

# STREWN WINERY

1339 LAKESHORE ROAD  
NIAGARA-ON-THE-LAKE, ONTARIO

## Statistics

- **Main Winery**  
-1,151.44 m<sup>2</sup> (12,394 ft<sup>2</sup>)
- **Existing Residential Unit**  
-304.91m<sup>2</sup> (3,282 ft<sup>2</sup>)
- **Shed / Accessory Building**  
-1,362.70m<sup>2</sup> (14,668 ft<sup>2</sup>)
- **Total GFA**  
- 2,819.04m<sup>2</sup> (30,344 ft<sup>2</sup>)
  
- **Total Lot Area**  
-37,346.90 m<sup>2</sup> (402,002.03 ft<sup>2</sup>)
  
- **GFA Defined as "On-Farm Diversification" (Existing)**
  - Tasting Rooms
  - Wine Store
  - Cooking School
  - Meeting Room
  - Restaurant / Kitchen
  - Outdoor Patios
  - Storage
  - Atriums, Hallways, and Washrooms
  - Parking and Driveways
  
- 643.94 m<sup>2</sup> (6,931.31 ft<sup>2</sup>)
- Existing = 1.72 % of Lot Area
  
- **GFA Defined as "On-Farm Diversification" (Proposed)**
  - Existing as Detailed Above
  - Small Scale Tourist Accommodation / Vacation Apartment (304.91 m<sup>2</sup>)
  
- 948.84 m<sup>2</sup> (10,213.23 ft<sup>2</sup>)
- Proposed = 2.54% of Lot Area

### DISCLAIMER:

Drawings are to be used for preliminary planning purpose only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made of implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions.

