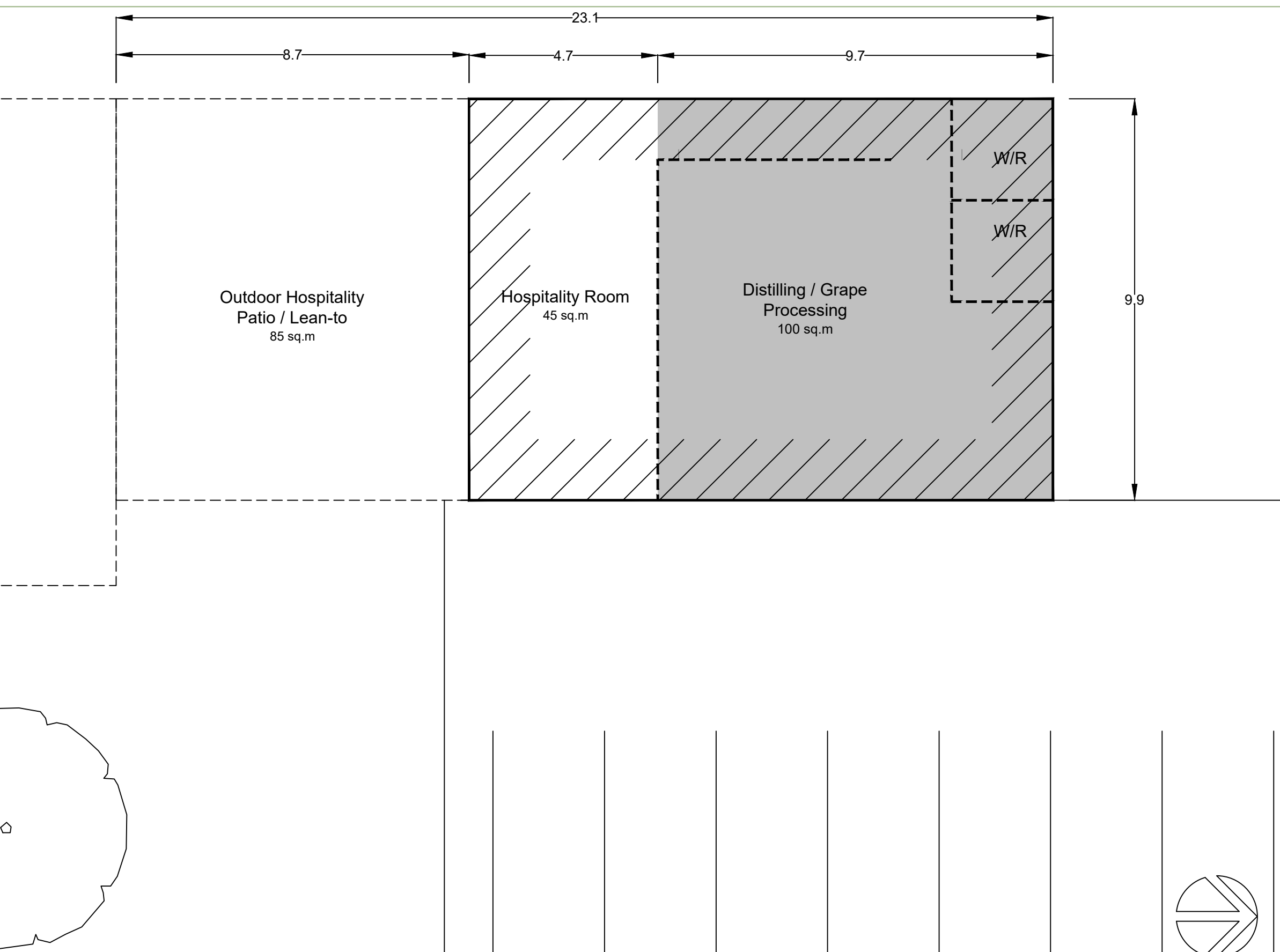


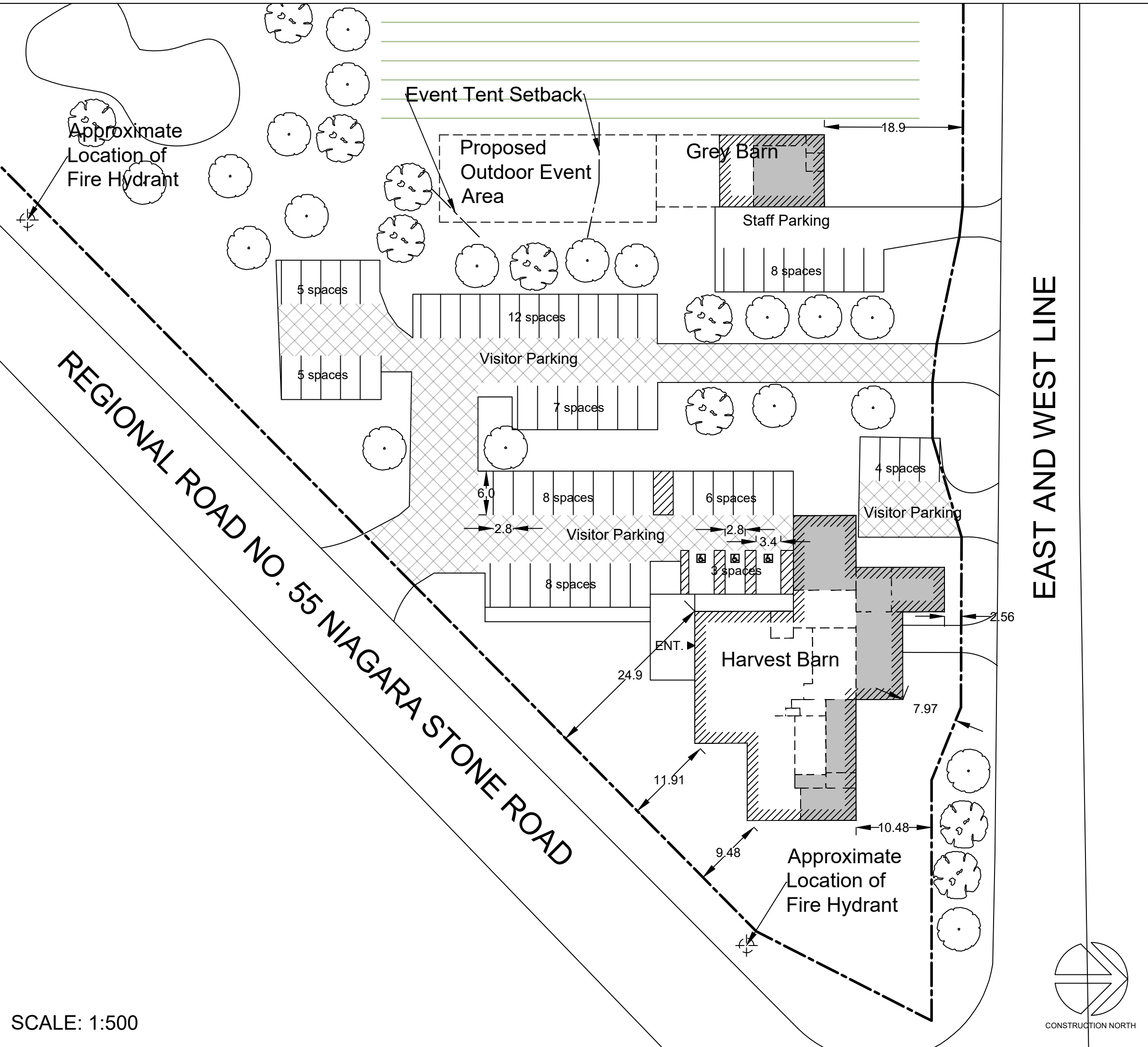
BUILDING DIMENSIONS ARE INTENDED TO BE APPROXIMATE. ACTUAL DIMENSIONS MAY VARY



SCALE: 1:500



SCALE: 1:100 - The 'Grey Barn'



KEY MAP

SITE STATISTICS

MUNICIPAL ADDRESS: 1822 NIAGARA STONE ROAD
NIAGARA ON THE LAKE, ONTARIO
RURAL (A)

ZONING: RURAL (A)

	%	METRIC (m ²)	IMPERIAL (ft ²)
LOT AREA: (APPROX)		5,962 HA	14,73 AC
LOT FRONTAGE: (NIAGARA STONE RD)		465.0	5005.4
BUILDING AREA		METRIC (m ²)	IMPERIAL (ft ²)
HARVEST BARN		833.5	8,972.0
GREY BARN & LEAN TO		230.0	2,475.8
BUILDING AREA (TOTAL)		1063.5	11447.8
GROSS LEASABLE FLOOR AREA		METRIC (m ²)	IMPERIAL (ft ²)
HARVEST BARN		495.0	5,328.3
GREY BARN (NOT INCL. W/R)		130.0	1,399.4
GROSS LEASABLE FLOOR AREA (TOTAL):		625.0	6727.7
ON-FARM DIVERSIFIED USE (OFDU)		METRIC (m ²)	IMPERIAL (ft ²)
HARVEST BARN - NON HOSPITALITY AREA (DISCOUNTED @ 50%)		42.3	455.3
HARVEST BARN - HOSPITALITY AREA (DISCOUNTED @ 50%)		116.3	1,251.9
COMMERCIAL KITCHEN AREA (DISCOUNTED @ 50%)		15.0	161.5
GREY BARN HOSPITALITY AREA (DISCOUNTED @ 50%)		5.6	60.3
GREY BARN OUTDOOR HOSPITALITY PATIO / LEAN-TO		63.8	686.8
OUTDOOR EVENT AREA		268.5	2,890.2
HARVEST BARN - FUTURE OFDU AREA (DISCOUNTED @ 50%)		22.5	242.2
DRIVEWAY / PARKING AISLE (DISCOUNTED @ 50%)		337.7	3,635.1
PARKING SPACES (DISCOUNTED @ 50%)		286.6	3,085.0
OFDU (TOTAL):		1,158.3	12468.2
LOT AREA (TOTAL):		59,620.0	
OFDU PERCENTAGE:		1.94%	

PARKING:

	REQUIREMENT	REQUIRED	PROVIDED
STAFF PARKING	1 PER EMPLOYEE	8	8
VISITOR PARKING	1 PER 18.5 SQ.M	56	58

LEGEND

- Non-Hospitality Floor Area
- Hospitality Floor Area
- Driveway / Parking Aisle

SITE PLAN

ZONING BY-LAW AMENDMENT

1822 NIAGARA STONE ROAD

For: 2638906 ONTARIO INC. Scale: As Shown
File No.: 231150 Date: May 12, 2026

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