

APPENDIX B: On-farm Diversified Use - Area Calculations

	Ground Floor Area (sq. m.)	Notes	Area Counting Towards OFDU Calculation (sq. m.)	% of Strewn Lakeshore Site (Site Area = 37,643 sq. m.)	% of Strewn-owned Vineyards (Lakeshore and Line 1) (Site Area = 86,400 sq. m.)
Existing OFDU Area Calculations			37,634	86,400	
Existing Retail Area	384.0	Discounted by 50%	192.0		
Existing Restaurant	236.0	Discounted by 50%	118.0		
Existing Cooking School and Short-term accommodations	479.0	Discounted by 50%	239.5		
Total OFDU Area (Existing)			549.5	1.46%	
Existing and Proposed OFDU Area Calculations					
Existing Retail Area	299.0	Discounted by 50%	149.5		
Existing Restaurant	236.0	Discounted by 50%	118.0		
Existing Cooking School and Short-term accommodations to become Countyside Farm Stay Accommodation	479.0	Discounted by 50%	239.5		
Countyside Farm Stay Accommodation within Cannery footprint*	565.0	Discounted by 50%	282.5		
Portion of Existing Retail to becoe Niagara Heriage and Wine Education Centre	85.0	Discounted by 50%	42.5		
Conference Centre / Event Space**	317.0	Not counted as it is shared with an area used for wine production	0.0		
Existing Laneways, Parking Areas shared by agricultural, ag-related of OFDU***					
Introduction of Agricultural (Chef's Gardens)	167.0	Credit	-167.0		
Conference Centre / Event Space	317.0	Not counted as it is shared with an area used for wine production	0.0		
Additional Parking Area****	553.0	Discounted by 50%	276.5		
Total OFDU Area (Existing and Proposed)			941.5	2.50%	0.76%
Total OFDU Area (Existing and Proposed) - excluding additional parking area			665.0	1.77%	0.54%

* If an existing farm building and/or it's footprint is restored for an OFDU, only 50% of the building's footprint is counted in the area calculations (Guideline 2.3.1.3, page 20)

** OFDU, such as intermittent events, like temproary conference space in a portion of Building A when Building A continues to be used for wine production, are not included in area calculations. (Guideline 2.3.1.3, page 20)

*** Recommended Area Calculations for OFDU: Existing laneways shared between agricultural uses and on-farm diversified uses are not counted (Guideline 2.3.1.3, page 21)

**** Represents the portion of new parking area (area in grey in image below) within the old cannery foundation, thus only 50% of the new parking area is counted in the area calculations

