For Office Use Only:

File Number	SPPL2023162	Public Notice Sign	
Related File Number		Application Fee	
Pre-consultation Meeting		Conservation Authority Fee	
Application Submitted		Well & Septic Info Provided	
Complete Application		Planner	

Check the type of planning application(s) you are submitting.

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☒ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired end result of this application (for example: a special zoning provision on the subject lands to include additional use(s), changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

A Site Plan Agreement to permit the cannabis production facility in the barn.

Property Assessment Roll Number: 54204015200

A. Applicant Information

Name of Owner Simcoe Botanicals Inc.

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 1375 Forestry Farm Road

Town and Postal Code Simcoe, N3Y4K1

Phone Number 905-870-0181

Cell Number

Email grant.lambo23@gmail.com

Name of Applicant Grant Lambo

Address 1375 Forestry Farm Road

Town and Postal Code Simcoe, N3Y4K1

Phone Number 905-870-0181

Cell Number

Email bucaro.hayleigh@gmail.com / grant.lambo23@gmail.com

Name of Agent LandPro Planning Solutions Inc. c/o Michael Sullivan

Address 110 James Street South, Unit 204

Town and Postal Code St. Catharines, ON L2R 7E8

Phone Number 289-687-3730

Cell Number

Email info@landproplan.ca; mackenzie@landproplan.ca

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to both owner and agent noted above.

☐ Owner ◙ Agent ◙ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

Rose Iannacchino et al, 6169 Harvey Street, Niagara Falls, Ontario, L2J 2A9

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
   NWAL CON 8 PT LOT 24, REG, North Walsingham

   Municipal Civic Address: 1375 Forestry Farm Road, North Walsingham

   Present Official Plan Designation(s): Agricultural, Hazard Lands

   Present Zoning: Agricultural, Hazard Lands

2. Is there a special provision or site specific zone on the subject lands?

   ☐ Yes ■ No If yes, please specify corresponding number:

3. Present use of the subject lands:
   Agricultural, residential

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
   1 House (retained), 1 Bunkhouse (retained), 1 Garage (retained), 1 Electrical building (retained), 1 Barn (retained), 1 Storage shed (retained), 1 Workshop (retained), 2 Greenhouses (retained). Please see attached site plan for all other information.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.
   N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
   N/A

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

   If yes, identify and provide details of the building:

   N/A

8. If known, the length of time the existing uses have continued on the subject lands:

   Unknown, farm has existed for at least 60 years.

9. Existing use of abutting properties:

   Agricultural, residential

10. Are there any easements or restrictive covenants affecting the subject lands?

    ☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

   The applicant proposes to have a cannabis production facility in the barn on the site, which requires Site Plan Approval.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

   N/A

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ■ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

   _____

   _____

   _____

6. Description of land intended to be severed in metric units:
   Frontage: N/A
   Depth: _____
   Width: _____
   Lot Area: _____
   Present Use: _____
   Proposed Use: _____
   Proposed final lot size (if boundary adjustment): _____
   If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

   _____

   Description of land intended to be retained in metric units:
   Frontage: _____
   Depth: _____
   Width: _____
   Lot Area: _____
   Present Use: _____
   Proposed Use: _____
   Buildings on retained land: _____
7. Description of proposed right-of-way/easement:
   Frontage: N/A
   Depth: _____
   Width: _____
   Area: _____
   Proposed use: _____
8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):
   N/A

9. **Site Information**	**Zoning**	**Proposed**
Please indicate unit of measurement, for example: m, m^2 or %		
Lot frontage	30 m	588.06 m + 541.11 m
Lot depth	N/A	± 598 m
Lot width	N/A	± 666 m
Lot area	39.61 ha	40 ha
Lot coverage	N/A	0.55%
Front yard	13 m	0.08 m
Rear yard	9 m	469.39 m
Left Interior side yard	3 m	207.65 m
Right Interior side yard	3 m	277.59 m
Exterior side yard (corner lot)	13 m	N/A
Landscaped open space	N/A	
Entrance access width	N/A	5 m
Exit access width	N/A	5 m
Size of fencing or screening	N/A	2.44 m (8 ft) high
Type of fencing	N/A	Chainlink, barbed wire

10. Building Size

Number of storeys	N/A	2
Building height	11 m	8.53 m
Total ground floor area	N/A	271.28 m2
Total gross floor area	N/A	542.56 m2
Total useable floor area	N/A	542.56 m2

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	1 per 90m2; 2 per dwelling	24
Number of visitor parking spaces	N/A	0
Number of accessible parking spaces	1 per 25 spaces	1
Number of off street loading facilities	N/A	0

12. Residential (if applicable)

Number of buildings existing: 1

Number of buildings proposed: 0

Is this a conversion or addition to an existing building? ☐ Yes ■ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	1	82.60m²
Semi-Detached		
Duplex		
Triplex		
Four-plex		
Street Townhouse		
Stacked Townhouse		
Apartment - Bachelor		
Apartment - One bedroom		
Apartment - Two bedroom		
Apartment - Three bedroom		

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: 1

Number of buildings proposed: 0

Is this a conversion or addition to an existing building? ☐ Yes ■ No

If yes, describe:

Indicate the gross floor area by the type of use (for example: office, retail, or storage):
Barn for cannabis production facility - 542.56m²

Seating Capacity (for assembly halls or similar): 0

Total number of fixed seats: 0

Describe the type of business(es) proposed: Cannabis production

Total number of staff proposed initially: 5

Total number of staff proposed in five years: 5

Maximum number of staff on the largest shift: 5

Is open storage required: ☐ Yes ■ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ◙ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: N/A

Seating capacity (if applicable):

Number of beds (if applicable):

Total number of staff proposed initially:

Total number of staff proposed in five years:

Maximum number of staff on the largest shift:

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

N/A

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ■ No ☐ Unknown
   If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?☐ Yes ■ No ☐ Unknown
3. Provide the information you used to determine the answers to the above questions:
   Local knowledge, historic GIS imagery.

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ■ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

   If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ■ No

   If no, please explain:
   No construction is proposed so no impact is anticipated on endagered species.

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ■ No

   If no, please explain:
   No impact is anticipated on source water as no construction is proposed and no significant change of use is proposed (agriculture to cannabis).

   Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

   Livestock facility or stockyard (submit MDS Calculation with application)
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Wooded area
   ■ On the subject lands or ☐ within 500 meters – distance _____

   Municipal Landfill
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Sewage treatment plant or waste stabilization plant
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Provincially significant wetland (class 1, 2 or 3) or other environmental feature
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Floodplain
   ■ On the subject lands or ☐ within 500 meters – distance _____

   Rehabilitated mine site
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Non-operating mine site within one kilometre
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Active mine site within one kilometre
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Industrial or commercial use (specify the use(s))
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Active railway line
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Seasonal wetness of lands
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Erosion
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

   Abandoned gas wells
   ☐ On the subject lands or ☐ within 500 meters – distance No _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water ☐ Communal wells

☒ Individual wells ☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers ☐ Communal system

☒ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

☐ Storm sewers ☒ Open ditches

☐ Other (describe below)

See Stormwater Management Plan (Greck & Associates, February 2023) attached.

2. Existing or proposed access to subject lands:

☒ Municipal road ☐ Provincial highway

☐ Unopened road ☐ Other (describe below)

Name of road/street: Forestry Farm Road / County Road 16

G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

Currently none. Anticipated 5 employees provided application is approved.

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

☐ Zoning Deficiency Form

☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)

☐ Architectural Plan

☐ Buildings Elevation Plan

☐ Cut and Fill Plan

☐ Erosion and Sediment Control Plan

☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)

☐ Landscape Plan

☐ Photometric (Lighting) Plan

☐ Plan and Profile Drawings

☐ Site Servicing Plan

☐ Storm water Management Plan

☐ Street Sign and Traffic Plan

☐ Street Tree Planting Plan

☐ Tree Preservation Plan

☐ Archaeological Assessment

☐ Environmental Impact Study

☐ Functional Servicing Report

☐ Geotechnical Study / Hydrogeological Review

☐ Minimum Distance Separation Schedule

☐ Noise or Vibration Study

☐ Record of Site Condition

☐ Storm water Management Report

☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

☐ Plan of standard condominium (2 paper copies and 1 electronic copy)

☐ Draft condominium declaration

☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

M. Sullivan — 22-02-2023

Owner/Applicant Signature — Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

X I/We Grant Lambo am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Michael Sullivan, LandPro Planning Solutions Inc. to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

X Grant Lambo — 22-02-2023

Owner — Date

Owner — Date

N. Declaration

I, MICHAEL SULLIVAN of THOROLD

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

THOROLD

In NIAGARA

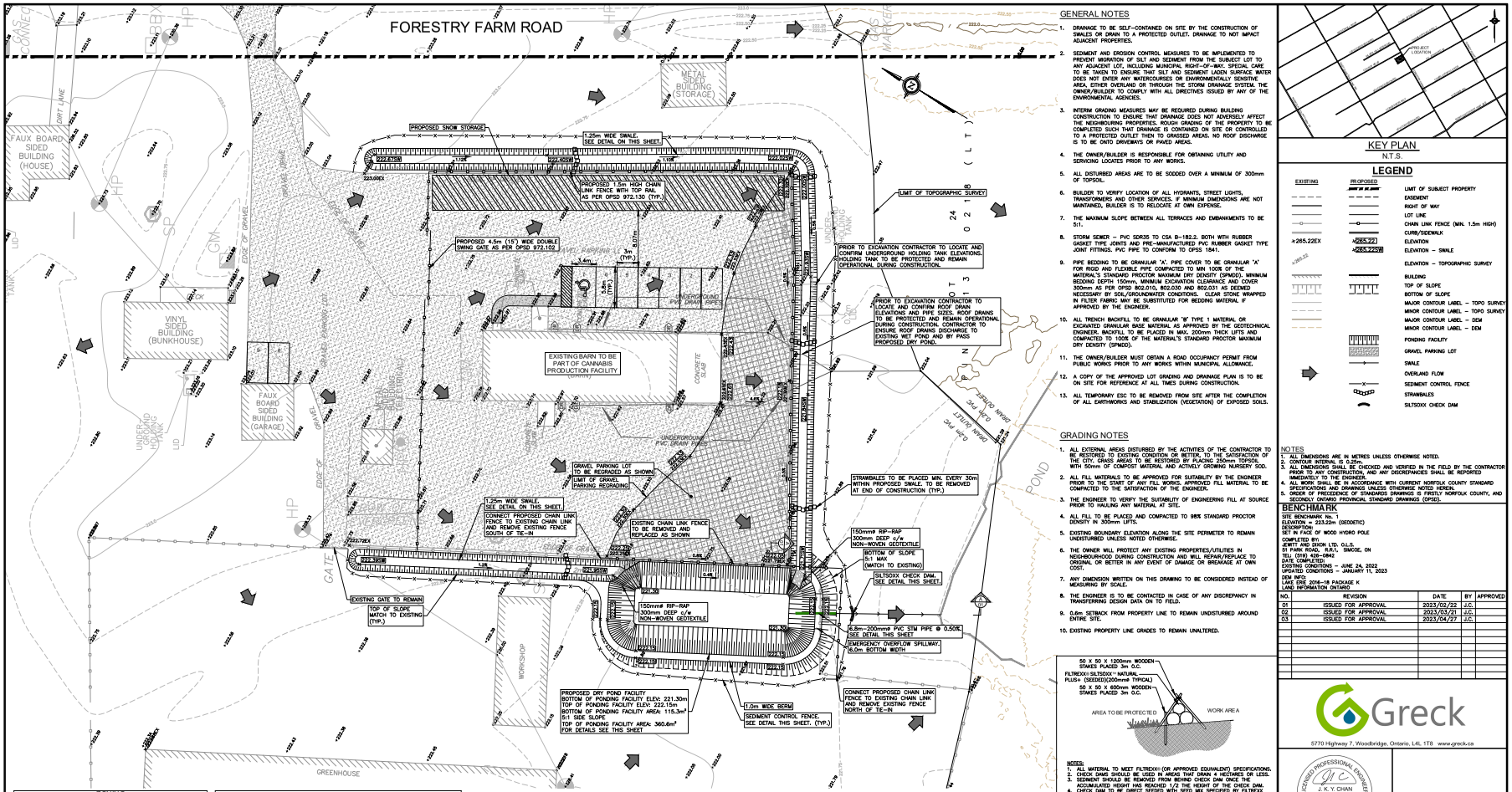
This 21 day of FEBRUARY

A.D., 20

CAROLE IDA SULLIVAN
a Commissioner, etc., Province of Ontario,
for LandPro Planning Solutions Inc.,
and limited to process serving only.
Expires July 17, 2024.

A Commissioner, etc.

Owner/Applicant Signature



GENERAL NOTES

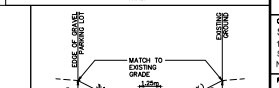
1. DRAINAGE TO BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR DRAIN TO A PROTECTED OUTLET. DRAINAGE TO NOT IMPACT ADJACENT PROPERTIES.
2. SEDIMENT AND EROSION CONTROL MEASURES TO BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE TO BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER TO COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
3. INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. ROUGH GRADING OF THE PROPERTY TO BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET THEN TO GRASSED AREAS. NO ROOF DISCHARGE IS TO BE ONTO DRIVEWAYS OR PAVED AREAS.
4. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
5. ALL DISTURBED AREAS ARE TO BE SODDED OVER A MINIMUM OF 300mm OF TOPSOIL.
6. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT OWN EXPENSE.
7. THE MAXIMUM SLOPE BETWEEN ALL TERRACES AND EMBANKMENTS TO BE 5:1.
8. STORM SEWER – PVC SDR35 TO CSA B-182.2, BOTH WITH RUBBER GASKET TYPE JOINTS AND PRE-MANUFACTURED PVC RUBBER GASKET TYPE JOINT FITTINGS. PVC PIPE TO CONFORM TO OPSS 1841.
9. PIPE BEDDING TO BE GRANULAR 'A'. PIPE COVER TO BE GRANULAR 'A' FOR RIGID AND FLEXIBLE PIPE COMPACTED TO MIN 100% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD). MINIMUM BEDDING DEPTH 150mm, MINIMUM EXCAVATION CLEARANCE AND COVER 300mm AS PER OPSD 802.010, 802.030 AND 802.031 AS DEEMED NECESSARY BY SOIL/GROUNDWATER CONDITIONS. CLEAR STONE WRAPPED IN FILTER FABRIC MAY BE SUBSTITUTED FOR BEDDING MATERIAL IF APPROVED BY THE ENGINEER.
10. ALL TRENCH BACKFILL TO BE GRANULAR 'B' TYPE 1 MATERIAL OR EXCAVATED GRANULAR BASE MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER. BACKFILL TO BE PLACED IN MAX. 200mm THICK LIFTS AND COMPACTED TO 100% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
11. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN MUNICIPAL ALLOWANCE.
12. A COPY OF THE APPROVED LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
13. ALL TEMPORARY ESC TO BE REMOVED FROM SITE AFTER THE COMPLETION OF ALL EARTHWORKS AND STABILIZATION (VEGETATION) OF EXPOSED SOILS.

GRADING NOTES

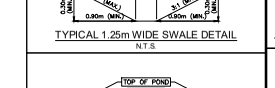
1. ALL EXTERNAL AREAS DISTURBED BY THE ACTIVITIES OF THE CONTRACTOR TO BE RESTORED TO EXISTING CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY. GRASS AREAS TO BE RESTORED BY PLACING 250mm TOPSOIL WITH 50mm OF COMPOST MATERIAL AND ACTIVELY GROWING NURSERY SOD.
2. ALL FILL MATERIALS TO BE APPROVED FOR SUITABILITY BY THE ENGINEER PRIOR TO THE START OF ANY FILL WORKS. APPROVED FILL MATERIAL TO BE COMPACTED TO THE SATISFACTION OF THE ENGINEER.
3. THE ENGINEER TO VERIFY THE SUITABILITY OF ENGINEERING FILL AT SOURCE PRIOR TO HAULING ANY MATERIAL AT SITE.
4. ALL FILL TO BE PLACED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 300mm LIFTS.
5. EXISTING BOUNDARY ELEVATION ALONG THE SITE PERIMETER TO REMAIN UNDISTURBED UNLESS NOTED OTHERWISE.
6. THE OWNER WILL PROTECT ANY EXISTING PROPERTIES/UTILITIES IN NEIGHBOURHOOD DURING CONSTRUCTION AND WILL REPAIR/REPLACE TO ORIGINAL OR BETTER IN ANY EVENT OF DAMAGE OR BREAKAGE AT OWN COST.
7. ANY DIMENSION WRITTEN ON THIS DRAWING TO BE CONSIDERED INSTEAD OF MEASURING BY SCALE.
8. THE ENGINEER IS TO BE CONTACTED IN CASE OF ANY DISCREPANCY IN TRANSFERRING DESIGN DATA ON TO FIELD.
9. 0.6m SETBACK FROM PROPERTY LINE TO REMAIN UNDISTURBED AROUND ENTIRE SITE.
10. EXISTING PROPERTY LINE GRADES TO REMAIN UNALTERED.

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® (OR APPROVED EQUIVALENT) SPECIFICATIONS.
2. CHECK DAM SHALL NOT BE USED IN AREAS THAT DRAIN 4 HECTARES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM TO BE DIRECT SEEDED WITH SEED MIX SPECIFIED BY FILTREXX CERTIFIED INSTALLER.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED INSTALLER

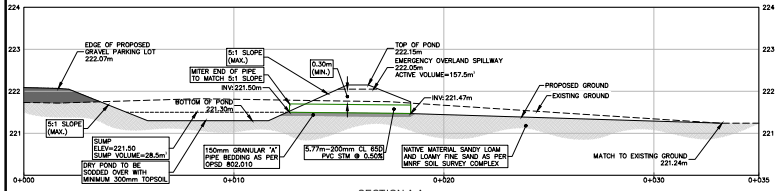
SILTSOXX CHECK DAM DETAIL
N.T.S.



TYPICAL 1.25m WIDE SWALE DETAIL
N.T.S.



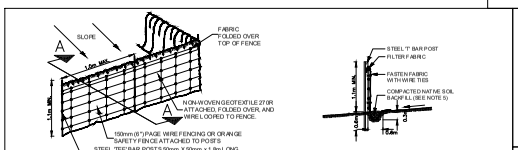
EMERGENCY OVERFLOW SPILLWAY DETAIL
N.T.S.



SECTION A-A
H 1:100 V 1:50

ZONING	REQUIRED	PROPOSED
LOT AREA	≥40Ha	39.61Ha
FRONTAGE	≥30m	588.06m + 541.11m
F.Y. SETBACK	≥13m	0.0m
R.Y. SETBACK	≥9m	469.39m
INT. SIDEYARD SETBACK	≥3m	207.65m + 277.59m
EXT. SIDEYARD SETBACK	≥13m	N/A
HEIGHT	≤15m	8.59m
3.2% PARKING	≥150m 1/90m²	257.09m 7

EXISTING STRUCTURES	AREA	HEIGHT	CANNABIS
HOUSE	82.60m²	5.49m	N/A
BUNKHOUSE	118.98m²	7.01m	N/A
GARAGE	59.28m²	4.34m	N/A
ELECTRICAL	22.13m²	4.04m	N/A
BARN	542.56m²	8.59m	YES
STORAGE	57.02m²	4.27m	N/A
WORKSHOP	135.69m²	4.72m	N/A
GREENHOUSE (E)	725.65m²	6.10m	N/A
GREENHOUSE (W)	723.71m²	6.10m	N/A



SECTION A-A
N.T.S.

NOTES
1. SILT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
2. SILT/SEDIMENT CONTROL FENCE IS TO LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 "CHART P4–3C TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADIENT."
3. SILT/SEDIMENT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL A MIN. OF 300mm. BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% STANDARD PROCTOR DENSITY.
4. STEEL 'T' BAR POSTS ARE TO BE SPACED MAX. 1.0m ON CENTER.
5. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
6. GEOTEXTILE FABRIC TO BE COMPRISED OF NON–WOVEN U.V. STABILIZED MATERIAL. FABRIC TO BE FOLDED OVER TOP OF FENCE MIN. 300mm AND WIRE FASTENED.

SEDIMENT CONTROL FENCE
N.T.S.

KEY PLAN
N.T.S.

LEGEND

EXISTING	PROPOSED	
		LIMIT OF SUBJECT PROPERTY
		EASEMENT
		RIGHT OF WAY
		LOT LINE
-o-	-o-	CHAIN LINK FENCE (MIN. 1.5m HIGH)
		CURB/SIDEWALK
x265.22EX	x265.22	ELEVATION
	x265.22SW	ELEVATION – SWALE
x265.22		ELEVATION – TOPOGRAPHIC SURVEY
		BUILDING
		TOP OF SLOPE
		BOTTOM OF SLOPE
		MAJOR CONTOUR LABEL – TOPO SURVEY
		MINOR CONTOUR LABEL – TOPO SURVEY
		MAJOR CONTOUR LABEL – DEM
		MINOR CONTOUR LABEL – DEM
		PONDING FACILITY
		GRAVEL PARKING LOT
		SWALE
		OVERLAND FLOW
-x-	-x-	SEDIMENT CONTROL FENCE
		STRAWBALES
		SILTSOXX CHECK DAM

NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. CONTOUR INTERVAL IS 0.25m.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
4. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT NORFOLK COUNTY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED HEREIN.
5. ORDER OF PRECEDENCE OF STANDARDS DRAWINGS IS FIRSTLY NORFOLK COUNTY, AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).

BENCHMARK

SITE BENCHMARK No. 1
ELEVATION = 223.22m (GEODETIC)
DESCRIPTION:
SET IN FACE OF WOOD HYDRO POLE
COMPLETED BY:
JEWITT AND DIXON LTD. O.L.S.
91 PARK ROAD, R.R.1, SIMCOE, ON
TEL: (519) 426-0842
FAX: (519) 426-0844
EXISTING CONDITIONS – JUNE 24, 2022
UPDATED CONDITIONS – JANUARY 11, 2023
DEM INFO:
LAKE ERIE 2016–18 PACKAGE K
LAND INFORMATION ONTARIO

NO.	REVISION	DATE	BY	APPROVED
01	ISSUED FOR APPROVAL	2023/02/22	J.C.	
02	ISSUED FOR APPROVAL	2023/03/21	J.C.	
03	ISSUED FOR APPROVAL	2023/04/27	J.C.	

Greck
5770 Highway 7, Woodbridge, Ontario, L4L 1T8 www.greck.ca

LICENSED PROFESSIONAL ENGINEER
J. K. Y. CHAN
100516103
April 28, 2023
PROVINCE OF ONTARIO

CLIENT NAME:
SIMCOE BOTANICALS INC.
1375 FORESTRY FARM ROAD
SIMCOE, ON
N3Y 4K1

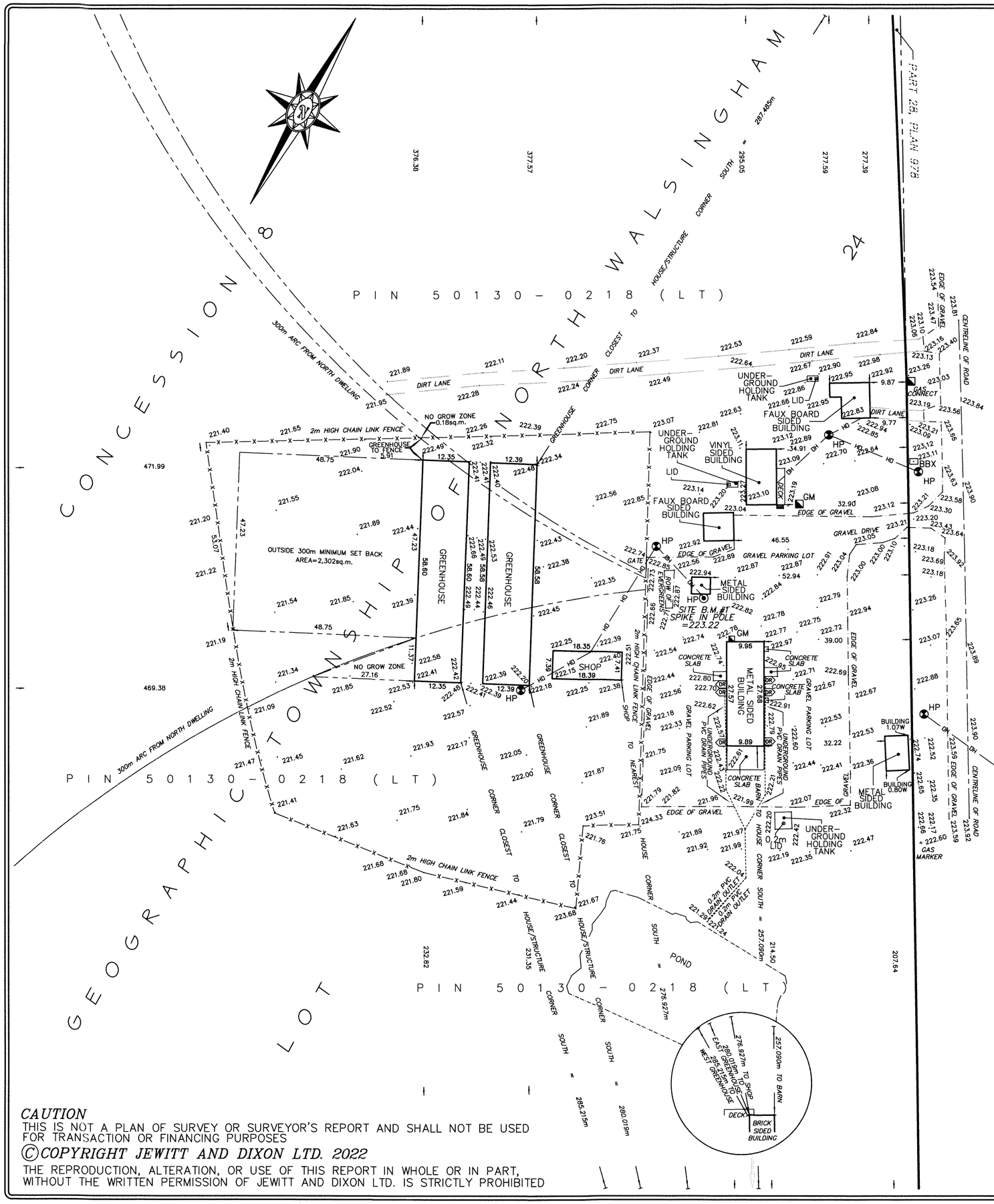
PROJECT NAME:
FORESTRY FARM ROAD
1375 FORESTRY FARM RD, NORFOLK COUNTY, ON

SITE PLAN & STORM WATER MANAGEMENT PLAN AND DETAILS

DESIGNED BY:	J.C.	SCALES:	
CHECKED BY:	E.G.	HORIZONTAL:	1: 200
DRAWN BY:	J.N.	VERTICAL:	N/A
DATE:	FEB 22, 2023	SHEET SIZE:	24"x36"

PROJECT No. 22-906
DRAWING No. SWM1
SHEET No. 01

E:\Projects\2022\22-906 1375 Forestry Farm Road, Norfolk ON\05_Drawings\CAD\DRAWINGS\22-906_SWM.dwg
Date Plotted: Apr 28, 2023 – 5:35 PM



TOPOGRAPHIC SITE PLAN

OF PART OF

LOT 24
CONCESSION 8

IN THE GEOGRAPHIC

TOWNSHIP OF NORTH WALSINGHAM

IN

NORFOLK COUNTY

PIN 50130 – 0218 (LT)

SCALE: 1 : 750

7.5 0 30 METRES

JEWITT AND DIXON LTD.

SITE B.M.#1
SET IN FACE OF WOOD HYDRO POLE
ELEV = 223.22
(GEODETIC)

LEGEND		
BELL BOX	SHOWN	BBX
BENCH MARK	SHOWN	BM
CATCH BASIN	SHOWN	CB
TOP OF FOUNDATION	SHOWN	TOF
OVERHEAD HYDRO LINE	SHOWN	O/H
WATER VALVE	SHOWN	WV
HYDRO POLE	SHOWN	HP
GAS METER	SHOWN	GM
MANHOLE	SHOWN	MH
DOWN SPOUT	SHOWN	DR

ELEVATIONS SHOWN HEREON ARE IN METRES AND ARE BASED ON A GEODETIC DATUM.

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PHYSICAL LOCATES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE IS BOTH RECOMMENDED AND ADVISED.

DATED: JULY 11th, 2022

R. C. DIXON, O.L.S.
THIS COPY IS NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

F.W. – J.P.H.
BOOK – LL – FILE
CALC. – J.P.H.
PLAN – M.T.C.
CHECK – K.H.
CLIENT – LAMBO
PROJECT No. – 22-3430

22-3430-TOPO

CAUTION
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

BUILDING CODE DATA MATRIX

ONTARIO BUILDING CODE SUMMARY FORM

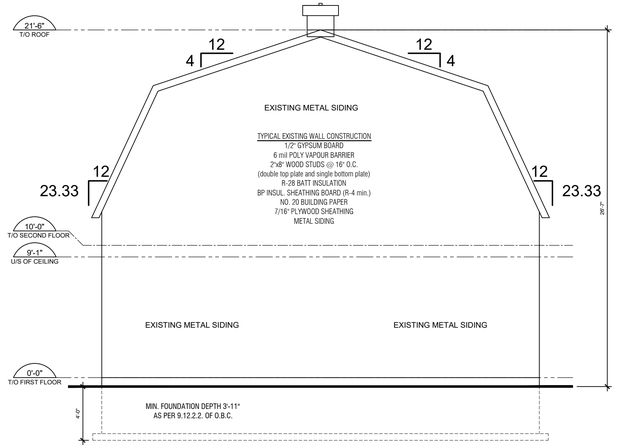
LOCATION: 1375 FORESTRY FARM ROAD, SIMCOE ONTARIO						
PROJECT DESCRIPTION: EXISTING HOBBY BARN				OBC REFERENCE		
(X) NEW	( ) ADDITION	( ) ALTERATION	( ) CHANGE OF USE	(X) PART 3	( ) PART 9	( ) PART 11
MAJOR OCCUPANCY: GROUP F		SUBSIDIARY: N/A		3.1.2.1. (1)	9.10.2.	
BUILDING AREA (SF) = *5840 sq.ft. / 542.56 m2*				1.4.1.2. (A)	1.4.1.2. (A)	
MAIN FLOOR AREA = +/- *2920.00 sq.ft. / 271.28 m2* TYPICAL FLOOR AREA = +/- *2920.00 sq.ft. / 271.28 m2* BASEMENT FLOOR AREA = +/- *00000 sq.ft. / 0000 m2*						
NUMBER OF STOREY'S ABOVE GRADE:2		BELOW GRADE: 0		1.4.1.2. (A) 3.2.1.1.	1.4.1.2. (A) 9.10.4	
HEIGHT OF BUILDING: *26'-7" /8.10 m*				3.2.1.1.	9.10.4	
BUILDING CLASSIFICATION(S): 3.2.2. 78. GROUP F, UP TO 2 STOREYS,				3.2.6.	N/A	
NUMBER OF STREETS/ACCESS ROUTES: 1				3.2.2.10 3.2.5.	9.10.20.	
SPRINKLER SYSTEM:	( ) ENTIRE BUILDING ( ) SELECTED COMPARTMENTS ( ) SELECTED FLOOR AREAS ( ) BASEMENT ONLY ( ) IN LIEU OF ROOF RATING (X) NOT REQUIRED			3.2.2.20.-.83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2.-4. INDEX	
STANDPIPE REQUIRED:	NO	PROVIDED: NO		3.2.9.	N/A	
FIRE ALARM REQUIRED:	NO	PROVIDED: NO		3.2.4.	9.10.18	
WATER SERVICE/SUPPLY IS ADEQUATE: YES				3.2.5.7.	N/A	
HIGH BUILDING: N/A				3.2.6.	N/A	
CONSTRUCTION (X) COMBUSTIBLE ( ) NON-COMBUSTIBLE ( ) BOTH				3.2.2.20.-.83	9.10.6.	
MEZZANINE(S) AREA M² N/A				3.2.1.1.(3)-(8)	9.10.4.1.	
TOTAL OCCUPANCY LOAD 4 PERSONS		BASED ON MAX. NUMBER OF EMPLOYEES		3.1.17	9.9.1.3.	
BARRIER-FREE DESIGN: NO				3.8.	9.5.2.	
HARDWIRED SMOKE/CO2 DETECTOR: N/A				3.2.4.21.	9.10.19.	
KITCHEN EXHAUST: N/A		BATHROOM EXHAUST: N/A				

REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)	LISTED DESIGN NO. OR DESCRIPTION (SG-2)		
	FLOORS 45 MIN.		3.2.2.20-.83 3.2.1.4	9.10.8 9.10.9
	ROOF 45 MIN.			
	MEZZANINE 45 MIN.			
	FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. OR DESCRIPTION (SG-2)		
	FLOORS 45 MIN.			
	ROOF 45 MIN.			
	MEZZANINE 45 MIN.			

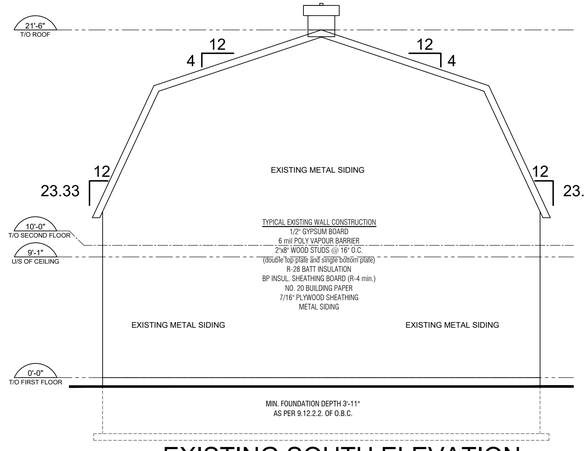
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS								3.2.3.	9.10.14.	
WALL	AREA OF EBF (m²)	L.D. (m)	L/H or H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	F.R.R. (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NON-COMB. CLADDING	NON-COMB. CONST.
NORTH	222.28 m²								Y.	
SOUTH	222.28 m²								Y.	
EAST	347.21 m²								Y.	
WEST	347.21 m²								Y.	

SEPTIC SYSTEM REQUIRED: NO			
COMPLIANCE OPTION	( ) SB-12 PRESCRIPTIVE [SB-12 - 2.1.1.] ( ) SB-12 PERFORMANCE [SB-12 - 2.1.2.] ( ) ENERGY STAR® [SB-12 - 2.1.3.] ( ) ENERGUIDE 80R®		
PROJECT DESIGN CONDITIONS PACKAGE N/A	CLIMATIC ZONE:(SB-1) (x) ZONE 1 (<5000 DEGREE DAYS) ( ) ZONE 2 (≥5000 DEGREE DAYS)	HEATING EQUIP. EFFICIENCY: (x) > 90% AFUE ( ) ≥ 78% < 90% AFUE	
	SPACE HEATING FUEL SOURCE:(x) GAS ( ) PROPANE ( ) SOLID FUEL ( ) OIL ( ) ELECTRIC ( ) EARTH ENERGY		

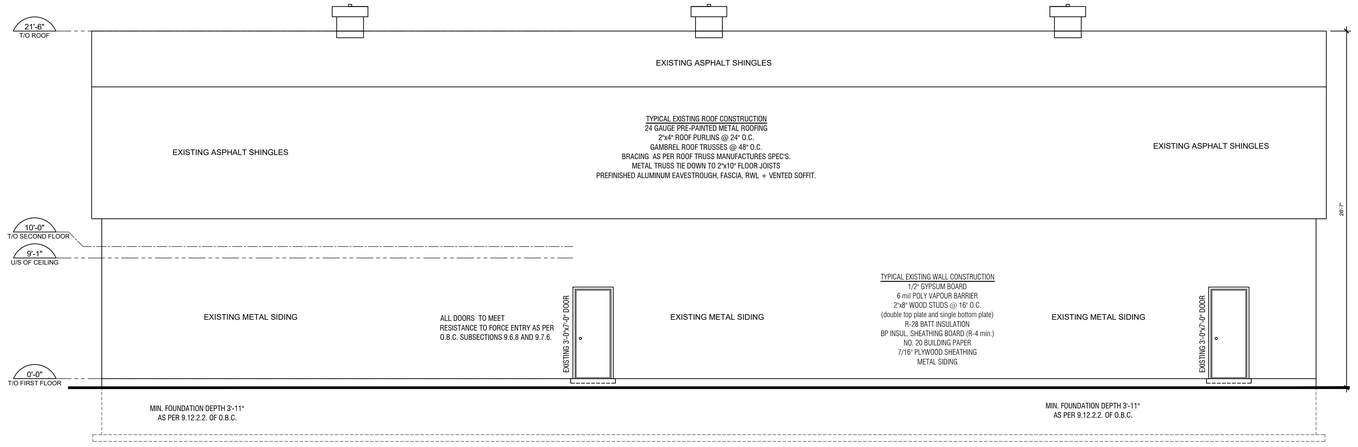
BUILDING SPECIFICATIONS	BUILDING COMPONENT	RSI / R VALUES	BUILDING COMPONENT RSI / R VALUES	
	(THERMAL INSULATION)		(WINDOWS & DOORS) [1]	
	CEILING WITH ATTIC SPACE	R60	WINDOW/SLIDING GLASS DOORS	0.28
	CEILING WITHOUT ATTIC SPACE	R31	SKYLIGHTS	0.49
	EXPOSED FLOOR	R31	(MECHANICALS)	
	WALLS ABOVE GRADE	R22	SPACE HEATING EQUIP.[2]	96%
	BASEMENT WALLS	R20 C.I.	HRV EFFICIENCY	75%
	SLAB(ALL >600mm BELOW GRADE)	R0	DHW HEATER (EF)	0.8
	SLAB(EDGE ONLY <600mm BELOW GRADE)	R10	NOTES: 1. PROVIDE U-VALUE IN W/m2.K, or ER RATING. 2. PROVIDE AFUE or INDICATE IF CONDENSING TYPE COMBINED SYSTEM USED.	
	SLAB(ALL <600mm BELOW GRADE, OR HEATED)	R10		



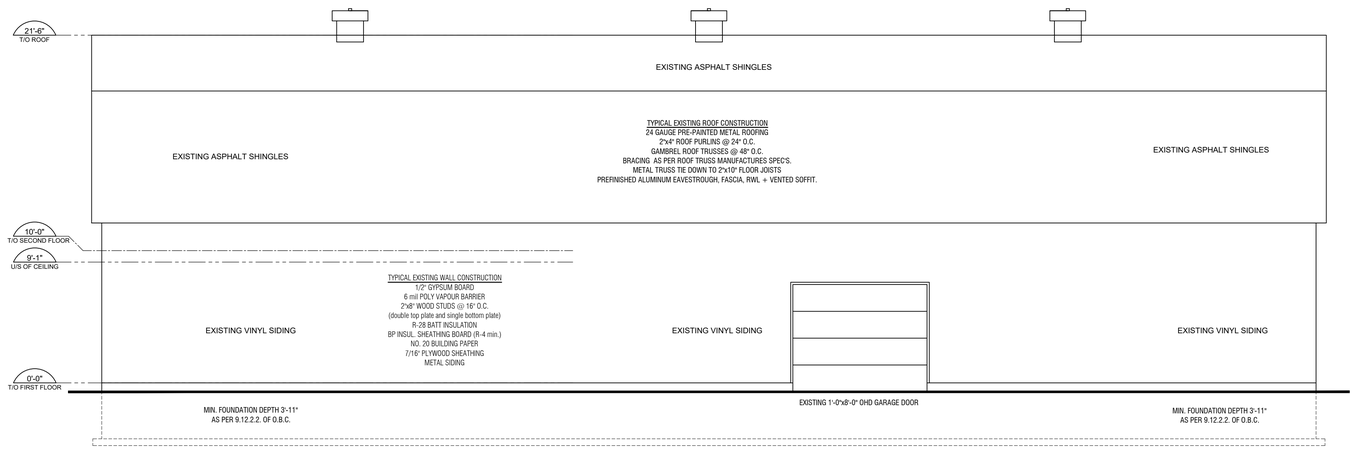
EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

ROBLES DESIGN
38 THEODORE DRIVE
HAMILTON ONTARIO L9A 5J9
CELL (289) 698-0285
e-mail roblesdesign@gmail.com

The undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

REGISTRATION AND COMUNICATION INFORMATION

Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN	33940
INDIVIDUAL BCIN	25717
NAME	JUAN G. ROBLES

☐ HOUSE ☒ SMALL BUILDINGS

SIGNATURE

This document must be signed to be valid

AS BUILT DRAWINGS FOR:

HOBBY + STORAGE FARM

1375 FORESTRY FARM ROAD
SIMCOE, ONTARIO.

No.	DATE	DESCRIPTION
6.		
5.		
4.		
3.		
2.	05/05/22	ISSUE FOR FINAL REVIEW
1.	01/29/22	ISSUE FOR REVIEW

REVISIONS

BASEMENT FLOOR AREA	0000.00 sq.ft.
FIRST FLOOR AREA	2920.00 sq.ft.
SECOND FLOOR AREA	2920.00 sq.ft.
THIRD FLOOR AREA	0000.00 sq.ft.
FOURTH FLOOR AREA	0000.00 sq.ft.
FIFTH FLOOR AREA	0000.00 sq.ft.
TOTAL AREA	5840.00 sq.ft.

FOR REVIEW

SHEET TITLE

EXISTING ELEVATIONS

DRAWN BY:	J.R.
SCALE:	3/16"= 1'-0"
DATE:	01/29/2022
SHEET No.	A-100

STEEL & WOOD BUILT UP COLUMN SCHEDULE

MARK	SIZE	NOTES		MARK	SIZE	NOTES
2.4	2-2"x4"	-		2.6	2-2"x6"	-
3.4	3-2"x4"	-		3.6	3-2"x6"	-
4.4	4-2"x4"	-		4.6	4-2"x6"	-
5.4	5-2"x4"	-		5.6	5-2"x6"	-
C-1	HSS 4"x4"x1/4"	-		P66	6"x6"	S-P-F, No.1
C-2	HSS 6"x6"x1/4"	-		C-3	HSS Ø3.5"x1/4"	-

WOOD BUILT-UP COLUMN NOTES:

1. FOR GENERAL BUILT- UP COLUMN NOTES SEE DRAWINGS S-01, S-02
2. ALL TIMBER FOR COLUMNS TO BE S-P-F, No.1/No.2 UNLESS NOTED OTHERWISE
3. NOT ALL MEMBERS SPECIFIED IN THE SCHEDULE ARE USED IN THIS PROJECT.

BASE PLATE SCHEDULE

MARK	SIZE	BOLTS	DETAIL
BPL-1	6"x5/8"x12"	2-Ø3/4"	
BPL-2	6"x5/8"x12"	2-Ø1/2"	
BPL-3	10"x5/8"x10"	2-Ø1/2"	

FOOTING SCHEDULE

MARK	FTG. SIZE (INCH)			REINFORCING
	b	l	t	
F-1	24"	24"	12"	-
F-2	36"	36"	12"	3-15M BEW (HEE)
F-3	48"	48"	12"	3-15M BEW (HEE)
F-4	56"	56"	12"	5-15M BEW (HEE)

WOOD & STEEL LINTEL SCHEDULE

MARK	SIZE (inch)	MARK	SIZE (inch)
L1	L 4"x3 ½"x5/16" 0'0" to 4'0"	L5	3-2"x8"
L2	L 5"x3 ½"x5/16" 4'1" to 6'0"	L6	3-2"x10"
L3	L 6"x4"x3/8" 6'1" to 9'0"	L7	3-2"x12"
L4	L 7"x4"x3/8" 9'1" to 10'0"	L8	2- 1¾"x16" LSL RIM BOARD

STEEL LINTEL NOTES:

1. ALL EXTERIOR ANGLES TO BE HOT DIP GALVANIZED.
2. NOT ALL MEMBERS SPECIFIED IN THE SCHEDULE ARE USED IN THIS PROJECT.

TALL WOOD STUD WALLS

FOR STUD WALLS OUTSIDE THE SCOPE OF TABLE 9.23.10.1 OF THE ONTARIO BUILDING CODE

WALL HEIGHTS	WALL CONSTRUCTION
WALL HTS. UP TO 14'0"	2"x6" @ 16" O.C.
WALL HTS. UP TO 16'0"	2"x6" @ 12" O.C.
	2"x8" @ 16" O.C.
WALL HTS. UP TO 18'0"	2"x8" @ 12" O.C.
	2-2"x6" @ 12" O.C.

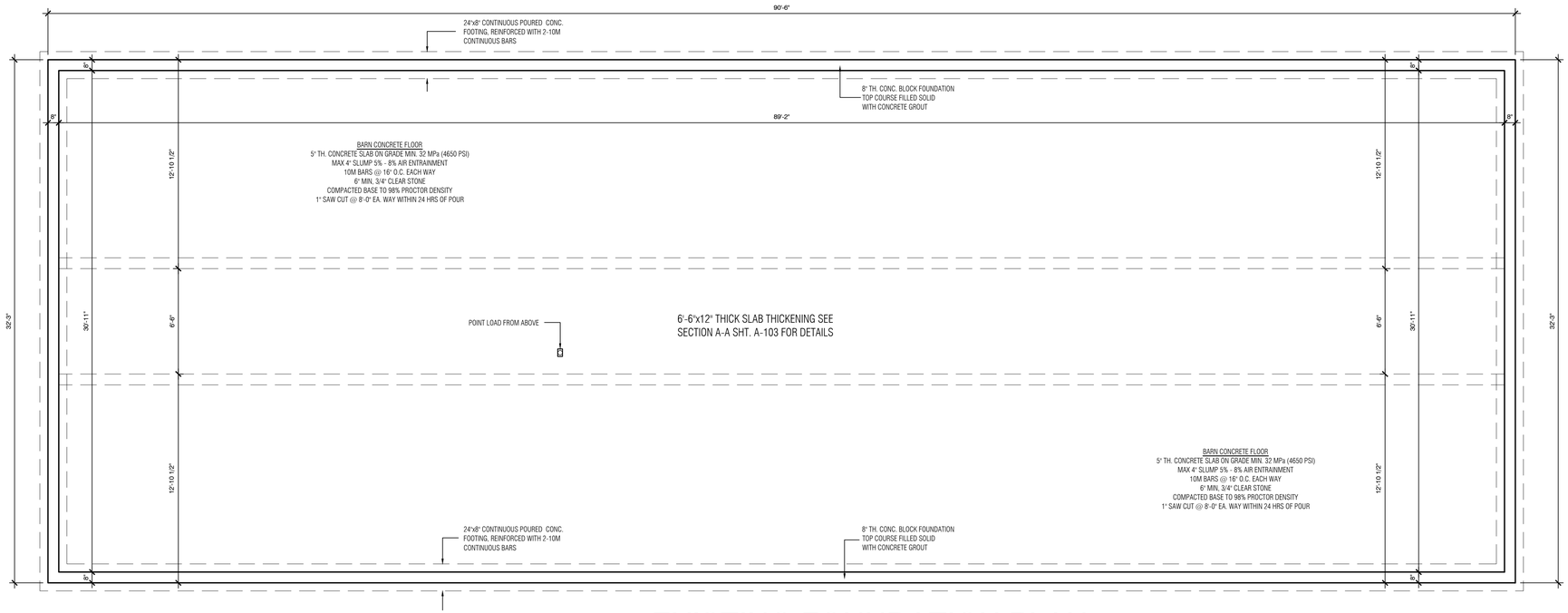
FOR ANY OF THE ABOVE ALTERNATIVES SOLID BLOCKING IS TO BE PROVIDED @ 4'0" O.C. AND WALL IS TO BE SHEATHED W/ MIN. 3/8" th. WAFERBOARD, PLYWOOD OR OSB.

FINISH FLOOR AREAS

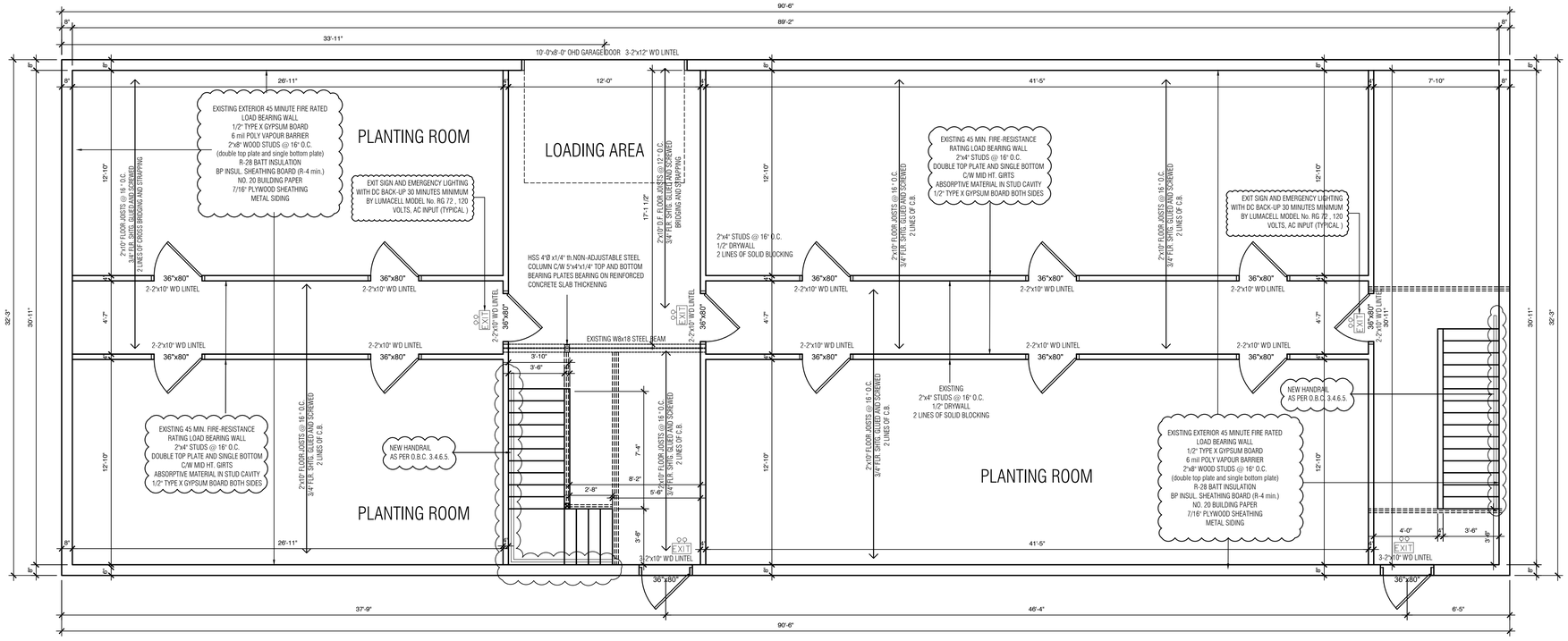
FIRST FLOOR	=	2920.00 SQ.FT.	271.28 SQ.M.
SECOND FLOOR	=	2920.00 SQ.FT.	271.28 SQ.M.
OPEN & STAIR	=	0000.00 SQ.FT.	000.00 SQ.M.
TOTAL (gross)	=	5840.00 SQ.FT.	542.56 SQ.M.
COVERAGE EXISTING			0000.00 SQ.FT. 0000.00 SQ.M.
COVERAGE PROPOSED			0000.00 SQ.FT. 0000.00 SQ.M.

SLAB AREAS

MAIN FLOOR	=	2920.00	SQ.FT.
GARAGE	=	0000.00	SQ.FT.
PORCH	=	0000.00	SQ.FT.
TOTAL	=	2920.00	SQ.FT.



EXISTING FOUNDATION PLAN



EXISTING FIRST FLOOR PLAN

ROBLES DESIGN
38 THEODORE DRIVE
HAMILTON ONTARIO L9A 5J9
CELL (289) 698-0285
e-mail roblesdesign@gmail.com

The undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

REGISTRATION AND COMUNICATION INFORMATION

Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN	33940
INDIVIDUAL BCIN	25717
NAME	JUAN G. ROBLES

☐ HOUSE ☒ SMALL BUILDINGS

SIGNATURE

This document must be signed to be valid

AS BUILT DRAWINGS FOR:

HOBBY + STORAGE FARM

1375 FORESTRY FARM ROAD
SIMCOE, ONTARIO.

No.	DATE	DESCRIPTION
6.		
5.		
4.		
3.		
2.		
1.	08/24/21	ISSUE FOR REVIEW

REVISIONS

BASEMENT FLOOR AREA	0000.00 sq.ft./sq.m.
FIRST FLOOR AREA	0000.00 sq.ft./sq.m.
SECOND FLOOR AREA	0000.00 sq.ft./sq.m.
THIRD FLOOR AREA	0000.00 sq.ft./sq.m.
FOURTH FLOOR AREA	0000.00 sq.ft./sq.m.
FIFTH FLOOR AREA	0000.00 sq.ft./sq.m.
TOTAL AREA	0000.00 sq.ft./sq.m.

FOR REVIEW

SHEET TITLE

EXISTING FOUNDATION PLAN AND FIRST FLOOR PLAN

DRAWN BY:	J.R.
SCALE:	1/4"=1'-0"
DATE:	01/29/2022
SHEET No.	A-101

STEEL & WOOD BUILT UP COLUMN SCHEDULE

MARK	SIZE	NOTES		MARK	SIZE	NOTES
2.4	2-2"x4"	-		2.6	2-2"x6"	-
3.4	3-2"x4"	-		3.6	3-2"x6"	-
4.4	4-2"x4"	-		4.6	4-2"x6"	-
5.4	5-2"x4"	-		5.6	5-2"x6"	-
C-1	HSS 4"x4"x1/4"	-		P66	6"x6"	S-P-F, No.1
C-2	HSS 6"x6"x1/4"	-		C-3	HSS Ø3.5"x1/4"	-

WOOD BUILT-UP COLUMN NOTES:

1. FOR GENERAL BUILT- UP COLUMN NOTES SEE DRAWINGS S-01, S-02
2. ALL TIMBER FOR COLUMNS TO BE S-P-F, No.1/No.2 UNLESS NOTED OTHERWISE
3. NOT ALL MEMBERS SPECIFIED IN THE SCHEDULE ARE USED IN THIS PROJECT.

BASE PLATE SCHEDULE

MARK	SIZE	BOLTS	DETAIL
BPL-1	6"x5/8"x12"	2-Ø3/4"	
BPL-2	6"x5/8"x12"	2-Ø1/2"	
BPL-3	10"x5/8"x10"	2-Ø1/2"	

FOOTING SCHEDULE

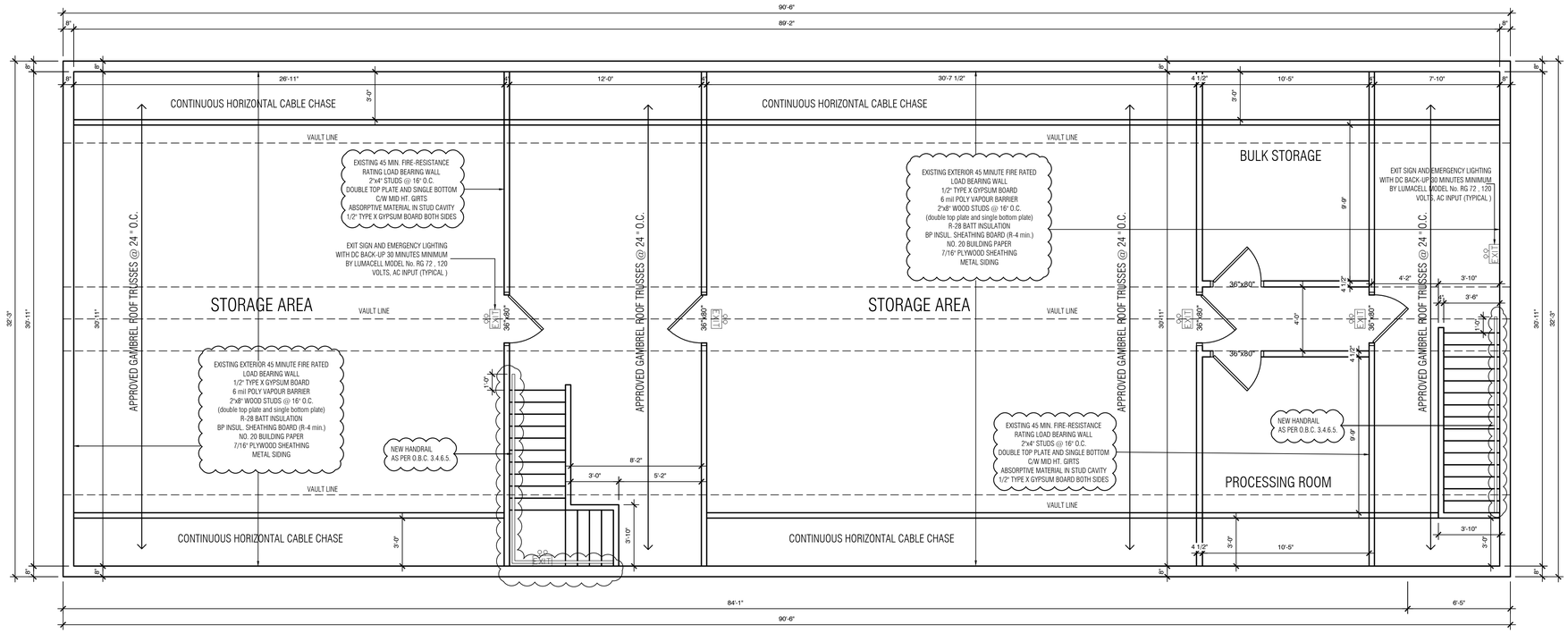
MARK	FTG. SIZE (INCH)			REINFORCING
	b	l	t	
F-1	24"	24"	12"	-
F-2	36"	36"	12"	3-15M BEW (HEE)
F-3	48"	48"	12"	3-15M BEW (HEE)
F-4	56"	56"	12"	5-15M BEW (HEE)

WOOD & STEEL LINTEL SCHEDULE

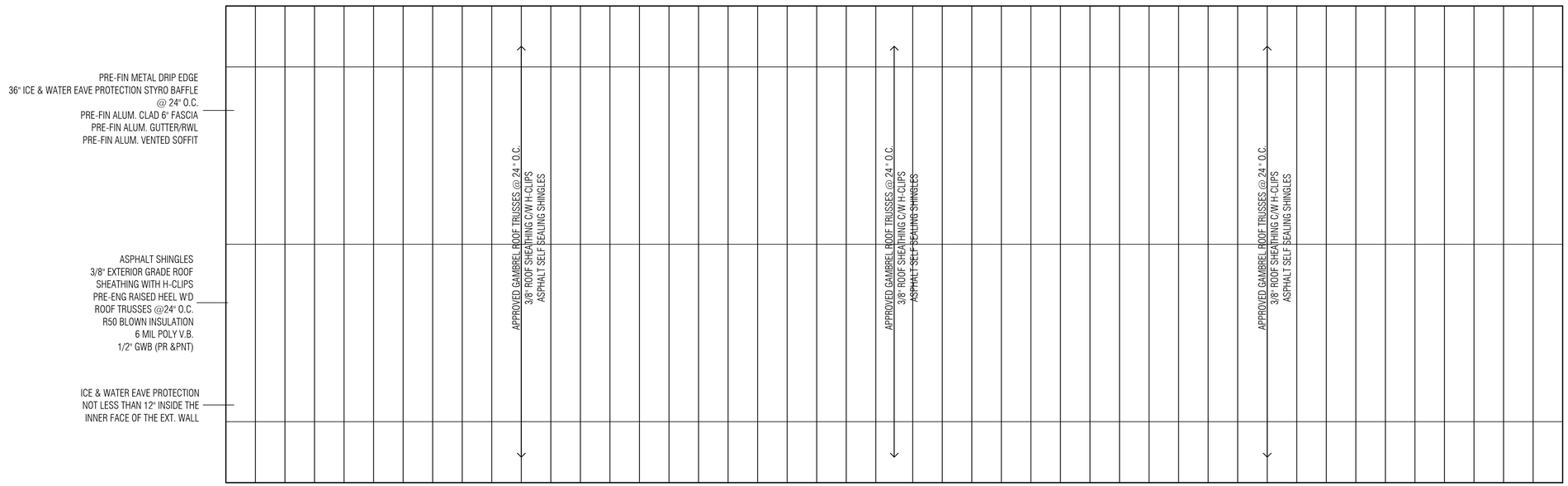
MARK	SIZE (inch)	MARK	SIZE (inch)
L1	L 4"x3 ½"x5/16" 0'0" to 4'0"	L5	3-2"x8"
L2	L 5"x3 ½"x5/16" 4'1" to 6'0"	L6	3-2"x10"
L3	L 6"x4"x3/8" 6'1" to 9'0"	L7	3-2"x12"
L4	L 7"x4"x3/8" 9'1" to 10'0"	L8	2- 1 3/4"x16" LSL RIM BOARD

STEEL LINTEL NOTES:

1. ALL EXTERIOR ANGLES TO BE HOT DIP GALVANIZED.
2. NOT ALL MEMBERS SPECIFIED IN THE SCHEDULE ARE USED IN THIS PROJECT.



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

ROBLES DESIGN
38 THEODORE DRIVE
HAMILTON ONTARIO L9A 5J9
CELL (289) 698-0285
e-mail roblesdesign@gmail.com

The undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

REGISTRATION AND COMUNICATION INFORMATION

Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN	33940
INDIVIDUAL BCIN	25717
NAME	JUAN G. ROBLES

☐ HOUSE ☒ SMALL BUILDINGS

SIGNATURE

This document must be signed to be valid

AS BUILT DRAWINGS FOR:

HOBBY + STORAGE FARM

1375 FORESTRY FARM ROAD
SIMCOE, ONTARIO.

No.	DATE	DESCRIPTION
6.		
5.		
4.		
3.		
2.		
1.	08/24/21	ISSUE FOR REVIEW

REVISIONS

BASEMENT FLOOR AREA	0000.00 sq.ft./sq.m.
FIRST FLOOR AREA	0000.00 sq.ft./sq.m.
SECOND FLOOR AREA	0000.00 sq.ft./sq.m.
THIRD FLOOR AREA	0000.00 sq.ft./sq.m.
FOURTH FLOOR AREA	0000.00 sq.ft./sq.m.
FIFTH FLOOR AREA	0000.00 sq.ft./sq.m.
TOTAL AREA	0000.00 sq.ft./sq.m.

FOR REVIEW

SHEET TITLE

EXIST. SECOND FLOOR PLAN AND ROOF PLAN

DRAWN BY:	J.R.
SCALE:	1/4"=1'-0"
DATE:	01/29/2022
SHEET No.	A-102

STEEL & WOOD BUILT UP COLUMN SCHEDULE

MARK	SIZE	NOTES		MARK	SIZE	NOTES
2.4	2-2"x4"	-		2.6	2-2"x6"	-
3.4	3-2"x4"	-		3.6	3-2"x6"	-
4.4	4-2"x4"	-		4.6	4-2"x6"	-
5.4	5-2"x4"	-		5.6	5-2"x6"	-
C-1	HSS 4"x4"x1/4"	-		P66	6"x6"	S-P-F, No.1
C-2	HSS 6"x6"x1/4"	-		C-3	HSS Ø3.5"x1/4"	-

WOOD BUILT-UP COLUMN NOTES:

1. FOR GENERAL BUILT- UP COLUMN NOTES SEE DRAWINGS S-01, S-02
2. ALL TIMBER FOR COLUMNS TO BE S-P-F, No.1/No.2 UNLESS NOTED OTHERWISE
3. NOT ALL MEMBERS SPECIFIED IN THE SCHEDULE ARE USED IN THIS PROJECT.

BASE PLATE SCHEDULE

MARK	SIZE	BOLTS	DETAIL
BPL-1	6"x5/8"x12"	2-Ø3/4"	
BPL-2	6"x5/8"x12"	2-Ø1/2"	
BPL-3	10"x5/8"x10"	2-Ø1/2"	

FOOTING SCHEDULE

MARK	FTG. SIZE (INCH)			REINFORCING
	b	l	t	
F-1	24"	24"	12"	-
F-2	36"	36"	12"	3-15M BEW (HEE)
F-3	48"	48"	12"	3-15M BEW (HEE)
F-4	56"	56"	12"	5-15M BEW (HEE)

WOOD & STEEL LINTEL SCHEDULE

MARK	SIZE (inch)	MARK	SIZE (inch)
L1	L 4"x3 ½"x5/16" 0'0" to 4'0"	L5	3-2"x8"
L2	L 5"x3 ½"x5/16" 4'1" to 6'0"	L6	3-2"x10"
L3	L 6"x4"x3/8" 6'1" to 9'0"	L7	3-2"x12"
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STEEL LINTEL NOTES:

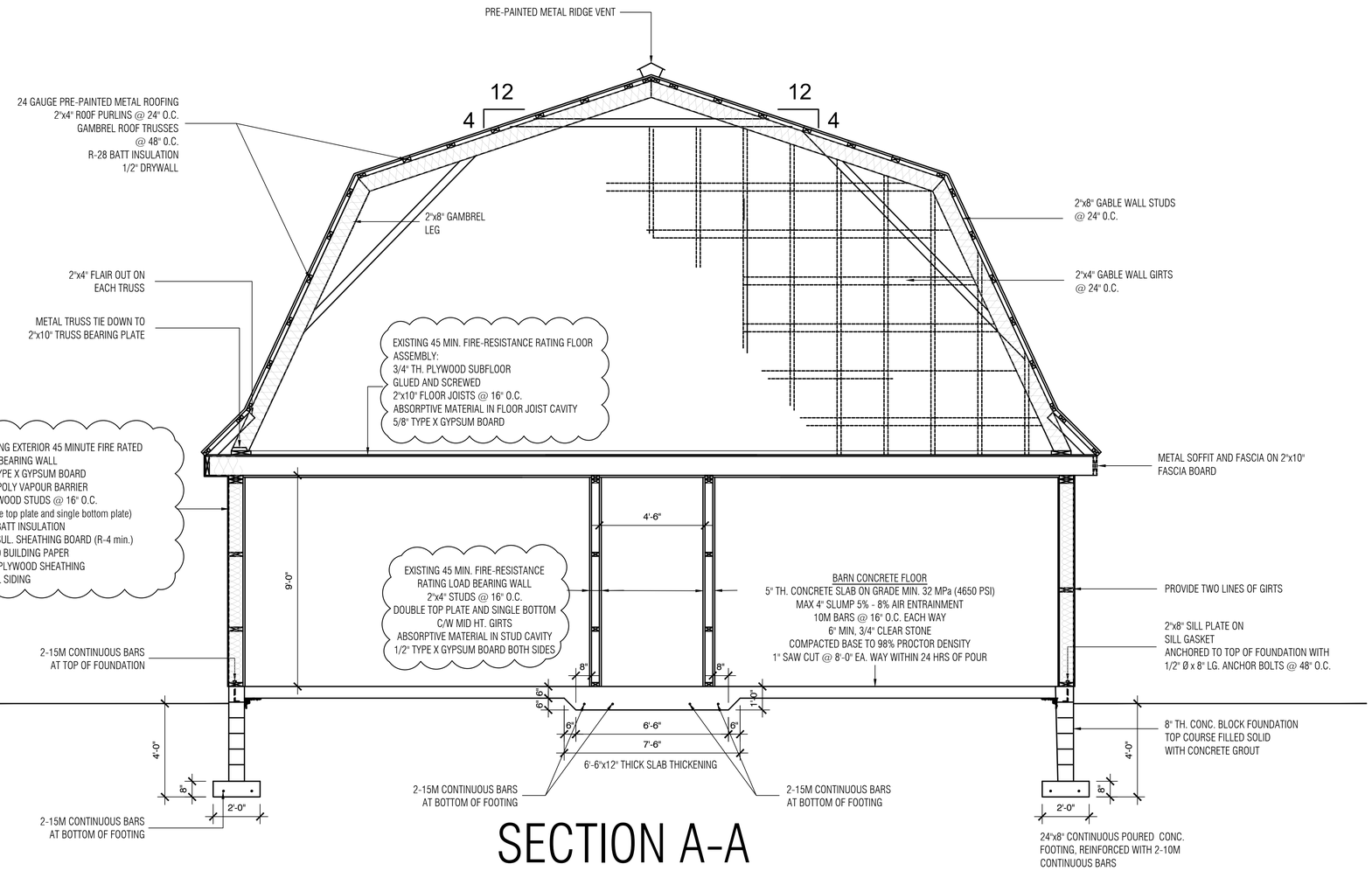
1. ALL EXTERIOR ANGLES TO BE HOT DIP GALVANIZED.
2. NOT ALL MEMBERS SPECIFIED IN THE SCHEDULE ARE USED IN THIS PROJECT.

TALL WOOD STUD WALLS

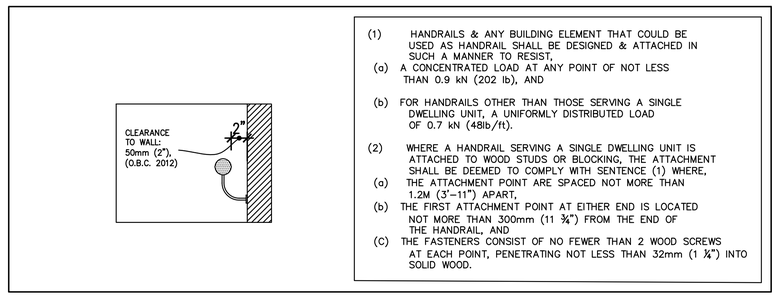
FOR STUD WALLS OUTSIDE THE SCOPE OF TABLE 9.23.10.1 OF THE ONTARIO BUILDING CODE

WALL HEIGHTS	WALL CONSTRUCTION
WALL HTS. UP TO 14'0"	2"x6" @ 16" O.C.
WALL HTS. UP TO 16'0"	2"x6" @ 12" O.C.
	2"x8" @ 16" O.C.
WALL HTS. UP TO 18'0"	2"x8" @ 12" O.C.
	2-2"x6" @ 12" O.C.

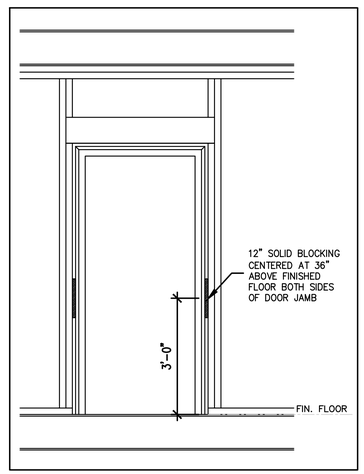
FOR ANY OF THE ABOVE ALTERNATIVES SOLID BLOCKING IS TO BE PROVIDED @ 4'0" O.C. AND WALL IS TO BE SHEATHED W/ MIN. 3/8" th. WAFERBOARD, PLYWOOD OR OSB.



SECTION A-A



DESIGN & ATTACHMENT OF HANDRAILS



RESISTANCE TO FORCE ENTRY

ROBLES DESIGN
38 THEODORE DRIVE
HAMILTON ONTARIO L9A 5J9
CELL (289) 698-0285
e-mail roblesdesign@gmail.com

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Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN	33940
INDIVIDUAL BCIN	25717
NAME	JUAN G. ROBLES

☐ HOUSE ☒ SMALL BUILDINGS

SIGNATURE

This document must be signed to be valid

AS BUILT DRAWINGS FOR:

HOBBY + STORAGE FARM

1375 FORESTRY FARM ROAD
SIMCOE, ONTARIO.

No.	DATE	DESCRIPTION
6.		
5.		
4.		
3.		
2.		
1.	08/24/21	ISSUE FOR REVIEW

REVISIONS	
BASEMENT FLOOR AREA	0000.00 sq.ft./sq.m.
FIRST FLOOR AREA	0000.00 sq.ft./sq.m.
SECOND FLOOR AREA	0000.00 sq.ft./sq.m.
THIRD FLOOR AREA	0000.00 sq.ft./sq.m.
FOURTH FLOOR AREA	0000.00 sq.ft./sq.m.
FIFTH FLOOR AREA	0000.00 sq.ft./sq.m.
TOTAL AREA	0000.00 sq.ft./sq.m.

FOR REVIEW

SHEET TITLE

EXISTING CROSS SECTIONS

DRAWN BY:	J.R.
SCALE:	3/8"=1'-0"
DATE:	01/29/2022
SHEET No.	A-103

DATOM GROUP LTD.
ELECTRICAL ENGINEERING

157 Brule Trail, King, Ontario L7B 0C7
(905) 939-1074 office@datomgroup.ca

DATE: March 20, 2023

TO: LandPro Planning Solutions Inc.
28 Colborne Street North
Simcoe, Ontario
L2R 7E8

Attn: Mackenzie Crumb, Planning Technician / Designer

Re: **1375 Forestry Farm Road,**
Part of Lot 24, Concession 8, Township of North Walsingham,
Norfolk County
Simcoe Botanicals Inc.
County Roll # 331054204015200
Lighting Plan (Photometrics)

DaTom Group Ltd. has been contracted by Simcoe Botanicals Inc. to review, model and inspect and record actual photometric data for the installation of the exterior lighting installation for the above noted site known as 1375 Forestry Farm Road, Norfolk County. A daytime inspection of the site was conducted on December 10, 2022 to determine the location and mounting height of the exterior light assemblies on the Cannabis Production and Processing Facility at the above noted site. Night time photometric data was recorded on February 18, 2023 with the following finding;

- Location of all light assemblies was measured and plotted on the attached layout noted as Photometric Boundary Data – 10 Degrees & 20 Degrees mounting to horizontal
- Mounting height of the fixtures was measure to be approximately 3.55 m from finished grade
- Lighting assemblies – RAB – Series FL3-LED51 – LED Flood Light, 50W, 120-277V, CCT – 4000K Model # FL3-LED50-B-4K-BRZ-KN with 0 – 10V Dimming Control, Clear Polycarbonate Lens, LED Life – 100,000 hrs, CRI - 70
- BUG Rating of Fixture – B3-U2-G2 with Initial Lumens – 6118 Lumens, LLF = 0.9
- Mounting Location of the exterior lights were measured – the north elevation had 2 (two) exterior fixtures mounted, the east and west elevations had 3 (three) exterior fixtures mounted and the south elevation of the building had zero (0) exterior fixtures mounted
- The mounting arrangement on the building was modelled in Agi32 Lighting Software
- The Average Maintained Illumination Level for the Gravel Parking Lot – 5.25 Lux / Uniformity – N/A.
- Field measurements for the site gravel parking Lot– Average Maintained Illumination – 1.86 Lux / Uniformity – Average / Minimum – N/A
- At the edge of the gravel parking lot – the recorded illumination level was nearly 0.0 Lux with the highest measured value of 0.2 Lux
- At the tree line on the east side of the site – the recorded illumination level was zero (0)

Per the requirements of the site plan, attached is the modelling of the exterior light fixtures mounted on the building as measured. Although the BUG – up light component of the luminaire is equal to 2, because the mounting is via a "knuckle – yoke", the luminaire / light fixture can be positioned on a horizontal plane so that the light is directed downwards

to minimize any up light and minimize the glare produced. The photometric results in Agi32 of the exterior light installation indicates that at the edge of the gravel parking lot, the light level is nearly zero and at the tree drip line, the illumination level is zero. The tree line also provides a barrier to light trespass. Thus, light trespass to the right of way of Forestry Farm Road is zero.

Should you have any questions please contact me at Office – 905-939-1074 or Mobile - 416-409-9613 or E-mail at davidt@datomgroup.ca.

Yours Truly,

David Tomingas, P. Eng., Dipm.B.A.
Principal Engineer
DaTom Group Ltd.
1375ForestryFarmRoad01

Project	Type	Date	Notes

RAB DESIGN

FL3-LED51

LED Flood Light

Yoke Mount

SPECIFICATIONS*	
Watts	47
Lumens	6118
Efficacy	129.5
Replaces Up To	1000 W Quartz
Colour Temp	4000K 5000K
Certification	cULus, IP65, Wet Locations
Operating Temp	-40°C to +40°C
Voltage	120-277
LED Life	100,000 hours
Housing Material	Die Cast Aluminum
Lens Material	Polycarbonate
Lens Type	Clear
Total Harmonic Distortion	15
Power Factor	0.9
CRI	70
Mounting	Knuckle, Yoke
Dimming	0-10V Dimming
Surge Suppression	Built-in 2kV
Weight (lbs)	5.1

*Standard

DESCRIPTION

The FL3-LED51 is our compact economy multi-purpose floodlight/sign light ideal for a variety of applications such as building facades, patios, yards, landscape lighting and storefronts.

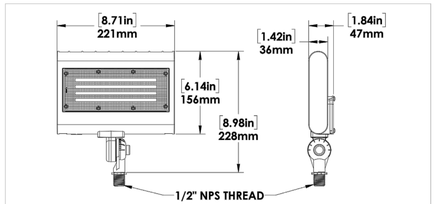
APPLICATIONS

Building Facades | Patios & Yards | Landscape Lighting | Sign Lighting

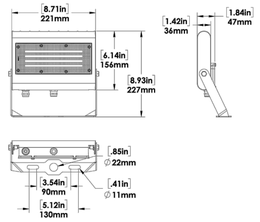
FEATURES

- Die cast aluminum housing with polycarbonate lens.
- Wide 7H X 7V beam is standard.
- Available as a knuckle or yoke mount. Also used as a sign light when combined with various arms.
- Ideal replacement for 1000W Quartz floods.
- High efficacy over 125 lumens per watt
- Knuckle mounts to standard DC100 cover (purchase separately)

DIMENSIONS

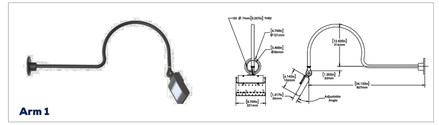


Knuckle Mount

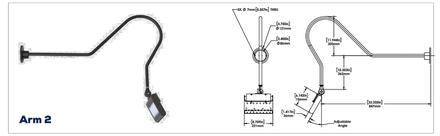


Yoke Mount

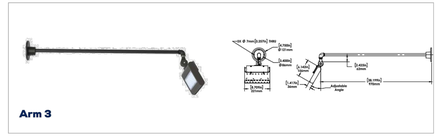
SIGN LIGHT DIMENSIONS



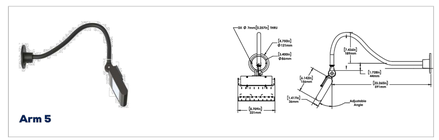
Arm 1



Arm 2



Arm 3



Arm 5

OTHER MODEL SPECIFICATIONS

DESCRIPTION	VOLTAGE (V)	INPUT POWER (W)	LIGHT OUTPUT	EFFICACY (Lm/W)	THD	PF	CCT
FL3-LED51-B-4K-XXX-XX	120-277V	47	6118	129.5	15	0.9	4000
FL3-LED51-B-5K-XXX-XX	120-277V	47	6219	131.6	15	0.9	5000

LEGEND
B - 120V-277V
4K - 4000K, 5K - 5000K
XXX - FINISH
XX - MOUNTING

AMPERAGE DRAW AND SURGE PROTECTION						
	CURRENT(A)				SURGE PROTECTION (kV)	
	120V	208V	240V	277V	120-277V	
FL3-LED51	0.44A	0.26A	0.22A	0.19A	2kV	

LUMEN MAINTENANCE			
	50,000	75,000	100,000
FL3-LED51	90%	85%	81%

ORDERING GUIDE - FLOOD

FL3	LED51	B			DIM	
WATTS	VOLTAGE	COLOUR TEMP.	FINISH		DIMMING	MOUNTING
	B - 120 - 277V*	4K - 4000K* 5K - 5000K*	BRZ - BRONZE* CC - CUSTOM FINISH		DIM - 0 -10V DIMMING*	KN - KNUCKLE MOUNT* YK - YOKE MOUNT*

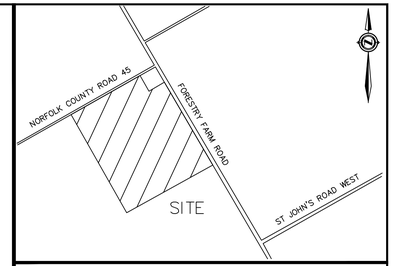
ORDERING GUIDE - SIGN LIGHT

FL3	LED51	B			DIM		
WATTS	VOLTAGE	COLOUR TEMP.	FINISH	DIMMING	MOUNTING	ARM	
	B - 120 - 277V*	4K - 4000K* 5K - 5000K*	BRZ - BRONZE* CC - CUSTOM FINISH	DIM - 0 -10V DIMMING*	KN - KNUCKLE MOUNT*	ARM1 ARM2 ARM3 ARM5	

*Standard Configuration.

CERTIFICATE OF APPROVAL
THE INSTALLATION WORK COVERED BY THIS DOCUMENT MEETS THE SAFETY REQUIREMENTS OF SECTION 4 OF REGULATION 22 / 04

DAVID TOMINGAS P.ENG. — NAME
MARCH 21, 2023 — DATE
PROFESSIONAL ENGINEER
SIGNATURE & PROFESSIONAL DESIGNATION



KEY PLAN NTS

LEGEND

WALLMOUNTED, LED FLOOD LIGHT, 47W, 120-277V, 4000K CCT, 70 CRI, DIE CAST ALUMINUM HOUSING WITH POLYCARBONATE LENS, WIDE 7H X 7V BEAM, BY RAB DESIGN LIGHTING INC. CAT# FL3-LED50-B-4K-BRZ-XN, MOUNTED ON THE EXTERIOR OF BUILDING AT A MOUNTING HEIGHT OF 3.55 M FROM FINISHED GRADE

1.70 ILLUMINATION LEVEL – IN LUX

X DRIVEWAY LOCATION

HP HYDRO POLE (EXISTING)

REV #	DATE	DETAILS	BY	APP

LICENSED PROFESSIONAL ENGINEER
D.E.TOMINGAS
90236233
2023/03/21
PROVINCE OF ONTARIO

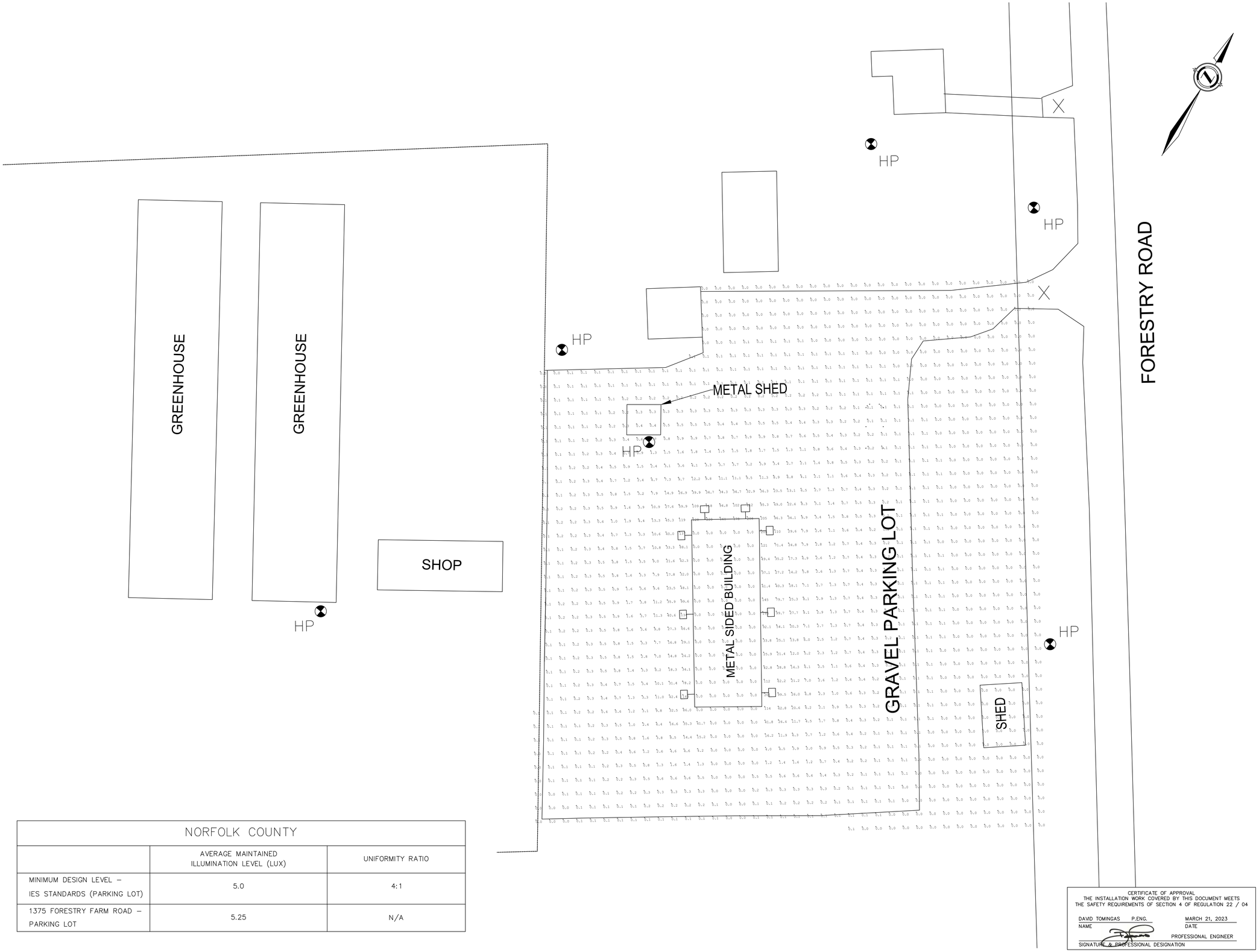
DATOM GROUP LTD.
ELECTRICAL ENGINEERING
157 BRULE TRAIL
KING, ONTARIO
L7B 0C7
Ph. (905) 939-1074
Fax (905) 939-9074
E-mail: office@datomgroup.ca

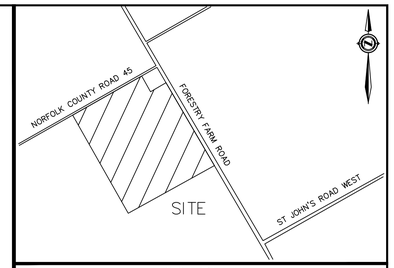
NORFOLK COUNTY

PROJECT
1375 FORESTRY FARM ROAD
SIMCOE BOTANICALS INC.

STANDARDS

DRAWN	DATE	SCALE
VK	03/14/23	NTS
CHECKED	APPROVED	DWG. NO.
DT	DT	23-110-ST1





KEY PLAN NTS

LEGEND

	WALLMOUNTED, LED FLOOD LIGHT, 47W, 120-277V, 4000K CCT, 70 CRI, DIE CAST ALUMINUM HOUSING WITH POLYCARBONATE LENS, WIDE 7H X 7V BEAM. BY RAB DESIGN LIGHTING INC. CAT# FLS-LED50-B-4K-BRZ-KN. MOUNTED ON THE EXTERIOR OF BUILDING AT A MOUNTING HEIGHT OF 3.55 M FROM FINISHED GRADE
1.0	ILLUMINATION LEVEL – IN LUX
X	DRIVEWAY LOCATION
HP	HYDRO POLE (EXISTING)

NORFOLK COUNTY		
	AVERAGE MAINTAINED ILLUMINATION LEVEL (LUX)	UNIFORMITY RATIO
MINIMUM DESIGN LEVEL – IES STANDARDS (PARKING LOT)	5.0	4:1
1375 FORESTRY FARM ROAD – PARKING LOT	5.25	N/A

CERTIFICATE OF APPROVAL
THE INSTALLATION WORK COVERED BY THIS DOCUMENT MEETS THE SAFETY REQUIREMENTS OF SECTION 4 OF REGULATION 22 / 04

DAVID TOMINGAS P.ENG. — NAME
MARCH 21, 2023 — DATE
PROFESSIONAL ENGINEER
SIGNATURE & PROFESSIONAL DESIGNATION

REV #	DATE	DETAILS	BY	APP

LICENSED PROFESSIONAL ENGINEER
D.E.TOMINGAS
90236233
2023/03/21
PROVINCE OF ONTARIO

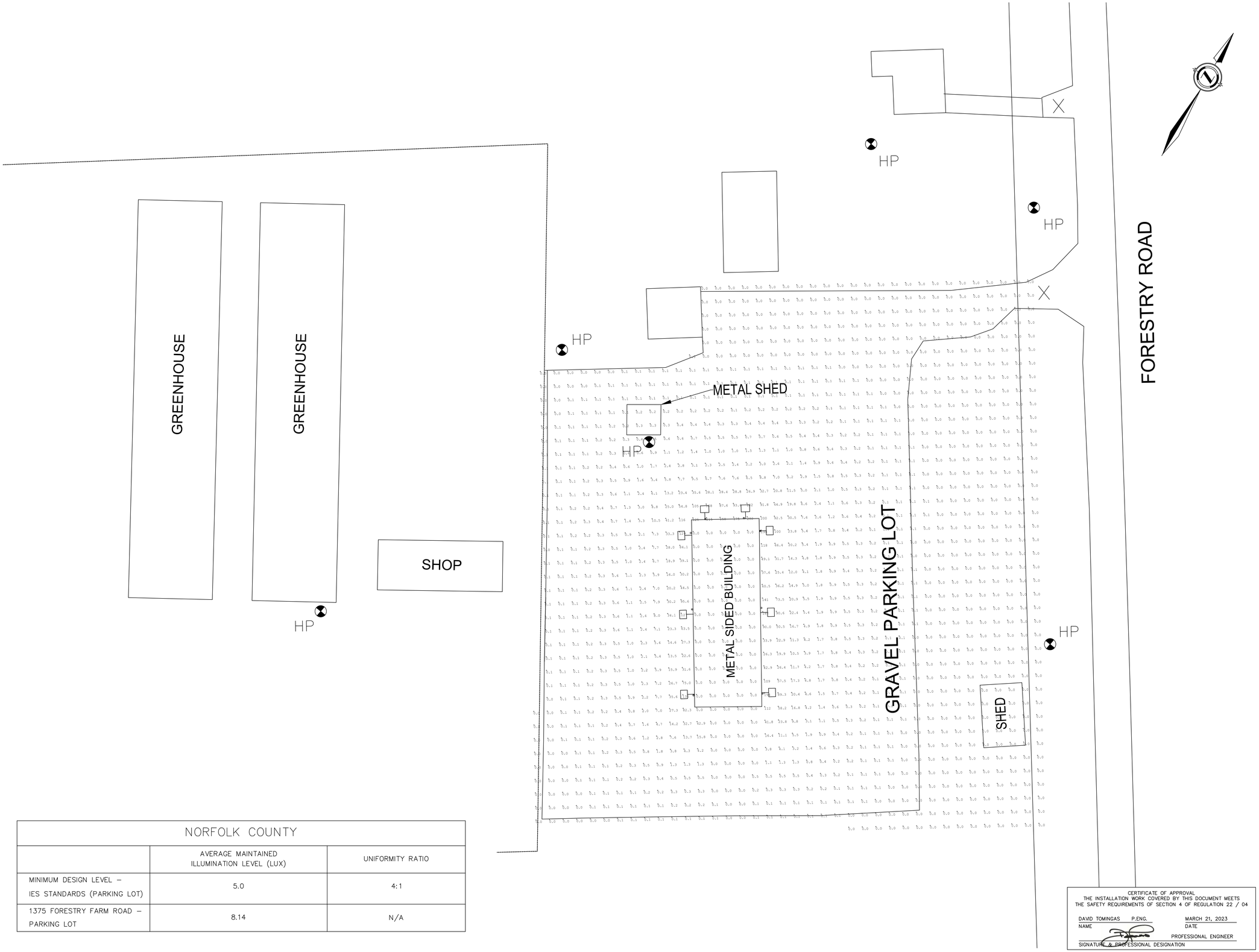
DATOM GROUP LTD.
ELECTRICAL ENGINEERING
157 BRULE TRAIL
KING, ONTARIO
L7B 0C7
Ph. (905) 939-1074
Fax (905) 939-9074
E-mail: office@datomgroup.ca

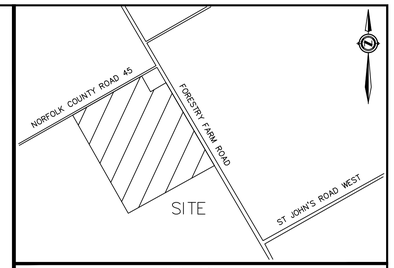
NORFOLK COUNTY

PROJECT
1375 FORESTRY FARM ROAD
SIMCOE BOTANICALS INC.

PHOTOMETRIC BOUNDARY DATA
20 DEGREES

DRAWN	DATE	SCALE
VK	03/14/23	1:250
CHECKED	APPROVED	DWG. NO.
DT	DT	23-110-PM1





KEY PLAN NTS

LEGEND

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1.0	ILLUMINATION LEVEL – IN LUX
X	DRIVEWAY LOCATION
HP	HYDRO POLE (EXISTING)

NORFOLK COUNTY		
	AVERAGE MAINTAINED ILLUMINATION LEVEL (LUX)	UNIFORMITY RATIO
MINIMUM DESIGN LEVEL – IES STANDARDS (PARKING LOT)	5.0	4:1
1375 FORESTRY FARM ROAD – PARKING LOT	8.14	N/A

CERTIFICATE OF APPROVAL
THE INSTALLATION WORK COVERED BY THIS DOCUMENT MEETS THE SAFETY REQUIREMENTS OF SECTION 4 OF REGULATION 22 / 04

DAVID TOMINGAS P.ENG. — NAME
MARCH 21, 2023 — DATE
PROFESSIONAL ENGINEER
SIGNATURE & PROFESSIONAL DESIGNATION

REV #	DATE	DETAILS	BY	APP

LICENSED PROFESSIONAL ENGINEER
D.E.TOMINGAS
90236233
2023/03/21
PROVINCE OF ONTARIO

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E-mail: office@datomgroup.ca

NORFOLK COUNTY

PROJECT
1375 FORESTRY FARM ROAD
SIMCOE BOTANICALS INC.

PHOTOMETRIC BOUNDARY DATA
10 DEGREES

DRAWN	DATE	SCALE
VK	03/14/23	1:250
CHECKED	APPROVED	DWG. NO.
DT	DT	23-110-PM1

LANDPRO
PLANNING SOLUTIONS

May 9, 2023

Norfolk County Planning Department
185 Robinson Street,
Simcoe, ON N3Y 5L6
planning@norfolkcounty.ca

Re: Site Plan Approval
1375 Forestry Farm Road, Norfolk County

LandPro Planning Solutions Inc. (LandPro) has been retained by Simcoe Botanicals Inc. c/o Grant Lambo, the property owner of 1375 Forestry Farm Road, to be the agent for this Site Plan Approval. The application is comprised of the following:

1. County Application Form, commissioned
2. Required Information Form, signed
3. Proposed Site Plan (Greck & Associates, April 2023) - UPDATED
4. Surveyor's drawing (Jewitt and Dixon Ltd., July 2022)
5. Air Treatment Control System / Odour Management Study (Sonair, October 2022)
6. Photometrics/Lighting Plan (Datom, March 2023)
7. Functional Servicing and Stormwater Management Technical Memo (Greck & Associates, April 2023) – UPDATED - *Includes Drainage Plans, Utility Plan and Cost Estimate*
8. Traffic Impact Brief (SLBC, December 2022)
9. Architectural Elevations (Robles Design, May 2022)
10. Property Identification Number Printout
11. Articles of Incorporation
12. Engineering Certificate of Insurance

Please note that a Federal Cannabis License has not been included in this application as requested, as the property owner believes they must obtain Site Plan Approval before obtaining a license, per the federal regulations.

In addition to these documents, the County has asked that we include additional information in our cover letter. Please note the following:

a) The proposed method of effluent capture and disposal is an underground cistern.
b) The expected quantity of water usage is 200 gallons per day.
c) The number of plants intended to be grown in association with the Federal Cannabis License is approximately 300 to 500. The license allows any amount within a 2,000 ft^2 space.

The fees for the application have been paid directly by property owners.

We trust this submission fulfills the County's requirements for a complete application and look forward to receiving confirmation of same.

Sincerely,

LandPRO Planning Solutions Inc.

Mackenzie Crumb, B.A., Dipl.
Planning Technician | Designer

Michael Sullivan
Principal Planner | President

Pre-Submission Consultation Meeting Minutes

Date: February 9, 2022

Description of Proposal: Cannabis Production and Processing Facility in Existing Greenhouses and Barn

Property Location: 1375 Forestry Farm Road

Roll Number: 331054204015200

As a result of the information shared at the pre-consultation meeting dated February 9, 2022, the following applications and qualified professional documents / reports are required as part of the development review process.

Please note that various fees are associated with each application and there are also costs for qualified professionals retained to complete various documents / reports. All requirements identified are minimum and determined as of the date of the pre-consultation meeting with the information available at that time. As the proposal proceeds and more information is made available, additional applications, studies, reports, etc. may be required.

This summary including checklists, comments and requests are applicable for a period of one (1) year from the date of meeting. If an application is not received within that time frame, a subsequent pre-consultation meeting may be required due to changes in policies and technical requirements.

Before you submit your application, please contact the assigned Planner to confirm submission requirements and the applicable fee

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Attendance List

Proponent	Grant Lambo Hayleigh Bucaro
Community Development – Planning and Agreement	Tricia Givens, Director, Planning (Chair) Hannelore Yager, Junior Planner
Community Development – Building and Zoning	Devon Staley, Building Inspector Roxanne Lambrecht, Zoning Administrator

Corporate Support Services – Realty Services	Kelly Darbishire, Realty Services Specialist
Environment & Infrastructure Services – Development Engineering	Stephen Gradish, Development Technologist
Community Services – Fire	Katie Ballantyne, Community Safety Officer
Community Services – By-Law	Jim Millson, Supervisor, Bylaw Enforcement
Long Point Regional Conservation Authority	Isabel Johnson, Resource Planner

Table of Contents

Proposal Summary

Cannabis production in existing greenhouses and barn.

List of Application Requirements

Planning Department

Planning application(s) required to proceed		**Required**
Official Plan Amendment Application		
Zoning By-law Amendment Application		X***
Site Plan Application		
Draft Plan of Subdivision Application		
Draft Plan of Condominium Application		
Part Lot Control Application		
Consent / Severance Application		
Minor Variance Application		
Removal of Holding Application		
Temporary Use By-Law Application		
Other -		
Planning requirements for a complete application The items below are to be submitted as part of the identified Planning Application(s). ** electronic/PDF copies of all plans, studies and reports are required**	**Required at OPA/ Zoning Stage**	**Required at Site Plan Stage**
Proposed Site Plan / Drawing	X	X
Planning Impact Analysis Report / Justification Report	X***	X
Air treatment control system and odour management control plan	X	X
Environmental Impact Study		
Neighbourhood Plan (TOR must be approved by the County)		

Agricultural Impact Assessment Report		
Archaeological Assessment		
Heritage Impact Assessment		
Market Impact Analysis		
Dust, Noise and/or Vibration Study		
MOE D-Series Guidelines Analysis		
Landscaping Plan		
Elevation Plan		
Photometrics (Lighting) Plan		
Shadow Analysis Report		
Record of Site Condition		
Contaminated Site Study		
Minimum Distance Separation Schedule		
Parking Assessment		
Photometrics (Lighting Plan)	X	X
Hydrogeological Study		
Restricted Land Use Screening Form		
Topographical Survey Drawing		
Additional Planning requirements		**Required**
Development Agreement		
Parkland Dedication/Cash-in-lieu of Parkland		

*the list of requirements is based on the information submitted and as presented for this specific pre-consultation meeting. Any changes to a proposal may necessitate changes to Planning Department submission requirements.

*Community Development fees, applications, and helpful resources can be found can be found by visiting https://www.norfolkcounty.ca/government/planning/

***__if the use does not comply with the zoning for minimum distance separation, at minimum a zoning by-law amendment application would be required__. Inclusion of an air treatment control system and odour management control plan will be required for any reduction in distances from residential or other sensitive uses for under 300 metre distances.

Planning Comments

[see Appendix A for additional comments]

The subject lands are zoned and designated Agriculture (A) and Hazard Lands (HL). There are also a portion of significant woodlands located on the western portion of the lot, which overlap with some Hazard Land areas.

The subject lands are approximately 98.40 acres (39.82 ha) in area with 590 metres in frontage on Forestry Farm Road, located south of the intersection of Forestry Farm Road and Norfolk County Road 45. The lot is currently occupied by: a single detached home, a bunkhouse, 2 greenhouses, a barn, five accessory structures. A hydro-electric box currently services the barn (which is used to grow cannabis) and the greenhouse closest to the road. There is corn and soybeans are also being produced on site. There are two entrances from Forestry Farm road.

There is a dwelling located on an adjacent lot approximately 290 metres northeast of the eastern, existing greenhouse. Additional dwellings are located approximately 335 and 700 metres on an adjacent lots to the southeast and northwest of the existing greenhouses, respectively.

Summary

The proposed development is within the designated 'Agricultural' area in the Norfolk County Official Plan, and zoned as 'Agricultural' in the Zoning By-law Z-1-2014. An application for a *cannabis production and processing* facility to undergo site plan will be required in order for any existing greenhouse facilities to be converted into the aforementioned cannabis production structure, and be in compliance with Section 3.21. of Norfolk County's Zoning By-Law 1-Z-2014.

As per section 3.21 (i) of the Zoning By-law, "all development in relation to the establishment of or expansion to a Cannabis Production and Processing shall be subject to Site Plan Control. [25-Z-2018]". **Prior to the issuance of a building permit, change of use permit, or operation of a *Cannabis Production and Processing* use, Site Plan approval must be granted.**

Planning staff's main comments regarding the proposal are:

As indicated by section 3.21. (e) a *cannabis production and processing facility* in the Agriculture (A) zone *not equipped* with air treatment control may not be located closer than 300 meters from, including but not limited to, a dwelling on a separate lot.

Based on the location of *cannabis production and processing facilities* being nearer than 300 metres from another dwelling on a separate lot, air treatment control will be required. Staff will need to evaluate whether any future type of air treatment control proposed in order determine if the facility will be in compliance with Section 3.21. (b) and (e).

An application for a Zoning By-Law Amendment must be submitted and approved in order for a *cannabis production and processing facility* to be permitted at a distance that is smaller than the required distance as articulated by section 3.2.1. (e) of the Zoning By-Law. Any application for Zoning By-Law Amendment seeking relief from the required setback of a *cannabis production and processing facility* from dwellings on residential lots will require a site plan demonstrating an air treatment control system and odour management plan deemed sufficient by staff.

In the Zoning By-Law, the definition of farm explicitly does not include Cannabis Production and Processing. Bunkhouses are permitted as a use in association with agricultural production for farms, however are not permitted as a use for *cannabis production and processing facilities*.

Some other key pieces of information needed in a site plan will be:

- Labelling of the use of all existing accessory buildings, and whether they are used as part of the *cannabis production and processing* facility. This includes things such as storage, garbage disposal and electricity facilities. This will be supported by a clear indication of the fence which must encompass all cannabis operation structures.

- The distance from the nearest operating cannabis production/processing structure to the closest sensitive land use on neighbouring lands.

- A Cover Letter which identifies:
    - The proposed method for effluent capture and disposal in the Cover Letter.
    - The expected quantity of water usage.
    - The number of plants intended to be grown in association with the Federal Cannabis License

- Please include the Federal Cannabis Licence with the application

- Illumination of Cannabis Production and Processing operations shall be subject to the requirements of Subsection 3.16. Lighting Facilities.
    - a. Please confirm whether there will be outdoor lighting in the parking lot or on the outside of the building, and if so, what type, arrangement and direction.
    - b. Please confirm whether the greenhouse is constructed from opaque material, or be covered by an illumination screening
    - c. that all illumination is dark-sky compliant

- Quantity, type and dimensions of parking is required to be compliant with section 4.9 of the Zoning By-law in addition to any standards identified by the Development Engineering team. Please provide pedestrian connections from the

barrier free parking area to the entrances. A zoning by-law amendment would be required to amend the parking requirements for the proposal.

- Any existing or proposed landscaping being used to screen the existing greenhouses from adjacent residential lots and roadways

- A description of the current or proposed security measures – type and height of fencing, recording devices, locks, etc.

Assigned Planner:

Hannelore Yager
Junior Planner
Extension 8095
Hannelore.yager@norfolkcounty.ca

Agreements

As performance securities for infrastructure, landscaping and as constructed drawings will be identified as part of the site plan approval process you will be required to enter into a development agreement with the County. Please note that the County will be holding 100% of the cost of an air treatment control system and 100% of the cost of an internal light shading system.

The additional requirements for a development agreement could include, but are not limited to the following:

- Engineering drawing review
- Engineer's schedule of costs for the works
- Clearance letter and supporting documentation to support condition clearance
- User fees and performance securities
- Current property identification number (PIN printout) (can be obtained by visiting https://help.onland.ca/en/home/)
- Owner's commercial general liability insurance to be obtained and kept in force during the terms of the agreement. The description of operations will need to refer to the site as a cannabis facility.
- Postponement of interest. If there are mortgagees / charges on your property identifier, your legal representative will be required to obtain a postponement from your bank or financial institution to the terms outlined in your development agreement
- Transfers and / or transfer easements along with registered reference plan

I look forward to assisting you through the agreement stage of your development through to final release of your performance securities.

Annette Helmig
Agreement and Development Coordinator
Extension 8053

Annette.Helmig@norfolkcounty.ca

Development Engineering

Development Engineering – 1375 Forestry Farm Road (Cannabis Production)

Development Engineering requirements to proceed The below requirements are to be submitted as part of the Formal Development Planning application.	**Required at OPA/ Zoning Stage**	**Required at Site Plan Stage**	**Potentially Required (See Notes Section)**
General Requirements			
Concept Plan	X	X	
Lot Grading Plan		X[6]	
Utility Plan		X	
Geotechnical Report			X[12]
Functional Servicing Brief		X[7]	
Storm Water Servicing Requirements – Section 7.0 and Section 8 Norfolk County Design Criteria and ISMP Section 4.0			
Storm Water Management Design Report (including calculations)		X[8]	
Establish/Confirm Legal and Adequate Outlet		X	
Anticipated Flow/Analysis to Receiving Collection System		X	
Transportation Requirements – Section 6.0 Norfolk County Design Criteria, ISMP Section 5.0, Section 6.0 and Appendix J			
Traffic Impact Study		X[9]	
Improvements to Existing Roads & Sidewalk (urbanization, pavement structure, widening sidewalk replacement, upgrades, extension and accessibility)		X[10, 11]	

General Notes:

1. Securities will be required. 10% of site works and 100% of works within the right-of-way. This is to be provided in a security schedule. A copy of Norfolk County's template can be provided. This can be provided at time of Site Plan.
2. All reports are to be completed in reference to Norfolk County's Design Criteria and Integrated Sustainable Master Plan (ISMP). A copy of these criteria can be provided to your consultant once chosen.
3. Recommendations from all reports must be incorporated into the design. All reports and drawings must be signed and stamped by a P.Eng.

Required at Zoning Stage (if required):

4. Concept Plan

Required at Site Plan Stage:

All Site Plan submissions are to comply with Section 16 of the Norfolk County Design Criteria in addition to the comments below:

5. Concept Plan
6. Lot Grading Plan – As mentioned at the pre con the site is currently built out with no new proposed additions. Therefore, Development Engineering is looking for a plan to confirm current on-site drainage patterns. This will include current roof water leaders, on site swales and an adequate number of grades on and around the property to determine where onsite water will flow.
7. A Functional Servicing Brief will be required. This Brief will explain the type of sanitary and water services required for this development. As mentioned at the pre con meeting, there are growing concerns of the amount of water being used for this type of development and how wastewater will be treated and discharged.
8. A Stormwater Management (SWM) Design Report will be required at time of Site Plan submission. As mentioned at the Pre-Con meeting given the fact this site is primarily already built out Norfolk County will be interested in a SWM report that proves onsite stormwater is being managed in an appropriate manner to meet the capacity of your legal and adequate outlet.
    a. The Stormwater Report must meet Norfolk County Design Criteria. The development design should consider Low Impact Development (LID) based controls as described in the Province of Ontario's Stormwater Management Planning and Design Manual, March 2003.
9. As per Norfolk County's Integrated Sustainable Master Plan (ISMP) Appendix J – Traffic Impact Study (TIS) Guidelines, A Traffic Impact Brief will be required. The following sections will need to be reviewed and completed.
    b. Section A1.3 – Existing Conditions.
    c. Section A1.4 – Study Area
    d. Section A1.5 – Development Land Use & Type
    e. Site Line Analysis
    f. Conclusions and Recommendations

A copy of Norfolk County's ISMP – Appendix J Guidelines are available upon request.

10. All entrances must be paved within Municipal ROW and meet Norfolk County design criteria. Other driveway improvements such as confirmation of adequate width and proper Radius returns must be reviewed in conjunction with the Traffic Impact Study and its recommendations based on proposed traffic volumes.
11. All entrance are to be in compliance with By-Law 2016-32

Potentially Required Notes:

12. A Geotechnical report must be submitted if Storm water management practices involving infiltration are proposed.

Stephen Gradish
Development Technologist
Extension 8015
Stephen.Gradish@norfolkcounty.ca

Conservation Authority

Long Point Regional Conservation Authority

Conservation Authority requirements to proceed	May be Required	Required
Conservation Authority Permit		
Slope Stability Analysis / Erosion Analysis		
Coastal Engineers Report		
Environmental Impact Study		
Subwatershed Plan/Study		
Master Drainage Study		
Stormwater Management Report/Brief	X	
Other		

All development should be 15m back from the watercourse, otherwise a permit is needed. If the County requested a SWM brief/report, we would like to review that as well.

*LPRCA fees, applications, and helpful resources can be found can be found by visiting https://lprca.on.ca/planning-permits/planning-fees/

Isabel Johnson
Resource Technician
519-842-4242 extension 229
ijohnson@lprca.on.ca

County Departmental Comments & Requirements

Corporate Support Services – Realty Services

The County will require a postponement of any mortgages on title to the County's Site Plan Agreement. We recommend that you connect with your lender and/or solicitor as early in the process as possible to avoid any delays.

Kelly Darbishire
Specialist, Realty Services
Extension 8117
Kelly.Darbishire@norfolkcounty.ca

Corporate Support Services - Accessibility for Ontarians with Disabilities Act

No comments at this time.

Sam McFarlane
Manager, Accessibility and Special Projects
Corporate Support Services
519-426-5870 x. 8099
Sam.McFarlane@norfolkcounty.ca

Building

Zoning Administrator:

Provide zoning table on site sketch showing that section 3.21 of the zoning bylaw is met. Ensure parking according to section 4.9(z) is achieved, also include on site sketch parking area and dimensioned parking spaces.

Roxanne Lambrecht
Zoning Administrator
Extension 1839
Roxanne.Lambrecht@norfolkcounty.ca

Building Inspector:

1375 Forestry Farm Road

Please refer to our website for current forms, and fees.
https://www.norfolkcounty.ca/business/building/

If the existing greenhouses/barns (farm buildings) require renovation or relocation a building permit will be required. The project will require a Professional Engineer to complete the design documentation for an application.

Items for Site Plan

Site plan drawings need to have enough detail, to determine compliance with the code references listed:

1. Indicate location of access route and access route design [OBC 3.2.5.4 to 3.2.5.6]
2. Revised fire water pond design and calculations. [OBC 3.2.5.7]
3. Indicate location of existing and new fire department connections. Dimensions between hydrants and building entrances is required.

[OBC 3.2.5.16]

3. Location and specifications of exterior lighting.
4. Location of revised septic system (if required)
5. Provide building elevations and cross section, showing building massing, location of proposed entrances and exits, barrier free controls, exterior lighting locations, and exterior signage. [Planning Act 41(4).2]

Items for Building Permit

+ Farm Buildings

Please refer to Norfolk County's zoning by-law to see if your meets the definition of a farm building.

What do I need to apply?

Completed Forms

1. Building Permit Application Form
2. Signed Commitment to General Review if the building is over 600 m2
3. Applicant Authorization Form, if application is not completed by the property owner,
4. Applicable Law Checklist and supporting documents.
5. Lot grading form or exemption request.

Required Documents

6. Plot Plan (link to plot plan sample)
    - Property lines and lot dimension,
    - Location of farm building and all other structures on the lot,
    - Distance from farm building to property lines
    - Parking spots with dimensions
1. Lot grading plan
2. Drawings of the farming building.
    - Footing and foundations,
    - Floor plans,
    - Elevations,
    - Cross sections of exterior wall from footing to roof.
3. Roof layout or truss layout (where required)

4. Engineered beam details (i.e. Parallam, Micro-lam, LVL's) (where required)

Fees

5. Building Permit fee
6. Plumbing fee
7. Occupancy fee
8. Civic address (where applicable)

+ Septic - Do I need a septic permit?

A building permit is required to install a new septic system, repair or replace any part of the septic system. Norfolk County does not keep records on well locations.
Septic Permit is required if the daily design flow is 10,000 litres/day or below for the whole site.

Sewage Works is required if the daily design flow exceed 10,000 litres/day for the whole site.

An Environmental Compliance Certificate (ECA) is required from the Ministry of Environment, Conservation and Parks (MECP) for a sewage works.
Contact: *Christopher O'Connor Phone: 905-521-7888 or 1-800-668-4557*
Cell: 905-515-9618 Email: Chris.O'Connor2@ontario.ca

Environmental Compliance Approval process can be found at:
https://www.ontario.ca/document/guide-applying-environmental-compliance-approval-0

What do I need for to apply?

Completed Forms

7. Building Permit Application Form
8. Schedule 1: Designer Information
9. Schedule 2: Sewage System Installer Information

Required Documents

10. Septic system design (link to form)
11. Percolation time ('T' time) report from a licensed testing agency

Fees

12. Septic Permit fee

Currently, all permits can be applied for by email to permits@norfolkcounty.ca. Our Permit Coordinators will review your application and provide in writing any item which may be missing from the application and a cost break down for the permit fees and payment options.

If you have any questions on the building permit process or plans required, please contact the Building Department at permits@norfolkcounty.ca
Click here to enter text.

Devon Staley
Building Inspector
Extension 8108
Devon.staley@norfolkcounty.ca

Fire Department

Provided there is no extraction or processing of cannabis in this facility, Norfolk County Fire Department does not have any concerns with this proposal at this time.

Katie Ballantyne
Community Safety Officer
Extension 2423
Katie.ballantyne@norfolkcounty.ca

Additional Agency Comments & Requirements

Hydro One

It is recommended that you advise Hydro One of your business to ensure appropriate capacity.

Click here to enter text.

Appendix A: Summary of Applicable Planning Legislation, Policy and Zoning

Following is a summary of key items related to the proposal as presented; noting these documents are meant to be read in their entirety with relevant policies to be applied in each situation. This is not an exhaustive list and only in response to the information submitted for the pre-consultation. This feedback is subject to change pending full submission of a development application and any changes or additional information provided therein.

Provincial Policy Statement, 2020

https://www.ontario.ca/page/provincial-policy-statement-2020

Norfolk County Official Plan
https://www.norfolkcounty.ca/government/planning/official-plan/

The subject lands are designated “Agricultural” and “Hazard Land” in the Official Plan.

Section 9.6.1 outlines requirements in relation to requests to amend the Official Plan.

Section 9.6.2 outlines requirements in relation to requests to amend the Zoning By-law.

Section 3.5. discusses policies regarding Norfolk County’s Natural Heritage System, which includes Hazard Lands.

Section 7.2. of the Official Plan contains policies for the Agricultural designation.

Section 7.3. of the Official Plan contains policies for the Hazard Land designation

It is the responsibility of the proponent to review and ensure relevant Official Plan policies are addressed in any future development application.

Norfolk County Zoning By-Law 1-Z-2014
https://www.norfolkcounty.ca/government/planning/new-zoning-by-law/

The provisions of the Norfolk County Zoning By-Law shall apply to all lands within the boundaries of Norfolk County. No land, building or structure shall be used, erected or altered in whole or in part except in conformity with the provisions of this By-Law. No land, building or structure shall be used or occupied except for uses that are specifically identified in the By-Law as permitted uses by the relevant zoning category.

The subject lands are zoned" Agricultural" and "Hazard Land" in the Zoning By-Law of Norfolk County.

Section 3.21. of the Zoning By-Law contains policies for cannabis production and processing facilities, which are subject to the policies within section 3.16. (Lighting Facilities) and section 4.0 (Off Street Parking). As per section 3.21 (i) of the Zoning By-law, "all development in relation to the establishment of or expansion to a Cannabis Production and Processing shall be subject to Site Plan Control". Prior to the issuance of a building permit, change of use permit, or operation of a Cannabis Production and Processing use, Site Plan approval must be granted.

Section 3.2.1.(d) states: No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Agricultural Zone (A) may be located closer to any dwelling on a separate lot, public school, private school, place of worship, campground, group home, hotel, long-term care facility, mobile home park, park, place of assembly, place of entertainment, place of sports and recreation, tent and trailer park, tourist cabin, hospital, or day care nursery than 150 metres.

Section 3.2.1. (e) states: No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is not equipped with air treatment control situated in the Agricultural Zone (A), General Industrial Zone (MG), Light Industrial Zone (ML), Rural Industrial Zone (MR) may be located closer to any dwelling on a separate lot, public school, private school, place of worship, campground, group home, hotel, long-term care facility, mobile home park, park, place of assembly, place of entertainment, place of sports and recreation, tent and trailer park, tourist cabin, hospital, or day care nursery than 300 metres

An application for a Zoning By-Law Amendment must be submitted and approved in order for a cannabis production and processing facility to be permitted at a distance that is smaller than the required distance as articulated by section 3.2.1.(d) of the Zoning By-Law. Any application for Zoning By-Law Amendment seeking relief from the required setback of a cannabis production and processing facility from dwellings on residential lots will require a site plan demonstrating an air treatment control system and odour management plan deemed sufficient by staff.

j) Notwithstanding Subsections 3.21 c), d) and e), within the Agricultural Zone (A), an on-farm diversified use shall be permitted on the same lot as Cannabis Production and Processing subject to the requirements of Subsection 12.3.

Section 11.0. of the Zoning By-Law of Norfolk County contains policies for the Hazard Land designation.

Section 12.0. of the Zoning By-Law contains policies for the Agricultural designation.
It is the responsibility of the proponent to review and ensure relevant Zoning By-law provisions are addressed in any future development application.

Site Plan Control:

Staff's general comments related to a required Site Plan are:

a. When developing the landscaping plan, include vegetative planting and screening along the outside of the parameter fence to add visual screening in addition to passive/natural odour capture and sound insulation.

i) Include in the site plan the distance from the nearest operating cannabis production/processing structure to the closest sensitive land use on neighbouring lands. Elevation plans are required.

b. Confirm intended driveway/access to the facility.

c. Please indicate all existing structures and whether any will be included in the cannabis production and processing operation. This includes any structure used for storage, office, or other.

d. Please confirm the location of the proposed greenhouse (dimensions, setbacks from the lot lines, and type of structure).

i) A clear delineation between the cannabis operation and other existing uses on site must be shown on the plan through labelling. This will be supported by a clear indication of the fence which must encompass all cannabis operation structure.

e. Please ensure there is a security fence surrounding all operation buildings and indicate the type of fence and any additional security options proposed.

f. Please ensure parking meets the zoning provisions and is appropriately located with access to the site. Please indicate appropriate parking locations, number of stalls, dimensions, and highlight the barrier free parking stalls. Parking is calculated at 1 parking space for every 90sqm of floor area (section 4.9z). Provide pedestrian connections from the barrier free parking area to the entrances. A zoning by-law amendment would be required to amend the parking requirements for the proposal.

g. Please show snow storage location.

h. No outdoor storage is permitted, please indicate which structure will store garbage / waste.

i. Please indicate the surface material within the side (for example, gravel or pavement).

j. With regard to illumination, please ensure the following:

i) shown on the site plan and include any proposed lighting in the required photometric report. Indicate that all outside lighting will be dark sky compliant.

ii) proper illumination screening is provided for all non-opaque grow facilities (blackout screening).

iii) reference to Policy 3.16 ‘Lighting Facilities’ - where private lighting facilities, (internal or external to any building or structure), are designed to be energy efficient, be directed downwards, and located or arranged to deflect glare away from adjacent residential uses, streets and the night sky and to avoid causing nuisance to adjacent property owners, or any confusion with traffic signals.

k. Please reference Norfolk County’s Site Plan submission requirements and ensure all submissions meet Norfolk County standards.

Innovation, Science and Economic Development Canada

Innovation, Sciences et Développement économique Canada

Certificate of Incorporation

Canada Business Corporations Act

Certificat de constitution

Loi canadienne sur les sociétés par actions

SIMCOE BOTANICALS INC.

Corporate name / Dénomination sociale

1068680-8

Corporation number / Numéro de société

I HEREBY CERTIFY that the above-named corporation, the articles of incorporation of which are attached, is incorporated under the *Canada Business Corporations Act*.

JE CERTIFIE que la société susmentionnée, dont les statuts constitutifs sont joints, est constituée en vertu de la *Loi canadienne sur les sociétés par actions*.

Virginie Ethier

Director / Directeur

2018-03-19

Date of Incorporation (YYYY-MM-DD)
Date de constitution (AAAA-MM-JJ)

Canada

2018-03-20

Corporations Canada
C.D. Howe Building
235 Queen Street
Ottawa, Ontario K1A 0H5

Corporations Canada
Edifice C.D. Howe
235, rue Queen
Ottawa (Ontario) K1A 0H5

Corporation Information Sheet

Canada Business Corporations Act (CBCA)

Fiche de renseignements concernant la société

Loi canadienne sur les sociétés par actions (LCSA)

SIMCOE BOTANICALS INC.

Corporation Number	1068680-8	Numéro de société
Corporation Key Required for changes of address or directors online	71553353	Clé de société Requise pour mettre à jour en ligne l'adresse du siège social ou l'information concernant les administrateurs
Anniversary Date Required to file annual return	03-19 (mm-dd/mm-jj)	Date anniversaire Requise pour le dépôt du rapport annuel
Annual Return Filing Period Starting in 2019	03-19 to/au 05-18 (mm-dd/mm-jj)	Période pour déposer le rapport annuel Débutant en 2019

Reporting Obligations

A corporation can be dissolved if it defaults in filing a document required by the CBCA. To understand the corporation's reporting obligations, consult Keeping Your Corporation in Good Standing (enclosed or available on our website).

Corporate Name

Where a name has been approved, be aware that the corporation assumes full responsibility for any risk of confusion with existing business names and trademarks (including those set out in the Nuans search report). The corporation may be required to change its name in the event that representations are made to Corporations Canada and it is established that confusion is likely to occur. Also note that any name granted is subject to the laws of the jurisdiction where the corporation carries on business. For additional information, consult **Protecting Your Corporate Name** (enclosed or available on our website).

Obligations de déclaration

Une société peut être dissoute si elle omet de déposer un document requis par la LCSA. Pour connaître les obligations de déclaration de la société veuillez consulter Maintenir votre société en conformité, ci-jointe ou disponible dans notre site Web.

Dénomination sociale

En dépit du fait que Corporations Canada ait approuvé la dénomination sociale, il faut savoir que la société assume toute responsabilité de risque de confusion avec toutes dénominations commerciales, marques de commerce existantes (y compris celles qui sont citées dans le rapport de recherche Nuans). La société devra peut-être changer sa dénomination advenant le cas où des représentations soient faites auprès de Corporations Canada établissant qu'il existe une probabilité de confusion. Il faut aussi noter que toute dénomination octroyée est assujettie aux lois de l'autorité législative où la société mène ses activités. Pour obtenir de l'information supplémentaire, veuillez consulter le document **Protection de la dénomination sociale** ci-joint ou disponible dans notre site Web.

Innovation, Science and Economic Development Canada
Corporations Canada

Innovation, Sciences et Développement économique Canada
Corporations Canada

Corporations Canada
C. D. Howe Building
235 Queen Street
Ottawa, Ontario K1A 0H5

Corporations Canada
Édifice C.D. Howe
235, rue Queen
Ottawa (Ontario) K1A 0H5

2018-03-20

Ontario Extra-provincial Registration /
L'enregistrement d'une entreprise extraprovinciale en Ontario

SIMCOE BOTANICALS INC.

Corporate name / Dénomination sociale

1068680-8

Corporation Number / Numéro de la société

Attached is your completed registration form for Ontario. The form does not contain your Ontario Corporation Number.

The Ontario registration application has been forwarded to the Ontario Central Production and Verification Services Branch. If your application is approved, you will receive a "Notice to Clients" advising you of the corporation's new Ontario Corporation Number.

If you have any questions about your Ontario registration, contact Central Production and Verification Services Branch at:
1-800-361-3223 or 416-314-8880 or
www.ontario.ca/en/business/STEL02_163367.

Ci-joint est votre formulaire d'enregistrement rempli pour l'Ontario. Le formulaire ne contient pas votre numéro d'entreprise de l'Ontario.

La demande d'enregistrement de l'Ontario a été envoyée à la Direction des services centraux de production et de vérification. Si votre demande est approuvée, vous recevrez un « préavis des clients » vous informant du nouveau numéro d'entreprise de l'Ontario pour la société.

Si vous avez des questions au sujet de l'enregistrement en Ontario, contactez la Direction des services centraux de production et de vérification :
1-800-361-3223 ou 416-314-8880 ou
www.ontario.ca/fr/business/STEL02_164570.

Canada

Form 1
Articles of Incorporation
Canada Business Corporations Act (s. 6)

Formulaire 1
Statuts constitutifs
Loi canadienne sur les sociétés par actions (art. 6)

1 Corporate name
Dénomination sociale

SIMCOE BOTANICALS INC.

2 The province or territory in Canada where the registered office is situated
La province ou le territoire au Canada où est situé le siège social

ON

3 The classes and any maximum number of shares that the corporation is authorized to issue
Catégories et le nombre maximal d'actions que la société est autorisée à émettre

See attached schedule / Voir l'annexe ci-jointe

4 Restrictions on share transfers
Restrictions sur le transfert des actions

None

5 Minimum and maximum number of directors
Nombre minimal et maximal d'administrateurs

Min. 1 Max. 10

6 Restrictions on the business the corporation may carry on
Limites imposées à l'activité commerciale de la société

None

7 Other Provisions
Autres dispositions

See attached schedule / Voir l'annexe ci-jointe

8 **Incorporator's Declaration:** I hereby certify that I am authorized to sign and submit this form.
Déclaration des fondateurs : J'atteste que je suis autorisé à signer et à soumettre le présent formulaire.

Name(s) - Nom(s)	Signature
GRANT LAMBO	GRANT LAMBO

Misrepresentation constitutes an offence and, on summary conviction, a person is liable to a fine not exceeding $5000 or to imprisonment for a term not exceeding six months or both (subsection 250(1) of the CBCA).

Faire une fausse déclaration constitue une infraction et son auteur, sur déclaration de culpabilité par procédure sommaire, est passible d'une amende maximale de 5 000 $ et d'un emprisonnement maximal de six mois, ou l'une de ces peines (paragraphe 250(1) de la LCSA).

You are providing information required by the CBCA. Note that both the CBCA and the *Privacy Act* allow this information to be disclosed to the public. It will be stored in personal information bank number IC/PPU-049.

Vous fournissez des renseignements exigés par la LCSA. Il est à noter que la LCSA et la *Loi sur les renseignements personnels* permettent que de tels renseignements soient divulgués au public. Ils seront stockés dans la banque de renseignements personnels numéro IC/PPU-049.

Canada

Schedule / Annexe
Other Provisions / Autres dispositions

POWERS OF DIRECTORS: If authorized by by-law which is duly made by the directors and confirmed by ordinary resolution of the shareholders, the directors of the corporation may from time to time:

1. borrow money upon the credit of the corporation;
2. issue, reissue, sell or pledge debt obligations of the corporation; and
3. mortgage, hypothecate, pledge or otherwise create a security interest in all or any property of the corporation, owned or subsequently acquired to secure any debt obligation of the corporation.

Any such by-law may provide for the delegation of such powers by the directors to such officers or directors of the corporation to such extent and in such manner as may be set out in the by-law.

Nothing herein limits or restricts the borrowing of money by the corporation on bills of exchange or promissory notes made, drawn, accepted or endorsed by or on behalf of the corporation.

Form 2
Initial Registered Office Address and First Board of Directors
Canada Business Corporations Act (CBCA) (s. 19 and 106)

Formulaire 2
Siège social initial et premier conseil d'administration
Loi canadienne sur les sociétés par actions (LCSA) (art. 19 et 106)

1 Corporate name
Dénomination sociale

SIMCOE BOTANICALS INC.

2 Address of registered office
Adresse du siège social

1375 FORESTRY FARM ROAD
SIMCOE ON N3Y 4K5

3 Additional address
Autre adresse

4 Members of the board of directors
Membres du conseil d'administration

		Resident Canadian Résident Canadien
GRANT LAMBO	1375 FORESTRY FARM ROAD, SIMCOE ON N3Y 4K5, Canada	Yes / Oui

5 Declaration: I certify that I have relevant knowledge and that I am authorized to sign this form.
Déclaration : J'atteste que je possède une connaissance suffisante et que je suis autorisé(e) à signer le présent formulaire.

GRANT LAMBO
905-516-1712

Misrepresentation constitutes an offence and, on summary conviction, a person is liable to a fine not exceeding $5000 or to imprisonment for a term not exceeding six months, or both (subsection 250(1) of the CBCA).

Faire une fausse déclaration constitue une infraction et son auteur, sur déclaration de culpabilité par procédure sommaire, est passible d'une amende maximale de 5 000 $ et d'un emprisonnement maximal de six mois, ou l'une de ces peines (paragraphe 250(1) de la LCSA).

You are providing information required by the CBCA. Note that both the CBCA and the *Privacy Act* allow this information to be disclosed to the public. It will be stored in personal information bank number IC/PPU-049.

Vous fournissez des renseignements exigés par la LCSA. Il est à noter que la LCSA et la *Loi sur la protection des renseignements personnels* permettent que de tels renseignements soient divulgués au public. Ils seront stockés dans la banque de renseignements personnels numéro IC/PPU-049.

Schedule / Annexe

Description of Classes of Shares / Description des catégories d'action

The corporation is authorized to issue an unlimited number of Class A and Class B shares with the following rights, privileges, restrictions and conditions:

1. Class A shares, without nominal or par value, the holders of which are entitled:

a. to vote at all meetings of shareholders except meetings at which only holders of a specified class of shares are entitled to vote; and
b. to receive the remaining property of the corporation upon dissolution; and
c. subject to the rights and privileges attaching to the Class B shares, to receive the dividends as and when declared by the board of directors of the corporation.

2. Class B shares, which shall carry the right:

a. to a dividend as fixed by the board of directors and
b. upon the liquidation or winding-up of the corporation, to repayment of the amount paid for such share (plus any declared and unpaid dividends) in priority to the Class A shares, but they shall not confer a right to any further participation in profits or assets.

The holders of Class B shares shall not be entitled to vote at meetings of shareholders except as otherwise specifically provided in the Canada Business Corporations Act.

Ontario

Ministry of Government Services / Ministère des Services gouvernementaux

Central Production and Verification Services Branch
393 University Avenue, Suite 200
Toronto ON M5G 2M2

Direction des services centraux de production et de vérification
393, avenue University, bureau 200
Toronto ON M5G 2M2

INITIAL RETURN
RAPPORT INITIAL

FORM 2 - EXTRA PROVINCIAL CORPORATIONS
FORMULE 2 - PERSONNES MORALES EXTRA-PROVINCIALES

Corporations Information Act
Loi sur les renseignements exigés des personnes morales

For Ministry Use Only / À l'usage du ministère seulement	2. Ontario Corporation Number / Numéro matricule de la personne morale en Ontario	3. Date of Incorporation / Date de constitution	1. Initial Return / Rapport initial
		2018-03-19	Business Corporations / Société par actions: X

4. Corporation Name Including Punctuation/Raison sociale de la personne morale, y compris la ponctuation

SIMCOE BOTANICALS INC

For Ministry Use Only / À l'usage du ministère seulement

5. Address of Registered or Head Office/Adresse du siège social

1375 FORESTRY FARM ROAD
SIMCOE, Ontario
Canada N3Y 4K5

For Ministry Use Only / À l'usage du ministère seulement

6. Address of Principal Office in Ontario/Adresse du bureau principal en Ontario — [ ] Not Applicable/Ne s'applique pas

1375 FORESTRY FARM ROAD
SIMCOE, Ontario
Canada N3Y 4K5

7. Language of Preference/Langue préférée — [X] English/Anglais [ ] French/Français

8. Former Corporation Name/Raison sociale antérieure de la personne morale — [X] Not Applicable/Ne s'applique pas

9. Date commenced business activity in Ontario/Date de début des activités en Ontario — 2018-03-19

10. Date ceased carrying on business activity in Ontario/Date de cessation des activités en Ontario — [X] Not Applicable/Ne s'applique pas

11. Jurisdiction of Incorporation/Amalgamation or Continuation/Ressort de constitution/de fusion ou prorogation — [X] Canada/Canada

12. Name and Office Address of the Chief Officer/Manager in Ontario/Nom et adresse du bureau du directeur général/gérant en Ontario

[X] Not Applicable/Ne s'applique pas

Date Effective/Date d'entrée en vigueur

13. Name and Office Address of Agent for Service in Ontario/Nom et adresse du bureau du mandataire aux fins de signification en Ontario

[X] Not Applicable/Ne s'applique pas

14. Name/Nom — Person authorizing filing/Personne qui autorise l'enregistrement

GRANT LAMBO — Director

NOTE/REMARQUE: Sections 13 and 14 of the Corporations Information Act provide penalties for making false or misleading statements or omissions.
Les articles 13 et 14 de la Loi sur les renseignements exigés des personnes morales prévoient des peines en cas de déclaration fausse ou trompeuse ou d'omission.

This information is being collected under the authority of The Corporations Information Act for the purpose of maintaining a public data base of corporate information.
La Loi sur les renseignements exigés des personnes morales autorise la collecte de ces renseignements pour constituer une banque de données accessible au public.

Ministry of Government Services

ServiceOntario

Central Production and
Verification Services Branch

(mailing address)
393 University Avenue, Suite 200
Toronto ON M5G 2M2
(physical address)
375 University Avenue, 2nd floor

Ministère des Services gouvernementaux

ServiceOntario

Direction des services centraux de
production et de vérification

(adresse postale)
393, avenue University, bureau 200
Toronto ON M5G 2M2
(adresse municipale)
375, avenue University, 2e étage

Ontario

March 21, 2018

Corporations Information Act

Your Reporting Requirements

SIMCOE BOTANICALS INC.
1375 FORESTRY FARM ROAD
SIMCOE ON N3Y 4K5

This is your Ontario Corporation Number (OCN)

003174680

Regulations require that this number is stated in all notices submitted under the *Corporations Information Act*. This number must be stated in ALL correspondence with the Central Production and Verification Services Branch.

Initial Return

The Initial Return you just filed has generated an Ontario Corporation Number and created a file for the public record for your corporation.

Notice of Change

In addition to the Initial Return you have recently filed, you are required to file a Notice of Change for every change in the information **within 15 days** after the change or changes take place. There is no fee for filing these notices.

Forms

Forms may be obtained from the Ministry at the above noted address or by **calling (416) 314-8880, 1-800-361-3223 or TTY (416) 325-3408, 1-800-268-7095**. Forms are also available on the Ministry's website at www.ontario.ca. To access the forms, select 'For Business' option at the top of the Ministry's home page.

Business Name

(a) No corporation shall carry on business in Ontario or identify itself to the public in Ontario by a name other than its corporation name unless the name is first registered. The appropriate registration form may be obtained from the Central Production and Verification Services Branch or by calling one of the above noted telephone numbers.

(b) A corporation which has registered and uses a name other than its corporate name is required to set out its corporate name and all registered business names on all contracts, invoices, negotiable instruments and orders for goods or services.

Penalties

Sections 13 and 14 of the *Corporations Information Act* provide penalties for contravening the Act or Regulations.

Section 18(1) of the Act provides that a corporation that is in default of a requirement under this Act to file a notice or that has unpaid fees or penalties is not capable of maintaining a proceeding in a court in Ontario in respect of the business carried on by the corporation except with leave of the court.

Copies of the *Corporations Information Act*, the *Corporations Act* and the *Business Corporations Act* may be obtained from ServiceOntario Publications, by calling (416) 326-5300 or toll-free at 1-800-668-9938. They can also be ordered online via the ServiceOntario Publications website at www.publications.serviceontario.ca. The Acts are also available at no charge on the Internet at www.e-laws.gov.on.ca.

Victor Canada
500-1400 Blair Towers Place
Ottawa, Ontario K1J 9B8
Telephone 613-786-2000
Facsimile 613-786-2001
Toll Free 800-267-6684
www.victorinsurance.ca

Certificate of Insurance

Issued to:	Professional Engineers of Ontario 101-40 Sheppard Ave W Toronto, ON M2N 6K9
	Professional Liability Insurance Policy ENG604403
1. NAMED INSURED:	GRECK AND ASSOCIATES LIMITED
2. INSURED'S Address:	5770 HWY 7 WOODBRIDGE ON L4L 1T8
3. POLICY PERIOD:	from 11 October 2022 to 11 October 2023 at 00:01 local time at the INSURED'S address shown above without tacit renewal
4. Limits of Liability:	$ 2,000,000 per CLAIM $ 2,000,000 per POLICY PERIOD
5. DEDUCTIBLE:	$ 10,000 per CLAIM
	** All amounts shown in CDN dollars*

6. INSURERS:	
Aviva Insurance Company of Canada	25.00%
Temple Insurance Company	20.00%
Everest Insurance Company of Canada	20.00%
Arch Insurance Canada Ltd.	17.50%
XL Reinsurance America Inc.	17.50%

This certificate provides the above NAMED INSURED with coverage under the aforementioned POLICY on file with the INSURERS subject to the terms and conditions thereof and the above limits of liability and DEDUCTIBLE.

The policy contains a forty-five (45) day Notice of Cancellation to the certificate holder listed above.

The INSURERS have duly authorized Victor Insurance Managers Inc. to execute and sign this Certificate of Insurance.

Dated: 25 October 2022

David G. Cook, President
Authorized Representative

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 24 CON 8 NORTH WALSINGHAM AS IN NR445179, EXCEPT PT 2 37R8701, PT 28 EXPROP PL978; PART 1 ON PLAN 37R-8701; NORFOLK COUNTY

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN NR567532.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 50130-0126

PIN CREATION DATE:
2018/05/14

OWNERS' NAMES
SIMCOE BOTANICALS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2007/05/28 **						
NK109329	2018/04/16	TRANS PERSONAL REP	$930,000	CHANYI, LINDA ROSE CHANYI, MARY LEA PARSONS, KAREN MARIE CHANYI, BRIAN WAYNE	SIMCOE BOTANICALS INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
NK142665	2021/06/23	CHARGE	$1,050,000	SIMCOE BOTANICALS INC.	NIGRO, MIRELLA NIGRO, MATTHEW ARCARI, PATRICIA ARCARI, GIACOMINA CONCITORI, JOHN 1950544 ONTARIO INC. AZAR, NADER 1950543 ONTARIO INC.. IANNACCHINO, ROSE 604944 ONTARIO LTD. FRANCO, ROBYN	C
37R11547	2022/07/18	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

TRAFFIC IMPACT BRIEF

Proposed Cannabis Production & Processing Facility

1375 Forestry Farm Road, Simcoe, Norfolk County

Prepared for: Simcoe Botanicals Inc.
Prepared by: SLBC Inc.

2022-12-14

Table of Contents

1.0 Introduction

SLBC Inc. has been retained by Simcoe Botanicals Inc. to complete a Traffic Impact Brief for the proposed cannabis production and processing facility at 1375 Forestry Farm Road, Simcoe, Norfolk County. Based on Pre-Consultation Notes (dated February 9, 2022) the County has requested a Traffic Impact Brief be undertaken as a requirement of the proposed zoning by-law amendment. As per email correspondence from County development engineering staff (dated October 5, 2022), the Traffic Impact Brief will document the following sections from the County's Traffic Impact Study (TIS) Guidelines (Appendix J of the County's Integrated Sustainable Master Plan):

- Section A1.3 – Existing Conditions
- Section A1.4 – Study Area
- Section A1.5 – Development Land Use and Type
- Sightline Analysis
- Conclusions and Recommendations

This Traffic Impact Brief has therefore been structured in accordance with the direction provided by County development engineering staff.

2.0 Existing Conditions

The site is situated on Forestry Farm Road (County Road 16), which is a north-south oriented arterial roadway under the jurisdiction of Norfolk County and has a posted speed limit of 80 km/hr in the vicinity of the site. The road has a two-lane rural cross-section, with gravel shoulders on both sides, and a dashed yellow centreline. **Figure 1** and **Figure 2** illustrate the existing roadway cross-section at the driveway location looking north and south, respectively. There are no active transportation facilities in this area. In the vicinity of the site, the horizontal alignment is generally straight, and its vertical alignment is generally flat although there is a slight crest in the road's vertical alignment approximately 250-300 metres to the north.

SLBC was not able to obtain any historical traffic volume data for this segment of roadway; however, based on field observations, the layout of the County road network, and the surrounding rural context, it is expected peak period traffic volumes on this section of Forestry Farm Road are low with no pre-existing traffic volume capacity concerns.

Figure 1: Forestry Farm Road cross-section looking North.

Figure 2: Forestry Farm Road cross-section looking South.

3.0 Study Area

Norfolk County is a rural municipality on the north shore of Lake Erie, consisting of the communities of Simcoe, Port Dover, Delhi, Waterford, and Port Rowan. The area surrounding the subject site is primarily rural agricultural with some forested lands, and several active farming properties and rural residential properties. County Road 16 provides a north-south connection to Highway 24 to the south and Highway 3 to the north. The nearest intersections to the site on County Road 16 are at County Road 45 (400 metres to the north) and County Road 3 (850 metres to the south), with no nearby signalized intersections. A map illustrating the site location in the context of the surrounding road network is shown in **Figure 3**.

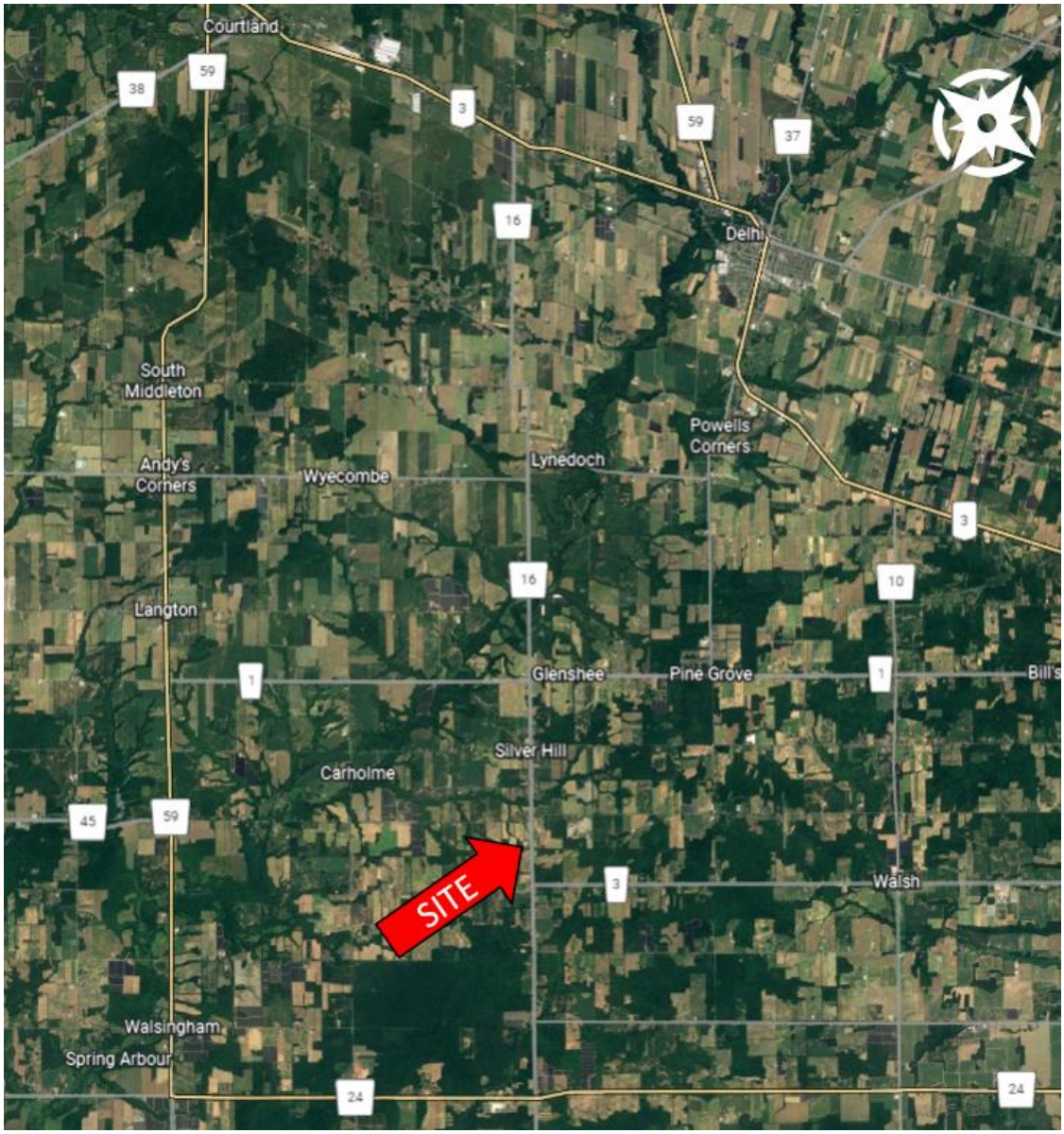


Figure 3: Surrounding Area

3.1 Development Land Use Type & Site Plan

3.1.1 Site Layout

The proposed development will be located on an existing parcel approximately 98.40 acres in area with approximately 590 metres of frontage on County Road 16. The lot is currently occupied by a single detached home, a bunkhouse, 2 greenhouses and a barn, and five accessory structures. The proposed cannabis production and processing facility will use existing greenhouses and the barn. A copy of the site plan is appended to this letter.

3.1.2 Site Access

The existing gravel driveway for the subject property is approximately 4.6 metres wide at its narrowest point. It is SLBC's understanding that the County has requested the driveway be asphalt, and the width be between 5 to 7.5 metres. Accordingly, the existing gravel driveway will be paved asphalt and widened to meet the minimum width requirement of 5 metre. No new driveways are proposed.

The driveway connects to a large on-site gravel parking lot, which should provide ample space for any potential truck turning movements (i.e., deliveries) and employee parking. Photos of the driveway location looking towards the site and looking towards the County Road are shown in **Figure 4** and **Figure 5**, respectively.

Figure 4: Driveway, looking towards site

Figure 5: Driveway, looking towards County Road 16.

3.1.3 Site Operations & Traffic Generation

The proposed development's target year for full operation is 2024. Simcoe Botanicals Inc. anticipates a potential maximum of 10 employees once the cannabis production and processing facility is in full operation, with typical operating levels anticipated to be closer to 6 employees. The typical hours of operation are anticipated to be 7:00 a.m. to 5:00 p.m., with no anticipated seasonal fluctuations. Truck traffic generation is considered negligible, with no daily truck volumes servicing the site, and product transport occurring only 1-2 times per month.

Based on this information, the estimated traffic generation by the site could be up to 10 passenger cars entering the site at the start of shift in the a.m., and 10 passenger cars exiting the site at the end of shift in the p.m., with negligible traffic volumes throughout the remainder of the day. This is a conservative worst-case scenario, which assumes the maximum employee load of 10 staff, and assumes each employee will be arriving in their own passenger car. It is expected typical operations will generate closer to 6 cars entering in the a.m. and 6 cars exiting in the p.m., based on the anticipated typical employee levels.

Based on field observations of exiting traffic operations on County Road 16 fronting the site, this nominal level of estimated traffic generation by the proposed development is not expected to result in any operational or capacity concerns at the site driveway or along the County road network.

Any existing farming operations un-related to the proposed development typically do not generate notable traffic volumes, with farm vehicles using other nearby farm accesses and farm employees primarily residing on-site in an existing home.

5.0 Sightline Analysis

An in-field investigation at the site driveway found that the horizontal alignment of Forestry Farm Road in the vicinity of the site is generally straight, and its vertical alignment is generally flat although there is a slight crest in the road's vertical alignment approximately 250-300 metres to the north. Despite the slight crest to the north, the field observations found that a driver exiting the subject driveway would have unobstructed visibility of approaching vehicles to the north and south for a significant distance (i.e., over ½ kilometre). As per the intersection sight distance guidelines in the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads, a vehicle turning left onto a roadway with an assumed design speed of 90 km/h (based on the posted speed limit of 80 km/h) should have at least 190 metres of unobstructed visibility, and a right-turning vehicle should have at least 165 metres. Therefore, given existing sightlines at the driveway are unobstructed for at least ½ kilometre in both directions, there are no sightline concerns at the driveway location requiring mitigation. Photographs of the sightlines looking to the north and south are shown in **Figure 6** and **Figure 7**, respectively.

Figure 6: Sightline from 1375 Forestry Farm facing North.

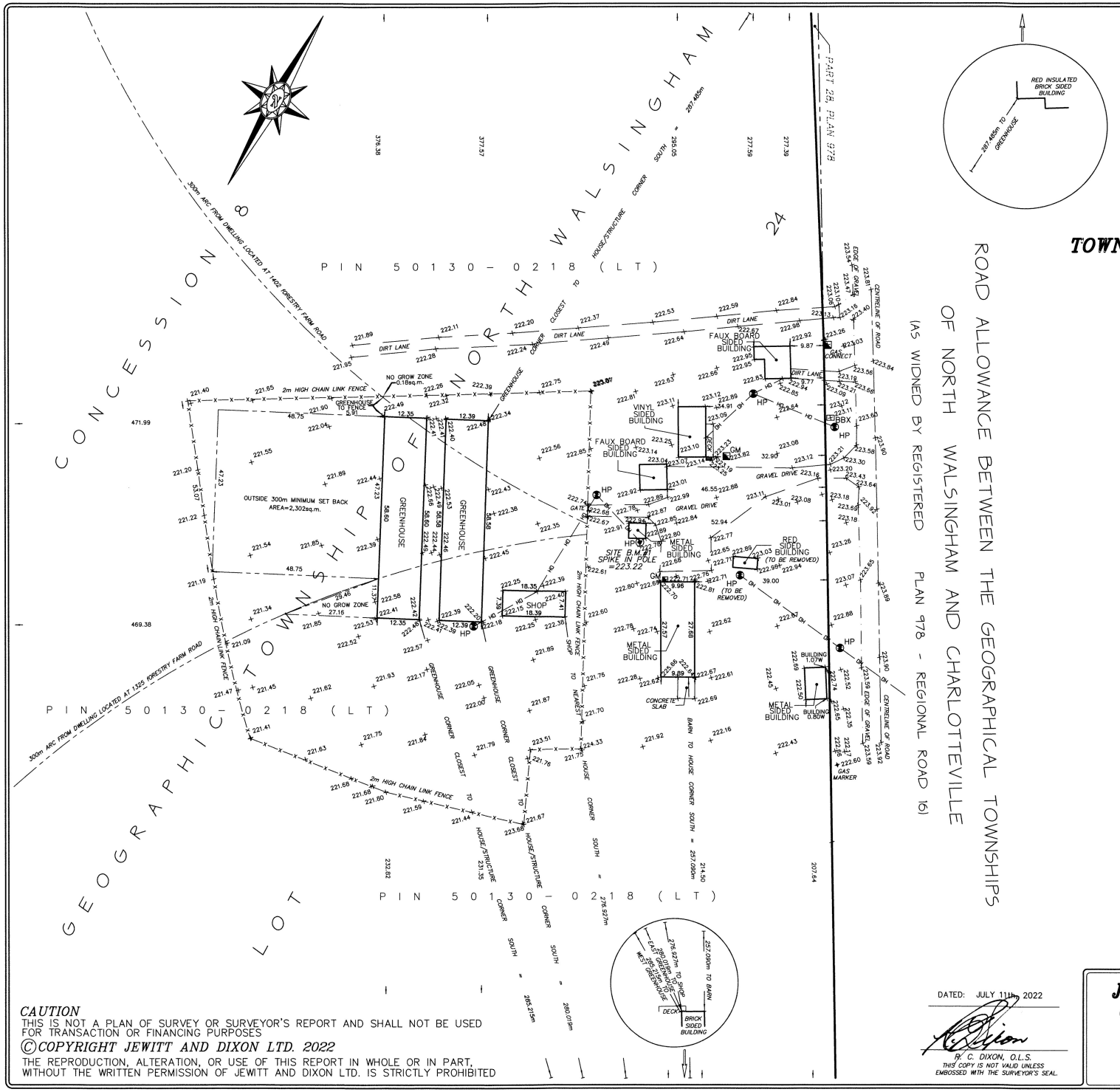
Figure 7: Sightline from 1375 Forestry Farm facing South.

6.0 Conclusions & Recommendations

The key conclusions of this study are as follows:

- The existing gravel driveway for the subject property is planned to be asphalt with a width of 5 to 7.5 metres as requested by the County, with no new driveways proposed;
- It is expected typical operations will generate approximately 6 cars entering the site in the a.m. at the start of shift, and 6 cars exiting the site in the p.m. at the end of shift;
- Based on field observations of existing traffic operations on County Road 16 fronting the site, this level of estimated traffic generation by the proposed development is not expected to result in any operational or capacity concerns at the site driveway or along the County road network; and
- Sightlines at the driveway are unobstructed, with no sightline concerns identified requiring mitigation.

There are no recommended improvements to the surrounding road network in response to the proposed development.



TOPOGRAPHIC SITE PLAN

OF PART OF

LOT 24
CONCESSION 8

IN THE GEOGRAPHIC

TOWNSHIP OF NORTH WALSINGHAM

IN

NORFOLK COUNTY

PIN 50130 - 0218 (LT)

SCALE: 1 : 750

7.5 0 30 METRES

JEWITT AND DIXON LTD.

SITE B.M.#1
SET IN FACE OF WOOD HYDRO POLE
ELEV = 223.22
(GEODETIC)

LEGEND		
BELL BOX	SHOWN	BBX
BENCH MARK	SHOWN	BM
CATCH BASIN	SHOWN	CB
TOP OF FOUNDATION	SHOWN	TOF
OVERHEAD HYDRO LINE	SHOWN	O/H
WATER VALVE	SHOWN	WV
HYDRO POLE	SHOWN	HP
GAS METER	SHOWN	GM
MANHOLE	SHOWN	MH

ELEVATIONS SHOWN HEREON ARE IN METRES AND ARE BASED ON A GEODETIC DATUM.

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PHYSICAL LOCATES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE IS BOTH RECOMMENDED AND ADVISED.

DATED: JULY 11th, 2022

R. C. DIXON, O.L.S.
THIS COPY IS NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

F.W.	J.P.H.
BOOK	LL - FILE
CALC.	J.P.H.
PLAN	M.T.C.
CHECK	K.H.
CLIENT	LAMBO
PROJECT No.	22-3430

22-3430-TOPO

CAUTION
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

April 28, 2023 Reference: 22-906

Simcoe Botanicals Inc.
1375 Forestry Farm Road
Simcoe, ON
N3Y 4K1

Attention: Grant Lambo, Owner
Reference: 1375 Forestry Farm Road, Norfolk County – Functional Servicing and Stormwater Management Technical Memo

Dear Mr. Grant Lambo,

Greck and Associates (Greck) have been retained to prepare a Functional Servicing and Stormwater Management Technical Memo for 1375 Forestry Farm Road, in Norfolk County, in support of a Zoning By-law Amendment Application to permit a cannabis facility. The proposed development includes primarily internal building renovations however, there are some external civil works proposed which include the installation of a new gravel parking lot and related drainage improvements.

This memo provides an overview of the proposed development plans and examines their functional serviceability, including requirements and proposed design works related to:

- General site grading
- Sanitary and water servicing
- Drainage and stormwater management, and
- Construction erosion and sediment control

This memo has been prepared in accordance with accepted engineering practices and criteria from the governing approval agencies including Norfolk County, Long Point Region Conservation Authority (LPRCA) and the Ministry of Environment, Conservation & Parks (MECP).

SITE LOCATION AND DESCRIPTION

The 39.72ha subject property is located in Norfolk County at 1375 Forestry Farm Road; it is within the Long Point Region Conservation jurisdiction. There are two regulated wooded channel areas: one is located at the northeast corner of the property and the second one runs diagonally from the south to northwest side of the site. Note that the proposed gravel parking lot is outside of the regulated area.

The property is bounded by Norfolk County Road 45 to the north, Forestry Farm Road to the east and agricultural properties to the south and west.

The subject property is currently cultivated agricultural fields and grassed space with some wooded areas. There are ten (10) existing building structures on the east side of the property that consist of: greenhouses, a barn, accessory buildings and a residential dwelling.

A topographic survey conducted by Jewett and Dixon Ltd. was completed for the proposed development on June 24, 2022. The topographic survey is appended to this memo.

Please see **Figure 1** below for the subject property's location.

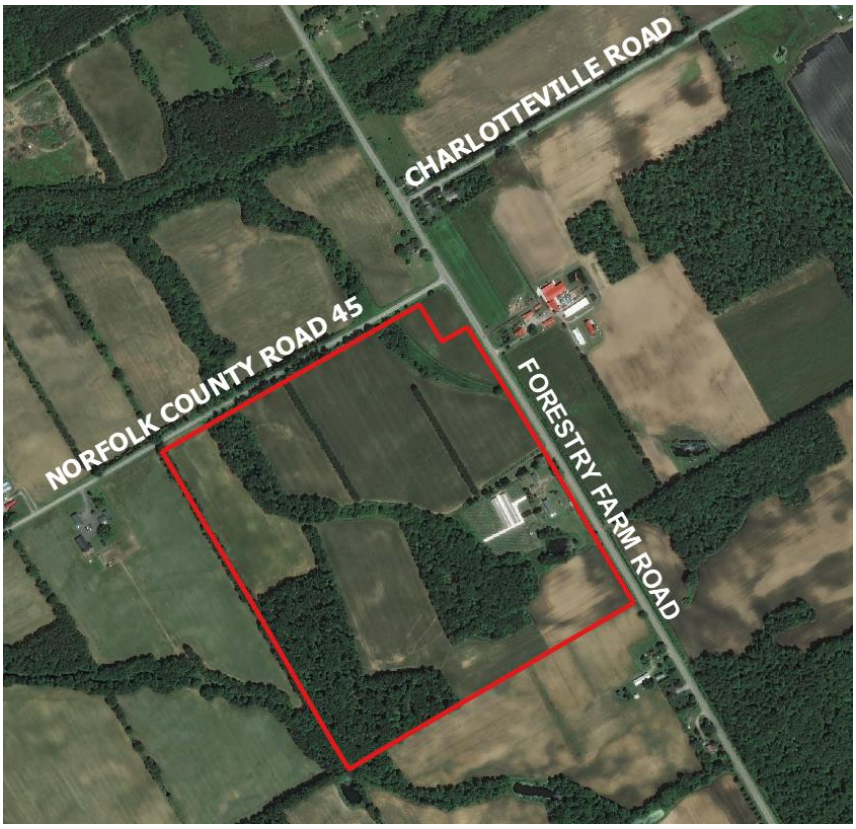


FIGURE 1: SITE LOCATION – RED LINE INDICATES PROPERTY BOUNDARY.

UNDERLYING SOILS

Based on the Soil Survey Complex database provided by the Ontario Ministry of Agriculture, Food and Rural Affairs, the underlying soil is Walsingham, Waterin and Walsher. The soil is typically a fine sandy loam and loamy fine sand.

This is consistent with the soil map of the Regional Municipality of Haldimand-Norfolk Report No. 57 which indicates that the underlying soils are sandy or loamy sediments over lacustrine clays or loams. The drainage in the soils vary from well drained to poorly drained.

The soil survey map has been appended to this memo.

SURFACE DRAINGE EXISTING CONDITIONS

The existing property generally drains in the northwest direction towards the wooded channel area that runs from the south to northwest side of the site.

The proposed development only consists of a gravel parking lot at the east side of the property; the remainder of the site will not be developed and remain the same in pre- and post-development conditions. As such, only the development area will be considered in the stormwater management (SWM) analysis.

The existing east side of the property has been delineated into three (3) drainage areas:

- Area A1 (0.46ha) drains southerly towards the existing pond in Area B. Area A1 is currently occupied by the accessory buildings, gravel driveway and open grassed areas.
- Area A2+A3 (0.53ha) drains southerly towards the existing pond in Area B. This area currently occupied by the green houses, accessory buildings, residential dwelling and open grassed areas. This area will not change in the proposed conditions.
- Area B1+B2 (0.96ha) drains towards the existing pond. This area consists of the pond, grassed open areas and wooded areas. This area also includes the barn as the roof drainage is directly connected to the existing pond. This area will not change in the proposed conditions.

Figure 2 shows the existing drainage patterns and catchments.

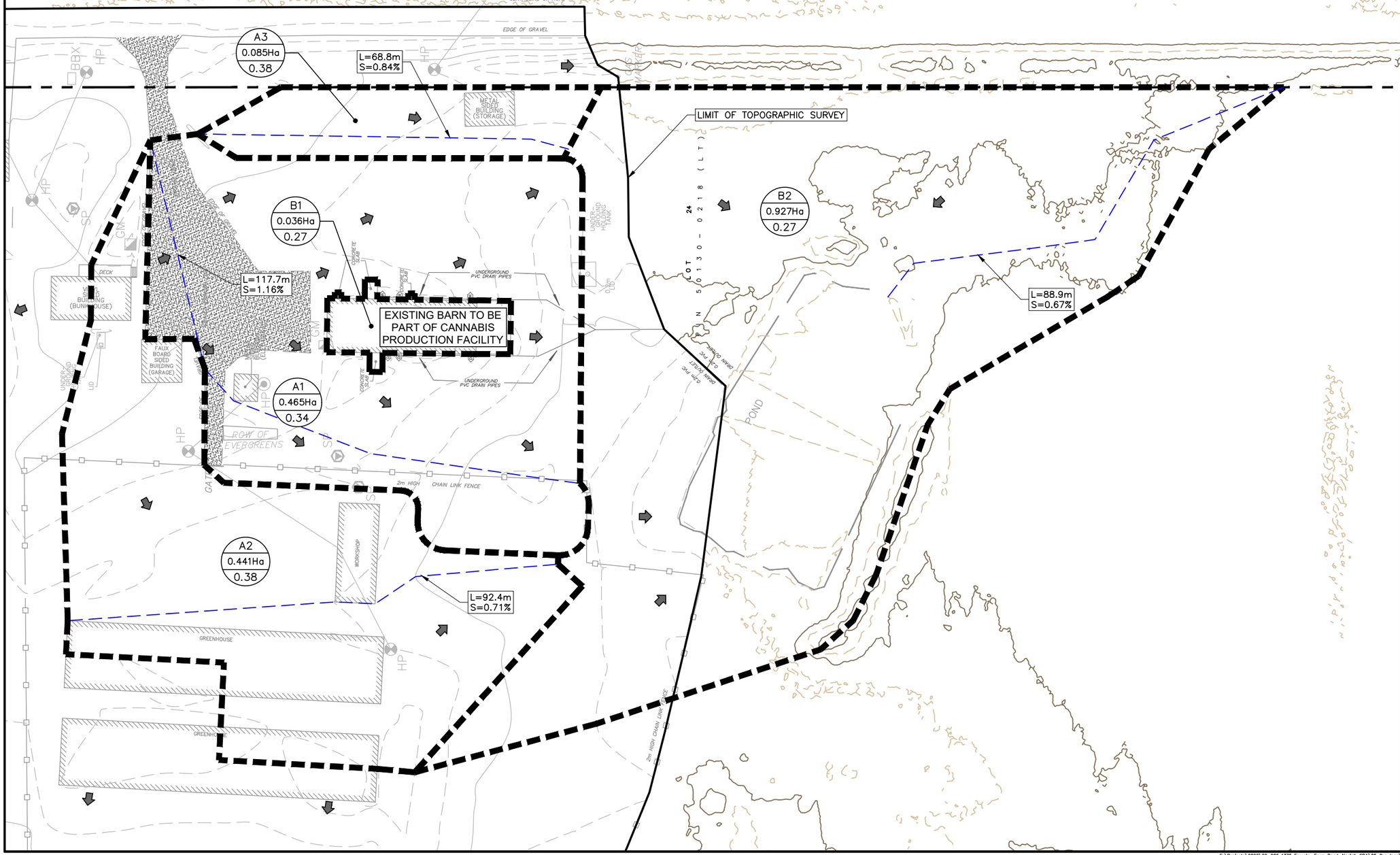
FORESTRY FARM ROAD

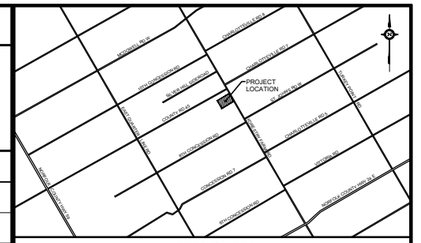
ROAD ALLOWANCE BETWEEN THE GEOGRAPHICAL TOWNSHIPS OF NORTH WALSINGHAM AND CHARLOTTEVILLE

(AS WIDNED BY REGISTERED PLAN 978 – REGIONAL ROAD 16)

EXISTING CONDITIONS

	GRAVEL DRIVEWAY (m^2)	ROOF (m^2)	GRASSED (m^2)	TOTAL (m^2)
AREA A1	807.11	22.33	3817.41	4646.85
AREA A2	0.00	998.09	3415.66	4413.75
AREA A3	0.00	57.02	792.40	849.42
AREA B1	0.00	355.93	0.00	355.93
AREA B2	0.00	0.00	9274.98	9274.98
TOTAL (m^2)	807.11	1433.36	17300.45	19540.92





KEY PLAN
N.T.S.

LEGEND

EXISTING	PROPOSED	
		LIMIT OF SUBJECT PROPERTY
		EASEMENT
		RIGHT OF WAY
		LOT LINE
—X—	—X—	FENCE LINE
		CURB/SIDEWALK
		BUILDING
		TOP OF SLOPE
		BOTTOM OF SLOPE
		MAJOR CONTOUR LABEL – TOPO SURVEY
		MINOR CONTOUR LABEL – TOPO SURVEY
		MAJOR CONTOUR LABEL – DEM
		MINOR CONTOUR LABEL – DEM
		PONDING FACILITY
		GRAVEL PARKING LOT
		SWALE
		OVERLAND FLOW
		STORM DRAINAGE BOUNDARY
		LONGEST TRAVEL PATH
	B2 0.885Ha C	DENOTES AREA NUMBER / DENOTES AREA IN HECTARES / DENOTES RUNOFF COEFFICIENT

NOTES
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. CONTOUR INTERVAL IS 0.25m.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
4. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT NORFOLK COUNTY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED HEREIN.
5. ORDER OF PRECEDENCE OF STANDARDS DRAWINGS IS FIRSTLY NORFOLK COUNTY, AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).

BENCHMARK

SITE BENCHMARK No. 1
ELEVATION = 223.22m (GEODETIC)
DESCRIPTION:
SET IN FACE OF WOOD HYDRO POLE

COMPLETED BY:
JEWTT AND DIXON LTD. O.L.S.
51 PARK ROAD, R.R.1, SIMCOE, ON
TEL: (519) 426-0842
DATE COMPLETED:
EXISTING CONDITIONS – JUNE 24, 2022
UPDATED CONDITIONS – JANUARY 11, 2023

DEM INFO:
LAKE ERIE 2016-18 PACKAGE K
LAND INFORMATION ONTARIO

Greck
5770 Highway 7, Woodbridge, Ontario, L4L 1T8 www.greck.ca

CLIENT NAME:

SIMCOE BOTANICALS INC.
1375 FORESTRY FARM ROAD
SIMCOE, ON
N3Y 4K1

PROJECT NAME:

FORESTRY FARM ROAD

1375 FORESTRY FARM RD, NORFOLK COUNTY, ON

DRAINAGE PLAN EXISTING CONDITIONS

DESIGNED BY:	J.C.	SCALES:		PROJECT No.	22-906
CHECKED BY:	E.G.	HORIZONTAL:	1:750	DRAWING No.	FIG.02
DRAWN BY:	J.N.	VERTICAL:	N/A	SHEET No.	
DATE:	APRIL 27, 2023	SHEET SIZE:	11"x17"		

Table 1 is an area breakdown of the existing land uses.

Table 1 Existing Area Breakdown

Surface	Area A1	Area A2+A3	Area B1+B2	Total Coverage
Gravel (m^2)	807.1	0.0	0.0	4%
Roof (m^2)	22.3	1,055.1	355.9	7%
Grass (m^2)	3,817.4	4,208.1	9,275.0	89%
Total (m^2)	4,646.9	5,263.2	9,630.9	100%
Impervious Ratio	0.14	0.20	0.04	-

Table 2 presents the pre-development peak flows.

Table 2 Pre-development Peak Flows

Drainage Area	25mm Event (L/s)	2-Year (L/s)	100-year (L/s)
A1	8.9	18.3	49.9
A2+A3	12.4	23.5	64.2
B1+B2	13.0	28.4	77.8
Total	34.2	70.2	191.9

Detailed calculations are included in the attachments at the end of this memo.

PROPOSED CONDITIONS

In the proposed conditions, a new gravel parking lot will be installed as an extension of the existing gravel driveway. Existing drainage patterns will be maintained in the proposed conditions.

The proposed east side of the property has been delineated into three (3) drainage areas:

- Area A1 (0.46ha) drains southerly towards the existing pond in Area B. Area A1 consists of the accessory buildings, the expanded gravel driveway/parking area, proposed swales and proposed dry pond.
- Area A2+A3 (0.53ha) drains southerly towards the existing pond in Area B. Area A2+A3 consists of the green houses, accessory buildings, residential dwelling and open grassed areas. This area is the same as in existing conditions.
- Area B1+B2 (0.96ha) drains towards the existing pond. This area consists of the pond, grassed open areas and wooded areas. This area also includes the barn as the roof drainage is directly connected to the existing pond. This area is the same as in existing conditions.

Figure 3 shows the proposed drainage patterns and catchments.

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(AS WIDNED BY REGISTERED PLAN 978 – REGIONAL ROAD 16)

PROPOSED CONDITIONS

	GRAVEL DRIVEWAY (m^2)	ROOF (m^2)	GRASSED (m^2)	TOTAL (m^2)
AREA A1	3951.12	22.33	673.40	4646.85
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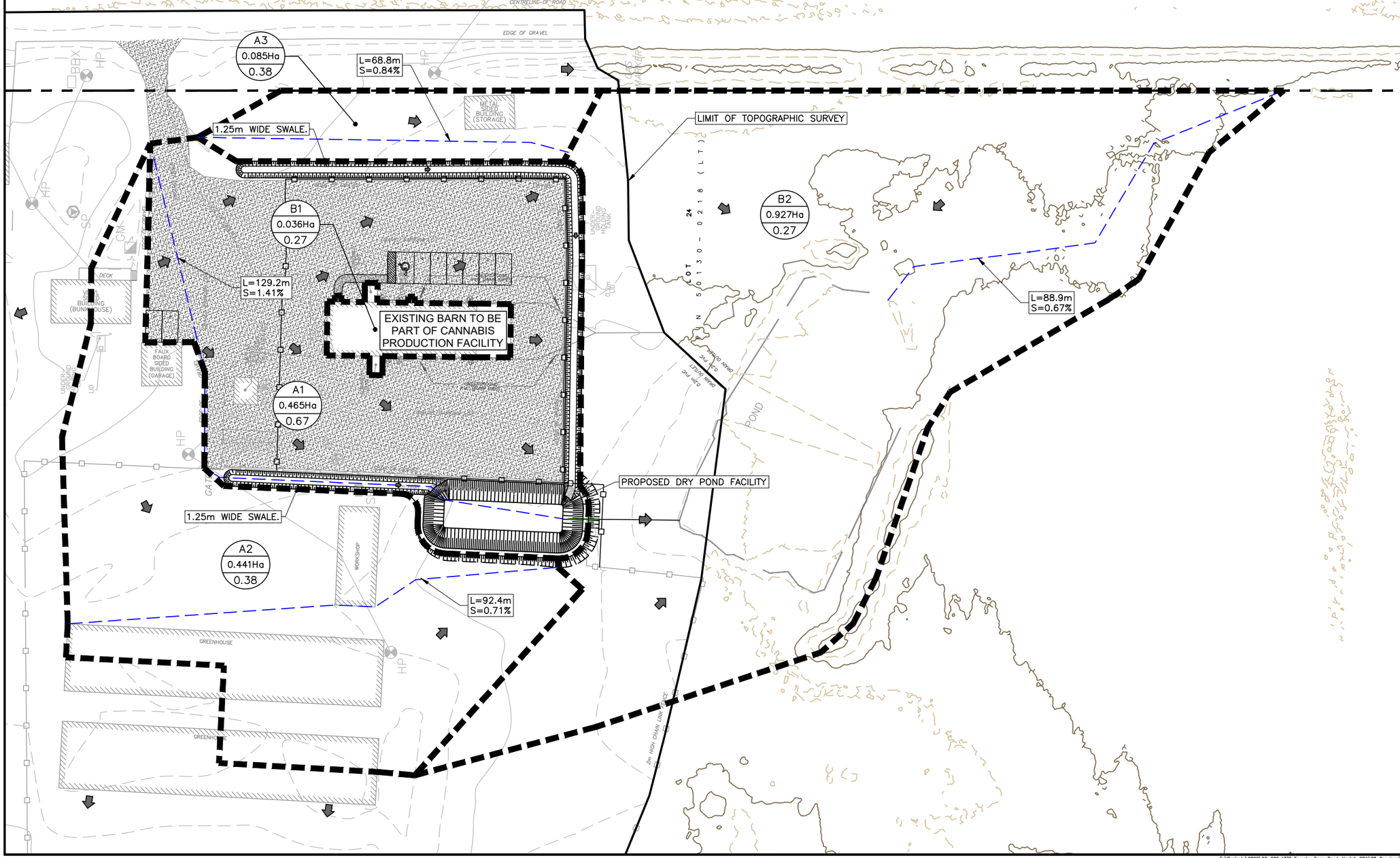
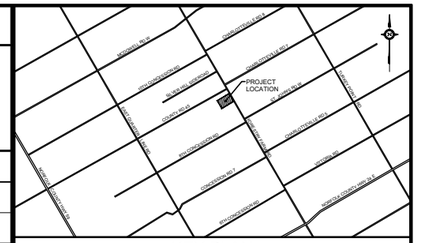
AREA B2	0.00	0.00	9274.98	9274.98
TOTAL (m^2)	3951.12	1433.36	14156.45	19540.92





KEY PLAN
N.T.S.

LEGEND

EXISTING	PROPOSED	
		LIMIT OF SUBJECT PROPERTY
		EASEMENT
		RIGHT OF WAY
		LOT LINE
—X—	—X—	FENCE LINE
		CURB/SIDEWALK
		BUILDING
		TOP OF SLOPE
		BOTTOM OF SLOPE
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		MAJOR CONTOUR LABEL – DEM
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		GRAVEL PARKING LOT
		SWALE
		OVERLAND FLOW
		STORM DRAINAGE BOUNDARY
		LONGEST TRAVEL PATH
	B2 0.885Ha C	DENOTES AREA NUMBER
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PROJECT NAME:

FORESTRY FARM ROAD

1375 FORESTRY FARM RD, NORFOLK COUNTY, ON

DRAINAGE PLAN PROPOSED CONDITIONS

DESIGNED BY:	J.C.	SCALES:		PROJECT No.	22-906
CHECKED BY:	E.G.	HORIZONTAL:	1:750	DRAWING No.	FIG.03
DRAWN BY:	J.N.	VERTICAL:	N/A	SHEET No.	
DATE:	APRIL 27, 2023	SHEET SIZE:	11"x17"		

Table 3 is an area breakdown of the existing land uses.

Table 3 Proposed Area Breakdown

Surface	Area A1	Area A2+A3	Area B1+B2	Total Coverage
Gravel (m^2)	3,951.1	0.0	0.0	20%
Roof (m^2)	22.3	1,055.1	355.9	7%
Grass (m^2)	673.4	4,208.1	9,275.0	72%
Total (m^2)	4,646.9	5,263.2	9,630.9	100%
Impervious Ratio	0.64	0.20	0.04	-

Table 4 presents the pre-development peak flows.

Table 4 Post-development Peak Flows

Drainage Area	25mm Event (L/s)	2-Year (L/s)	100-year (L/s)
A1	29.8	72.0	204.9
A2+A3	12.4	23.5	64.2
B1+B2	13.0	28.4	77.8
Total	55.2	123.9	346.8

Detailed calculations are included in the attachments at the end of this memo.

WATER SERVICING

There three (3) existing water wells on site which are labeled in the survey drawings attached. The existing wells will be used to service the proposed development, no new wells are proposed.

SANITARTY SERVICING

The site is currently serviced by an existing septic system; the underground holding tank inspection reports by others and locations are indicated in the survey attached. In the proposed condition, a new cistern has been installed south of the barn to collect any wastewater by-product. This cistern design has been sized and design by others to facilitate the specific needs of the facility. The manufacturer's drawing has been appended.

STORMWATER MANAGEMENT

The following stormwater management criteria is to be addressed in accordance with regulatory policy and requirements set in Norfolk County's Design Criteria (August 2017) and the MECP's Stormwater Management Planning and Design Manual (March 2003):

- **Water Quality** – Enhanced protection level, 80% long term total suspended solids (TSS) removal.
- **Water Quantity** – Post-development peak flows to be controlled to pre-development levels.
- **Runoff Volume Control** – The volume of runoff discharged from the site during the 25mm storm event shall not increase as a result of the proposed development.
- **Erosion Control** – For small infill/redevelopment sites (<2ha), retention of the 5mm storm event.

As discussed previously, SWM will only be considered for the development area (Area A1). Area A2+A3 will not change in post-development conditions, as such, flows from Area A2+A3 will be conveyed through the proposed SWM facilities. Area B1+B2 will remain the same in the pre- and post-development conditions and has been omitted from the SWM analysis.

WATER QUALITY

The required suspended solids removal treatment is the MECP Enhanced Protection Level. This corresponds to a long-term average removal of 80% of total suspended solids (TSS).

Stormwater from the development area can be characterized by the gravel parking surfaces and landscaped areas. Given the relatively small site, water quality from the proposed development is likely to be relatively clean with the main contaminants of concern being:

- Suspended sediments
- Phosphorus
- Other (oil, grease, gas)

Runoff from the gravel parking lot will contribute the most contaminants. Water quality controls are only proposed for Area A1. Stormwater runoff from Area A1 will be captured via treatment train approach using a combination of grassed swales → dry pond.

Runoff from the gravel parking will be directed to the grassed swales will provide pre-treatment filtration as the runoff is directed toward the dry pond. The swales will have a bottom width of 1.25m and channel slopes ranging from 0.5% to 1.2%. During the 25mm water quality event, flow velocities within the swale will be 0.50m/s or less and the flow depth will not exceed 100mm which will enhance pollutant removal rates.

The second step in the water quality treatment train is the dry pond. Area A1 has a total area of 0.46ha and a percent impervious of 64%. Based on Table 3.2 in the MECP Design Manual, the

required unitary quality volume for the dry pond is 179.1m^3/ha; this equates to a continuous flow/active storage volume of 83.2m^3. The provided active storage in the dry pond is 157.5m^3 which exceeds this requirement. Further, the dry pond will be designed with a 0.20m deep sump which will promote TSS settling before ultimately discharging to the existing pond.

All landscaped areas within Area A1 (i.e., the swales and dry pond) will have 300mm of absorbent topsoil to promote runoff retention. Detailed swale and water quality calculations can be found in the memo attachments.

WATER QUANTITY

Norfolk County requires that the post-development flows do not exceed the pre-development flows. Pre-development drainage patterns will be maintained in post-development conditions. Area A1, A2, A3 and Area B1 currently discharge to the existing pond in Area B2. In the proposed condition, the aforementioned catchments will continue to discharge into the existing pond which ultimately discharges to the channel in the wooded area that runs through the middle of the property.

Since Area A1 is the only area that will be developed, 2- to 100-year post-development flows from this catchment will be controlled to the 2-year pre-development flows which exceeds the Norfolk County requirement. The post-development flows for Area A2+A3 will be conveyed through the proposed swales and dry pond. As such, the target release rate will be the 2-year pre-development flow from Area A1 + 100-year flows from Area A2+A3 which equates to 82.5L/s.

The modified rational method was used to calculate the required quantity control storage to be provided by the dry pond. The dry pond will provide 157.5m^3 of storage above the sump, the primary outlet will be a gravity drained 200mm diameter orifice tube set in an earth berm 0.20m above the bottom of the dry pond to provide a sump. Note that as a conservative measure, the sump volume was not included as part of the quantity control storage. The orifice tube has a maximum flow capacity of 77.5L/s which is below the target release rate. The dry pond will be located southwest of the gravel parking lot.

As per the Norfolk County criteria, the dry pond will have 5:1 (H:V) side slopes. The corner barn elevation is 222.61m and the emergency spillway elevation is 222.05m which is greater than the required 0.3m freeboard depth, therefore the barn is sufficiently protected from the dry pond overflow. The Norfolk County criteria also states that dry ponds shall be designed with a preferred depth of 1.5 to 2.0m, however due to grading constraints and the existing pond elevation, the proposed total depth of the dry pond will be 0.75m.

In the event the outlet is clogged, an emergency spillway will be provided. The emergency spillway will be a 6.0m earth weir sized to convey the uncontrolled 100-year post-development flow rate from Area A1, A2 and A3.

Detailed water quantity calculations and a drawing of the dry pond can be found in the memo attachments.

RUNOFF VOLUME CONTROL

Norfolk County requires that “the volume of runoff discharged from the site during the 25mm storm shall not increase as a result of the proposed development”. Runoff volume control is considered for Area A1 only, as the rest of the catchments will not be developed and remain the same in post-development conditions.

Initial abstraction volumes were considered to calculate the 25mm runoff in pre- and post-development conditions. The impervious areas such as roofs were assigned a typical initial abstraction value of 2mm. The gravel areas are not totally impervious and are conservatively assigned an initial abstraction value of 3mm. In the pre-development conditions, the grass/landscaped areas were assigned a typical initial abstraction value of 5mm.

As per the Stormwater Planning: Guidebook for British Columbia Section 7.4, "runoff from landscaped areas can be virtually eliminated by providing a 300mm layer of landscaped absorbent soil, even under very wet conditions where the hydraulic conductivity of the underlying soil is low". Figure 7-2 and 7-4 of the Guidebook demonstrates that with 300mm of absorbent topsoil, approximately 38% of stormwater will leave the site as runoff. This equates to 62% stormwater retention. The perimeter swales around the gravel parking lot and dry pond will have 300mm of absorbent topsoil. As such, in the post-development conditions, the grassed/landscaped areas were assigned an initial abstraction value of 8mm. Excerpts from the British Columbia Guidebook have been included in the memo attachments for reference.

The pre-development 25mm storm event runoff volume is calculated to be 94.6m^3. The post-development 25mm storm event runoff volume is calculated to be 70.4m^3 which includes the land-uses’ initial abstraction and the sump in the dry pond. As such, the runoff volume control criteria for Norfolk County is achieved; detailed calculations can be found in the memo attachments.

EROSION CONTROL

For sites less than 2ha, erosion control can be addressed by retaining the first 5mm of runoff. The proposed dry pond and swales will be sized to capture and retain the 5mm storm event through initial abstraction in 300mm of absorbent topsoil and the sump in the dry pond which will promote evapotranspiration and infiltration into the underlying soils.

For Area A1, the 5mm runoff volume equates to 23.2m^3. Accounting for initial abstraction of the gravel parking, swale and bioretention footprints, the total abstracted volume retained is 18.7m^3. The dry pond will also provide a 28.5m^3 sump to ensure that the volume will be retained. The total volume retained will be 47.2m^3 which exceeds the required 23.2m^3 volume.

Detailed calculations can be found in the memo attachments.

EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION

Erosion and sediment controls (ESC) will be implemented for all construction activities, including topsoil striping, material stockpiling, and grading operations. The following erosion and sediment control elements are proposed on site:

- Sediment control fence – Fencing will be constructed downslope of the proposed development area prior to all construction activities. Geotextile material should have a non-woven density of 270R or equivalent;
- A mud mat, consisting of a geotextile overlain by clear stone will be placed at the access to the site during construction to prevent equipment and vehicles from tracking sediments off-site.
- Filtrexx Siltsoxx check dams are to be placed within drainage swales and low points to hold back water and reduce velocities to prevent erosion and promote sedimentation.
- Native seeding – all exposed soil after grading is to be immediately seeded to promote vegetation growth and protection for erosion and sediment control
- ESC's will be erected prior to the start of construction works and maintained through all phases of development. ESC strategies are not static and may need to be upgraded/amended as site conditions change to minimize sediment laden runoff from leaving the work areas;
- Sediment controls must be inspected on a regular basis and after every rain fall event. Repairs must be done in a timely manner to prevent movement of sediment.

CONCLUSIONS

Greck and Associates is confident that this memo and the analyses completed are consistent with the latest municipal and provincial standards and guidelines with respect to scientific analysis and engineering principles. In summary:

- A treatment train consisting of grassed swales and a dry pond will provide water quality control.
- An appropriately sized dry pond with an outlet will provide water quantity control.
- The 25mm runoff volume will not increase in the post-development conditions.
- The 5mm storm event will be retained to provide erosion control.

A cost estimate of the proposed works has been appended.

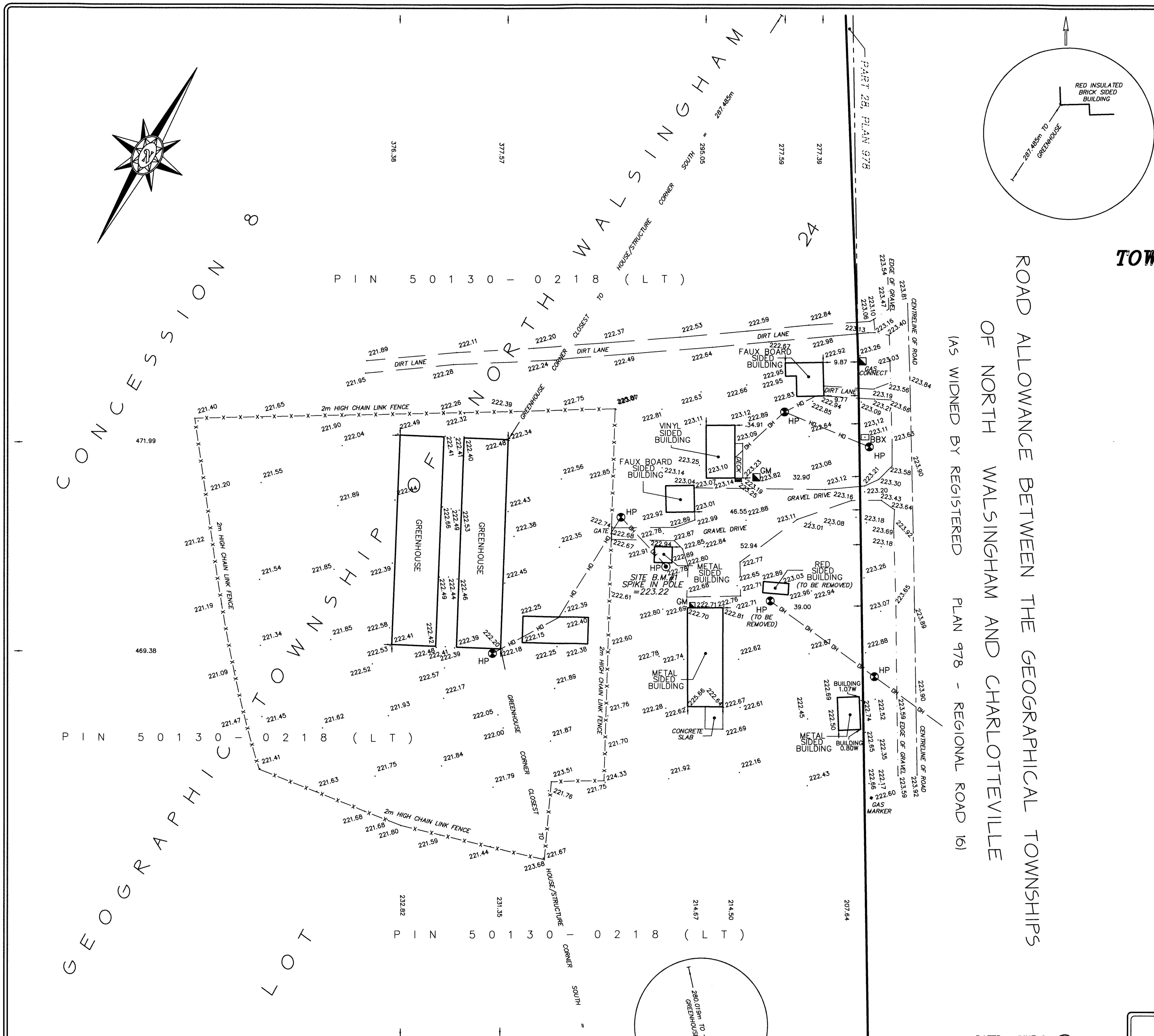
If you require additional information or have any questions, please feel free to contact me at (289) 657-9797 ext. 226.

Respectfully submitted,

Jennifer Chan, P.Eng.
Water Resources Engineer

ATTACHMENTS

- Topographic Surveys by Jewitt and Dixon Ltd.
- Ontario Soil Survey Map No. 57
- Stormwater Management Calculations
- Sanitary Cistern Inspection Reports & Barn Wastewater Cistern Manufacturer's Drawing
- Stormwater Planning: A Guidebook for British Columbia Absorbent Topsoil Excerpts
- Stormwater Management Drawing
- Cost Estimate



TOPOGRAPHIC SITE PLAN

OF PART OF

LOT 24
CONCESSION 8

IN THE GEOGRAPHIC

TOWNSHIP OF NORTH WALSINGHAM

IN

NORFOLK COUNTY

PIN 50130 – 0218 (LT)

SCALE: 1 : 750

7.5 0 30 METRES

JEWITT AND DIXON LTD.

SITE B.M.#1
SET IN FACE OF WOOD HYDRO POLE
ELEV = 223.22 (GEODETIC)

LEGEND

BELL BOX	SHOWN	BBX	☐
BENCH MARK	SHOWN	BM	⦿
CATCH BASIN	SHOWN	CB	▦
TOP OF FOUNDATION	SHOWN	TOF	
OVERHEAD HYDRO LINE	SHOWN	O/H	
WATER VALVE	SHOWN	WV	⚠
HYDRO POLE	SHOWN	HP	⊗
GAS METER	SHOWN	GM	◪
MANHOLE	SHOWN	MH	⊡

ELEVATIONS SHOWN HEREON ARE IN METRES AND ARE BASED ON A GEODETIC DATUM.

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PHYSICAL LOCATES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE IS BOTH RECOMMENDED AND ADVISED.

CAUTION
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

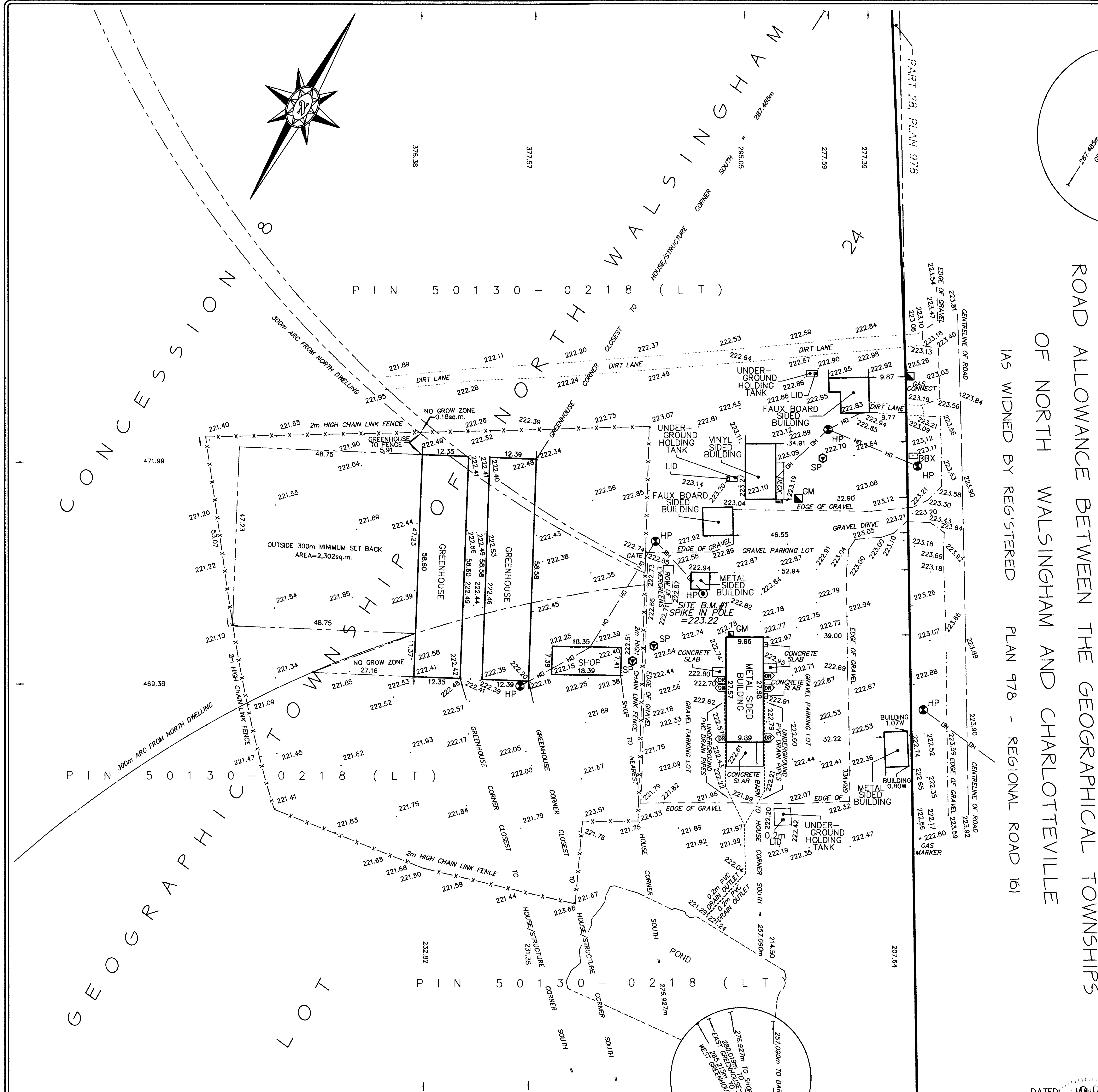
DATED: JUNE 24th, 2022

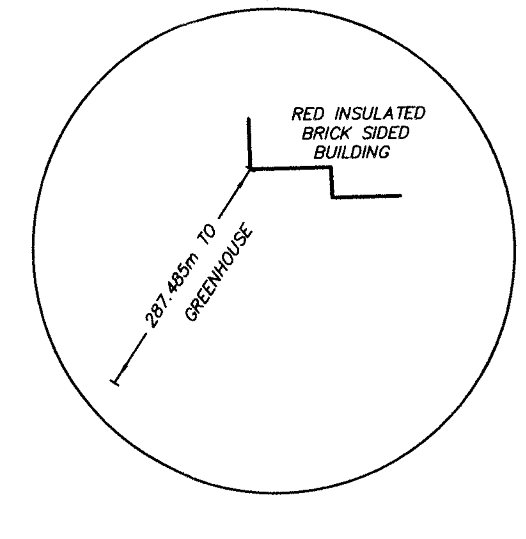
R. C. DIXON, O.L.S.
THIS COPY IS NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426–0842
E-mail: info@jewittdixon.com

F.W.	J.P.H.
BOOK	LL – FILE
CALC.	J.P.H.
PLAN	M.T.C.
CHECK	K.H.
CLIENT	LAMBO
PROJECT No.	22-3430

22-3430-TOPO





TOPOGRAPHIC SITE PLAN

OF PART OF

LOT 24
CONCESSION 8

IN THE GEOGRAPHIC

TOWNSHIP OF NORTH WALSINGHAM

IN

NORFOLK COUNTY

PIN 50130 – 0218 (LT)

SCALE: 1 : 750

7.5 0 30 METRES

JEWITT AND DIXON LTD.

SITE B.M.#1
SET IN FACE OF WOOD HYDRO POLE
ELEV = 223.22 (GEODETIC)

LEGEND

BELL BOX	SHOWN	BBX
BENCH MARK	SHOWN	BM
CATCH BASIN	SHOWN	CB
TOP OF FOUNDATION	SHOWN	TOF
OVERHEAD HYDRO LINE	SHOWN	O/H
UNDERGROUND SAND POINT	SHOWN	SP
HYDRO POLE	SHOWN	HP
GAS METER	SHOWN	GM
MANHOLE	SHOWN	MH
DOWN SPOUT	SHOWN	DR

ELEVATIONS SHOWN HEREON ARE IN METRES AND ARE BASED ON A GEODETIC DATUM.

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PHYSICAL LOCATES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE IS BOTH RECOMMENDED AND ADVISED.

CAUTION
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

DATED: JANUARY 11, 2023

KIM HUSTED, O.L.S.
THIS COPY IS NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

F.W.	J.P.H.
BOOK	LL – FILE
CALC.	J.P.H.
PLAN	M.T.C.
CHECK	K.H.
CLIENT	LAMBO
PROJECT No.	22-3430

22-3430-TOPO

GENERALIZED SOIL MAP
REGIONAL MUNICIPALITY OF HALDIMAND-NORFOLK
ONTARIO

REPORT No. 57

1:100,000

Kilometres 2 0 2 4 6 8 Kilometres

Miles 2 0 2 4 6 Miles

TOWNSHIP OF DELHI

CITY OF NANTICOKE

TOWN OF HALDIMAND

TOWN OF DUNNVILLE

TOWNSHIP OF NORFOLK

Long Point Bay

Inner Bay

LONG POINT

SOIL MAP INFORMATION

The soils information shown on this map was derived from the generalization of information contained on the 13 soil maps published in conjunction with "The Soils of the Regional Municipality of Haldimand-Norfolk"*.

The soil information presented on the original 1:25,000 scale maps has been reduced and compiled into 15 soil groups for this generalized 1:100,000 scale map. Each group is indicated by a distinctive colour, and represents soil map units having common features such as similar parent materials, textures, origin, etc.

Because of the scale of this map and the complexity of the soils, most soil groups also contain inclusions of small areas of other soil groups which, because of cartographic limitations, cannot be shown on this map. The minimum area that can be shown at this map scale is approximately 20 ha in size.

The generalized soil information on this map should not be used for interpretive purposes such as agricultural capability, or forest land management, that have been determined for the soil components of the 1:25,000 scale maps, and are outlined in the soils report. The information presented on this map is best suited for non-specific purposes such as generalized comparisons of relatively large areas.

* The Soils of the Regional Municipality of Haldimand-Norfolk, Report No. 57 of the Ontario Institute of Pedology, c/o Guelph Agriculture Centre, Guelph, Ontario.

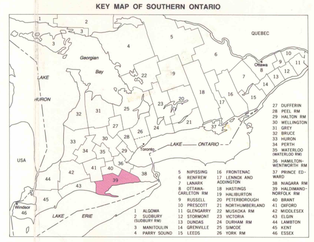
LEGEND

SOIL MAP GROUP	COMMON PROPERTIES OF SOIL MAP GROUPS	SOILS OR MISCELLANEOUS LAND UNITS
	Mainly lacustrine silty clay.	Brantford, Beverly, Toledo
	Mainly lacustrine heavy clay.	Smithville, Haldimand, Lincoln
	Mainly reddish clay or clay loam till.	Ontario, Niagara, Welland
	Mainly silty clay loam till.	Muriel, Gobles, Kelvin
	Drumlinized loam till.	Seneca
	Mainly lacustrine silt loam.	Brant, Tuscola, Colwood
	40-100 cm of sandy or loamy sediments over lacustrine clays or loams.	Bookton, Berrien, Wauseon, Walsher, Vittoria, Silver Hill, Tavistock, Maplewood
	Mainly lacustrine sands with wind-modified surfaces.	Fox, Brady, Granby, Wattford, Normandale, St. Williams, Lowbanks
	Mainly eolian sands at least 100 cm thick, often duned.	Plainfield, Walsingham, Waterin
	Gravelly sands of fluvial or till derivation, or 40 to 100 cm of sandy sediments over gravelly sands.	Burford, Wilsonville, Scotland, Oakland, Vanessa
	Variable alluvial deposits on flood-plains.	Alluvium 1, Alluvium 2, Alluvium 3, Alluvium 4
	Shallow soils with up to 100 cm of soil over bedrock.	Farmington, Brooke, very shallow phases, shallow phases.
	Organic soils at least 40 cm deep.	Hampden, Oakview, Lonsdale, Styx
	Miscellaneous natural land units.	Complex 1 (Beach-scarp), Complex 2 (Marsh-beach), Complex 3 (Marsh-dune), Complex 4 (Marsh-ridge), Complex 5 (Beach-dune), Complex 6 (Beach-ridge), Marsh, Ridge
	Miscellaneous man-modified land units.	Urban areas, gravel pits, quarries

Main highway
Secondary road
Other roads
Cart track
Trail
Railway
Horizontal control point
Bench mark (feet)
Spot elevation (feet) 621
Cemetery
Gravel, sand pit

International boundary
Provincial boundary
County boundary
Township boundary
Indian reserve, park boundary, etc.
Power transmission line
Stream
Contour interval 50 feet
Contours 200 250
Depression contours 750
Cliff

KEY MAP OF SOUTHERN ONTARIO



Soil information provided by the Ontario Institute of Pedology.

Generalized soil map compiled, drawn and published by the Cartography Section, Land Resource Research Institute, Research Branch, Agriculture Canada, Ottawa 1985.

Printing supplied by the Map Reproduction Centre. Reproduction and Distribution Division, Department of Energy, Mines and Resources.

Copies of this map are available from:
Ontario Institute of Pedology
Guelph Agriculture Centre
P.O. Box 1030
Guelph, Ontario
N1H6N1

GENERALIZED SOIL MAP
HALDIMAND-NORFOLK

Site Characteristics
Site: 1375 Foresty Farm Road, Norfolk County
April 28, 2023

Pre-Development

Land-Use	Impervious Ratio (I)	Area A1 (m^2)	Area A2+A3 (m^2)	Area B1+B2 (m^2)	Total Drainage Area (m^2)	% Coverage
Gravel Driveway	0.75	807.1	0.0	0.0	807.1	4%
Roof	1.00	22.3	1,055.1	355.9	1,433.4	7%
Grass	0.00	3,817.4	4,208.1	9,275.0	17,300.5	89%
	Total	4,646.9	5,263.2	9,630.9	19,540.9	100%
	Impervious Ratio =	0.14	0.20	0.04	0.10	
	Runoff Coefficient = 0.25 (1-I)+0.9 I =	0.34	0.38	0.27	0.32	

Post-Development

Land-Use	Impervious Ratio (I)	Area A1 (m^2)	Area A2+A3 (m^2)	Area B1+B2 (m^2)	Total Drainage Area (m^2)	% Coverage
Gravel Driveway	0.75	3,951.1	0.0	0.0	3,951.1	20%
Roof	1.00	22.3	1,055.1	355.9	1,433.4	7%
Grass	0.00	673.4	4,208.1	9,275.0	14,156.4	72%
	Total	4,646.9	5,263.2	9,630.9	19,540.9	100%
	Impervious Ratio =	0.64	0.20	0.04	0.23	
	Runoff Coefficient = 0.25 (1-I)+0.9 I =	0.67	0.38	0.27	0.40	

Peak Runoff Assessment
Site: 1375 Foresty Farm Road, Norfolk County
April 28, 2023

Time of Concentration Calculations

Time of Concentration
Airport
If Runoff Coefficient < 0.4

$$T_c = \frac{3.26\,(1.1 - C)\,L^{0.5}}{S_w^{0.33}}$$

where, L = Flow length (m)
Sw = slope (%)
C = Runoff Coefficient

Bransby
If Runoff Coefficient > 0.4

$$T_c = \frac{0.057\,L}{S_w^{0.2}\,A^{0.1}}$$

where, L = Flow length (m)
Sw = slope (%)
A = Area (ha)

Existing

Area	Runoff Coefficient	Method	Length (m)	Area (ha)	S_w (%)	T (min)
Area A1	0.34	Airport	118	0.465	1.16	25.67
Area A2+A3	0.38	Airport	93	0.526	0.71	25.28
Area B1+B2	0.27	Airport	89	0.963	0.67	28.98

Proposed

Area	Runoff Coefficient	Method	Length (m)	Area (ha)	S_w (%)	T* (min)
Area A1	0.67	Bransby	129	0.465	1.41	7.42
Area A2+A3	0.38	Airport	93	0.526	0.71	25.28
Area B1+B2	0.27	Airport	89	0.963	0.67	28.98

*As per Norfolk County Design Criteria, the minimum time of concentration is 5 minutes for industrial developments

Peak Runoff Assessment

25mm Rainfall Intensity*, I = 43C + 5.9
2 year Rainfall Intensity**, I = $529.711/(T+4.501)^{0.745}$
100 year Rainfall Intensity**, I = $801.041/(T+1.501)^{0.657}$
T = Time of Concentration, 5 minute minimum

Peak Runoff, Q = 0.0028 C I A

C = Runoff Coefficient
A = Area (ha)
I = Rainfall Intensity (mm/hr)

*Equation 4.9 from the MECP Stormwater Management Planning and Design Manual (March 2003)
**IDF parameters as per The Corporation of Norfolk County Design Criteria (August 2017)
a correctional factor of 1.25 as been applied to the 100 year peak runoff calculation

Existing

Drainage Area	Area (ha)	Intensity (mm/hr)			Runoff Coefficient		Peak Runoff (L/s)		
		25mm	2 Year	100 Year	25mm & 2 Year	100 Year	25mm	2 Year	100 Year
Area A1	0.465	20	42	92	0.34	0.42	8.9	18.3	49.9
Area A2+A3	0.526	22	42	92	0.38	0.48	12.4	23.5	64.2
Area B1+B2	0.963	18	39	85	0.27	0.34	13.0	28.4	77.8
						Total	34.2	70.2	191.9

Proposed

Drainage Area	Area (ha)	Intensity (mm/hr)			Runoff Coefficient		Peak Runoff (L/s)		
		25mm	2 Year	100 Year	25mm & 2 Year	100 Year	25mm	2 Year	100 Year
Area A1	0.465	35	84	190	0.67	0.83	29.8	72.0	204.9
Area A2+A3	0.526	22	42	92	0.38	0.48	12.4	23.5	64.2
Area B1+B2	0.963	18	39	85	0.27	0.34	13.0	28.4	77.8
						Total	55.2	123.9	346.8

Dry Pond Active Storage Calculations (100-year post to 2-year pre)

Area A1 and A2 will drain towards the dry pond however, only the flows from A1 will be controlled to 2-year pre-development levels. The flows from A2 will be conveyed as this area will remain the same in post-development conditions.

100-Year Target Discharge = 82.5 L/s *A1 2-year pre-development flow rate + A2&A3 100-year flow rate*
Outlet Discharge= 77.5 L/s

Starting Time = 5 min
Time Step = 5 min

Area A1+A2+A3 = 0.99 ha
Runoff Coefficient, C = 0.65

Time (min)	100 Year Intensity (mm/h)	Inflow (m^3/s)	Outflow (m^3/s)	Storage Required (m^3)
5	234	0.422	0.077	103.43
10	161	0.290	0.077	127.66
15	127	0.229	0.077	136.34
20	107	0.192	0.077	137.93
25	93	0.168	0.077	135.37
30	83	0.150	0.077	130.03
35	75	0.136	0.077	122.70
40	69	0.125	0.077	113.85
45	64	0.116	0.077	103.79
50	60	0.108	0.077	92.75
55	57	0.102	0.077	80.90
60	54	0.096	0.077	68.36

Therefore the storage required to attenuate peak flows = **137.93** m^3 *Active storage*

Peak Runoff Assessment
Site: 1375 Foresty Farm Road, Norfolk County
April 28, 2023

Dry Pond Outlet

The dry pond outlet will be an outlet sized to control the A1 post-development flows down to the 2-year pre-development flow and convey the flows from A2 and A3.

Orifice Equation:	$Q = C\ A\ (2\ g\ h)^{0.5}$		
Orifice Diameter =	200	mm	
Orifice Invert =	0.20	m	*Bottom of dry pond considered at 0m, 0.20m sump*
HGL =	0.75	m	*Dry pond has an active depth of 0.55m*
Orifice Coefficient, C =	0.83		*0.62 for plate, 0.83 for tube*
Orifice Area, A =	0.0314	m^2	
g =	9.81	m/s^2	
h =	0.45	m	
Orifice Q =	0.08	m^3/s	
Orifice Q =	77.48	L/s	

Emergency Spillway

Determine velocity of flows for rip rap protection at outlet

Spillway Length =	6.0	m
Weir Coefficient =	1.84	
	100-year	
Uncontrolled Peak Flow =	269.08	L/s
	0.269	m^3/s

Weir Equation:	$Q = C\ L\ H^{3/2}$	
	100-year	
H =	0.084	m
	84	mm
Weir Flow =	0.269	m^3/s
Flow Area =	0.50	m^2
Flow Velocity =	0.53	m/s

Flow velocities do not exceed 1.5 m/s during the 100-year event, therefore, outlet not at risk to erosion.

Quality/Erosion Control
Site: 1375 Foresty Farm Road, Norfolk County
April 28, 2023

Water Quality: Provide Enhanced Treatment (80% TSS) - Treatment train approach
Erosion Control: 5mm of rainfall over impervious areas
The dry pond and swales provide quality and erosion controls for Area A1. No land use change is proposed for the rest of the site, as such, it is not included in the analysis.

Retention Target (Area A1)

Only Area A1 will be considered in the SWM analysis as the remaining catchment areas will remain the same in pre- and post-development conditions.

Area A1 =	4,646.9	m^2
% Impervious =	64.3	%

Table 3.2 of the MECP Stormwater Management Planning and Design Manual will guide the required water quality volume. The dry pond will be part of a treatment train approach.

Impervious Level (%)	35	55	70	85
Storage Volume (m^3/ha)	90	150	200	240

Required Unitary Quality Volume =	179.1	m^3/ha
Required Quality Volume =	83.2	m^3 *(Continuous flow/Active storage as per MECP Table 3.2)*

The provided active storage in the dry pond is 140m^3 which exceeds the required quality volume.

The 5mm runoff from Area A1 will be retained.

Rainfall Depth Design Volume =	5	mm
Required Retention Volume=	23.2	m^3

Quality/Erosion Control

The swales and dry pond will be sized to retain the 5mm storm event.

Req. Water Retention Volume:	23.2	m^3

As per the Stormwater Planning: Guidebook for British Columbia Section 7.4, "runoff from landscaped areas can be virtually eliminated by providing a 300mm layer of landscaped absorbent soil, even under very wet conditions where the hydraulic conductivity of the underlying soil is low".

Figure 7-2 and 7-4 of the Guidebook demonstrates that with 300mm of absorbent topsoil, approximately 38% of stormwater will leave the site as runoff, which equates to 62% stormwater retention. The perimeter swales around the gravel parking lot and dry pond will have 300mm of absorbent topsoil.

Initial Abstraction from 300mm topsoil	8	mm *(approximately 62% retention of average annual rainfall)*
Initial Abstraction from Gravel Area	3	mm *(consservatively considered as an impervious surface)*
Gravel Parking Perimeter Swales:		
Bottom width	1	m
Side slopes	3:1	
Depth	0.3	m
Swale wetted perimeter	3.15	m
Total swale length	156.59	m
Swale area	492.8	m^2
Dry pond area	360.6	m^2 *(top of pond area)*
Gravel area	3,951.1	m^2
Total initial abstraction volume	18.7	m^3
Depth of sump in dry pond	0.20	m *(to promote settling of suspended solids)*
Volume of sump in dry pond	28.5	m^2
Total Volume Retained from SWM Facilities	47.2	m^3

Quality/Erosion Control
Site: 1375 Foresty Farm Road, Norfolk County
April 28, 2023

Runoff Volume Control

The Norfolk County Design Criteria states that "The volume of runoff discharged from the site during the 25mm storm shall not increase as a result of the proposed development.

Pre-Development 25mm runoff volume

Land-Use	Area A1 (m^2)	Initial abstraction (mm)	Abstraction Volume (m^3)	25mm volume (m^3)	25mm runoff volume (m^3)
Gravel Driveway	807.1	3	2.4	20.2	17.8
Roof	22.3	2	0.0	0.6	0.5
Grass	3,817.4	5	19.1	95.4	76.3
Total	4,646.9	-	21.6	116.2	94.6

Post-Development 25mm runoff volume

Land-Use	Area A1 (m^2)	Initial abstraction (mm)	Abstraction Volume (m^3)	25mm volume (m^3)	25mm runoff volume (m^3)
Gravel Driveway	3,951.1	3	11.9	98.8	86.9
Roof	22.3	2	0.0	0.6	0.5
Grass	673.4	8	5.4	16.8	11.4
Total	4,646.9	-	17.3	116.2	98.9

Including the sump storage in the dry pond, the total runoff volume during the 25mm storm event would be 70.4m^3 which is less than the 25mm runoff volume in pre-development conditions.

Swale Capacity Calculations - Minimum Slope
Site : 1375 Foresty Farm Road, Norfolk County

-INPUT -

Channel Slope =	0.005	(m/m)
Left Slope Low Channel =	3.0	# of horiz/vert [x]
Right Slope Low Channel =	3.0	# of horiz/vert [y]
Left Slope High Channel =	3.0	# of horiz/vert [w]
Right Slope High Channel =	3.0	# of horiz/vert [z]
Elev. Top of Left Bank Low Channel =	0	
Elev. Top of Right Bank Low Channel =	0	
n' Channel Base =	0.035	
n' Left Low Channel Wall =	0.035	
'n' Right Low Channel Wall =	0.035	
n' Left High Channel Wall =	0.035	
n' Right High Channel Wall =	0.035	
Width of Low Channel Base (m) =	1.25	
FLOW DEPTH INCREMENT	0.01	

Notes:
25mm flow rate = 42.2L/s
100-year flow to swale = 269.1L/s

Flow Depth (m)	Flow Area (sq m)	Wetted Perimeter (m)	Equiv. 'n'	Hydr. Radius (m)	Velocity (m/s)	Q (cms)	Area Calculations: Base (sq.m)	Low Left (sq.m)	Low Right (sq.m)	High Left (sq.m)	High Right (sq.m)	Wetted Perimeter: Base (m)	Low Left (m)	Low Right (m)	High Left (m)	High Right (m)
0.000	0.00	1.25	0.035	0.000	0.00	0.000	0.00	0.000	0.000	0.000	0.000	1.25	0.00	0.00	0.00	0.00
0.010	0.01	1.31	0.035	0.010	0.09	0.001	0.01	0.000	0.000	0.000	0.000	1.25	0.00	0.00	0.03	0.03
0.020	0.03	1.38	0.035	0.019	0.14	0.004	0.03	0.000	0.000	0.001	0.001	1.25	0.00	0.00	0.06	0.06
0.030	0.04	1.44	0.035	0.028	0.19	0.007	0.04	0.000	0.000	0.001	0.001	1.25	0.00	0.00	0.09	0.09
0.040	0.05	1.50	0.035	0.036	0.22	0.012	0.05	0.000	0.000	0.002	0.002	1.25	0.00	0.00	0.13	0.13
0.050	0.07	1.57	0.035	0.045	0.25	0.018	0.06	0.000	0.000	0.004	0.004	1.25	0.00	0.00	0.16	0.16
0.060	0.09	1.63	0.035	0.053	0.28	0.024	0.08	0.000	0.000	0.005	0.005	1.25	0.00	0.00	0.19	0.19
0.070	0.10	1.69	0.035	0.060	0.31	0.032	0.09	0.000	0.000	0.007	0.007	1.25	0.00	0.00	0.22	0.22
0.080	0.12	1.76	0.035	0.068	0.34	0.040	0.10	0.000	0.000	0.010	0.010	1.25	0.00	0.00	0.25	0.25
0.090	0.14	1.82	0.035	0.075	0.36	0.049	0.11	0.000	0.000	0.012	0.012	1.25	0.00	0.00	0.28	0.28
0.100	0.16	1.88	0.035	0.082	0.38	0.059	0.13	0.000	0.000	0.015	0.015	1.25	0.00	0.00	0.32	0.32
0.110	0.17	1.95	0.035	0.089	0.40	0.070	0.14	0.000	0.000	0.018	0.018	1.25	0.00	0.00	0.35	0.35
0.120	0.19	2.01	0.035	0.096	0.42	0.082	0.15	0.000	0.000	0.022	0.022	1.25	0.00	0.00	0.38	0.38
0.130	0.21	2.07	0.035	0.103	0.44	0.095	0.16	0.000	0.000	0.025	0.025	1.25	0.00	0.00	0.41	0.41
0.140	0.23	2.14	0.035	0.109	0.46	0.108	0.18	0.000	0.000	0.029	0.029	1.25	0.00	0.00	0.44	0.44
0.150	0.26	2.20	0.035	0.116	0.48	0.123	0.19	0.000	0.000	0.034	0.034	1.25	0.00	0.00	0.47	0.47
0.160	0.28	2.26	0.035	0.122	0.50	0.138	0.20	0.000	0.000	0.038	0.038	1.25	0.00	0.00	0.51	0.51
0.170	0.30	2.33	0.035	0.129	0.51	0.154	0.21	0.000	0.000	0.043	0.043	1.25	0.00	0.00	0.54	0.54
0.180	0.32	2.39	0.035	0.135	0.53	0.171	0.23	0.000	0.000	0.049	0.049	1.25	0.00	0.00	0.57	0.57
0.190	0.35	2.45	0.035	0.141	0.55	0.189	0.24	0.000	0.000	0.054	0.054	1.25	0.00	0.00	0.60	0.60
0.200	0.37	2.51	0.035	0.147	0.56	0.208	0.25	0.000	0.000	0.060	0.060	1.25	0.00	0.00	0.63	0.63
0.210	0.39	2.58	0.035	0.153	0.58	0.228	0.26	0.000	0.000	0.066	0.066	1.25	0.00	0.00	0.66	0.66
0.220	0.42	2.64	0.035	0.159	0.59	0.249	0.28	0.000	0.000	0.073	0.073	1.25	0.00	0.00	0.70	0.70
0.230	0.45	2.70	0.035	0.165	0.61	0.271	0.29	0.000	0.000	0.079	0.079	1.25	0.00	0.00	0.73	0.73
0.240	0.47	2.77	0.035	0.171	0.62	0.294	0.30	0.000	0.000	0.086	0.086	1.25	0.00	0.00	0.76	0.76
0.250	0.50	2.83	0.035	0.177	0.64	0.318	0.31	0.000	0.000	0.094	0.094	1.25	0.00	0.00	0.79	0.79
0.260	0.53	2.89	0.035	0.182	0.65	0.343	0.33	0.000	0.000	0.101	0.101	1.25	0.00	0.00	0.82	0.82
0.270	0.56	2.96	0.035	0.188	0.66	0.369	0.34	0.000	0.000	0.109	0.109	1.25	0.00	0.00	0.85	0.85
0.280	0.59	3.02	0.035	0.194	0.68	0.396	0.35	0.000	0.000	0.118	0.118	1.25	0.00	0.00	0.89	0.89
0.290	0.61	3.08	0.035	0.199	0.69	0.424	0.36	0.000	0.000	0.126	0.126	1.25	0.00	0.00	0.92	0.92
0.300	0.65	3.15	0.035	0.205	0.70	0.453	0.38	0.000	0.000	0.135	0.135	1.25	0.00	0.00	0.95	0.95

Swale Capacity Calculations - Maximum Slope
Site : 1375 Foresty Farm Road, Norfolk County

-INPUT -

Channel Slope =	0.012	(m/m)
Left Slope Low Channel =	3.0	# of horiz/vert [x]
Right Slope Low Channel =	3.0	# of horiz/vert [y]
Left Slope High Channel =	3.0	# of horiz/vert [w]
Right Slope High Channel =	3.0	# of horiz/vert [z]
Elev. Top of Left Bank Low Channel =	0	
Elev. Top of Right Bank Low Channel =	0	
n' Channel Base =	0.035	
n' Left Low Channel Wall =	0.035	
'n' Right Low Channel Wall =	0.035	
n' Left High Channel Wall =	0.035	
n' Right High Channel Wall =	0.035	
Width of Low Channel Base (m) =	1.25	
FLOW DEPTH INCREMENT	0.01	

Notes:
25mm flow rate = 42.2L/s
100-year flow to swale = 269.1L/s

Flow Depth (m)	Flow Area (sq m)	Wetted Perimeter (m)	Equiv. 'n'	Hydr. Radius (m)	Velocity (m/s)	Q (cms)	Area Calculations					Wetted Perimeter				
							Base (sq.m)	Low Left (sq.m)	Low Right (sq.m)	High Left (sq.m)	High Right (sq.m)	Base (m)	Low Left (m)	Low Right (m)	High Left (m)	High Right (m)
0.000	0.00	1.25	0.035	0.000	0.00	0.000	0.00	0.000	0.000	0.000	0.000	1.25	0.00	0.00	0.00	0.00
0.010	0.01	1.31	0.035	0.010	0.14	0.002	0.01	0.000	0.000	0.000	0.000	1.25	0.00	0.00	0.03	0.03
0.020	0.03	1.38	0.035	0.019	0.22	0.006	0.03	0.000	0.000	0.001	0.001	1.25	0.00	0.00	0.06	0.06
0.030	0.04	1.44	0.035	0.028	0.29	0.012	0.04	0.000	0.000	0.001	0.001	1.25	0.00	0.00	0.09	0.09
0.040	0.05	1.50	0.035	0.036	0.34	0.019	0.05	0.000	0.000	0.002	0.002	1.25	0.00	0.00	0.13	0.13
0.050	0.07	1.57	0.035	0.045	0.39	0.028	0.06	0.000	0.000	0.004	0.004	1.25	0.00	0.00	0.16	0.16
0.060	0.09	1.63	0.035	0.053	0.44	0.038	0.08	0.000	0.000	0.005	0.005	1.25	0.00	0.00	0.19	0.19
0.070	0.10	1.69	0.035	0.060	0.48	0.049	0.09	0.000	0.000	0.007	0.007	1.25	0.00	0.00	0.22	0.22
0.080	0.12	1.76	0.035	0.068	0.52	0.062	0.10	0.000	0.000	0.010	0.010	1.25	0.00	0.00	0.25	0.25
0.090	0.14	1.82	0.035	0.075	0.56	0.076	0.11	0.000	0.000	0.012	0.012	1.25	0.00	0.00	0.28	0.28
0.100	0.16	1.88	0.035	0.082	0.59	0.092	0.13	0.000	0.000	0.015	0.015	1.25	0.00	0.00	0.32	0.32
0.110	0.17	1.95	0.035	0.089	0.63	0.109	0.14	0.000	0.000	0.018	0.018	1.25	0.00	0.00	0.35	0.35
0.120	0.19	2.01	0.035	0.096	0.66	0.127	0.15	0.000	0.000	0.022	0.022	1.25	0.00	0.00	0.38	0.38
0.130	0.21	2.07	0.035	0.103	0.69	0.147	0.16	0.000	0.000	0.025	0.025	1.25	0.00	0.00	0.41	0.41
0.140	0.23	2.14	0.035	0.109	0.72	0.167	0.18	0.000	0.000	0.029	0.029	1.25	0.00	0.00	0.44	0.44
0.150	0.26	2.20	0.035	0.116	0.74	0.190	0.19	0.000	0.000	0.034	0.034	1.25	0.00	0.00	0.47	0.47
0.160	0.28	2.26	0.035	0.122	0.77	0.214	0.20	0.000	0.000	0.038	0.038	1.25	0.00	0.00	0.51	0.51
0.170	0.30	2.33	0.035	0.129	0.80	0.239	0.21	0.000	0.000	0.043	0.043	1.25	0.00	0.00	0.54	0.54
0.180	0.32	2.39	0.035	0.135	0.82	0.265	0.23	0.000	0.000	0.049	0.049	1.25	0.00	0.00	0.57	0.57
0.190	0.35	2.45	0.035	0.141	0.85	0.293	0.24	0.000	0.000	0.054	0.054	1.25	0.00	0.00	0.60	0.60
0.200	0.37	2.51	0.035	0.147	0.87	0.323	0.25	0.000	0.000	0.060	0.060	1.25	0.00	0.00	0.63	0.63
0.210	0.39	2.58	0.035	0.153	0.90	0.354	0.26	0.000	0.000	0.066	0.066	1.25	0.00	0.00	0.66	0.66
0.220	0.42	2.64	0.035	0.159	0.92	0.386	0.28	0.000	0.000	0.073	0.073	1.25	0.00	0.00	0.70	0.70
0.230	0.45	2.70	0.035	0.165	0.94	0.420	0.29	0.000	0.000	0.079	0.079	1.25	0.00	0.00	0.73	0.73
0.240	0.47	2.77	0.035	0.171	0.96	0.456	0.30	0.000	0.000	0.086	0.086	1.25	0.00	0.00	0.76	0.76
0.250	0.50	2.83	0.035	0.177	0.99	0.493	0.31	0.000	0.000	0.094	0.094	1.25	0.00	0.00	0.79	0.79
0.260	0.53	2.89	0.035	0.182	1.01	0.531	0.33	0.000	0.000	0.101	0.101	1.25	0.00	0.00	0.82	0.82
0.270	0.56	2.96	0.035	0.188	1.03	0.571	0.34	0.000	0.000	0.109	0.109	1.25	0.00	0.00	0.85	0.85
0.280	0.59	3.02	0.035	0.194	1.05	0.613	0.35	0.000	0.000	0.118	0.118	1.25	0.00	0.00	0.89	0.89
0.290	0.61	3.08	0.035	0.199	1.07	0.657	0.36	0.000	0.000	0.126	0.126	1.25	0.00	0.00	0.92	0.92
0.300	0.65	3.15	0.035	0.205	1.09	0.702	0.38	0.000	0.000	0.135	0.135	1.25	0.00	0.00	0.95	0.95

BILL'S SEPTIC LTD.

17 Berkley Crescent, Simcoe, ON N3Y 2K3
Phone 519-426-7108 Fax 519-426-3876

Grant Lambo
1375 Forestry Farm Road
Silver Hill, ON
N3Y 4K5

March 14, 2018

Property: 1375 Forestry Farm Road – Silver Hill, ON

Wastewater Treatment System Evaluation (WTS)

Bill's Septic Ltd. was retained by Grant Lambo, and his agent Tony Nigro, to conduct an inspection of the septic system serving the single family home at 1375 Forestry Farm Road, in the hamlet of Silver Hill, ON. This inspection was requested as our clients are intending to purchase the above mentioned property.

The scope of the evaluation included a visual inspection of the system components, a tracer test, and a loading test. The leaching field was not excavated; however the tile lines were visible at the time of inspection. It is possible the original septic system may be registered with the Norfolk County building department and this information may be available from the county. There was no official permit review completed by the inspector.

On March 12, 2018 Bill's Septic Ltd. attended the property at 1375 Forestry Farm Road to complete our inspection. The septic tank was located and uncovered, and all fixture units and pipes were inspected. A tracer test was conducted to ensure wastewater flow to the tank was not being restricted. A system loading test was conducted to ensure effluent flow to the leaching bed was not being restricted. A camera was used to inspect the inside of the tank. The results of these tests follow.

BILL'S SEPTIC LTD.

17 Berkley Crescent, Simcoe, ON N3Y 2K3
Phone 519-426-7108 Fax 519-426-3876

Background Information

- The WTS components appear to be original with a few minor upgrades to piping and internal tank fixtures as indicated below.
- The house is approximately 1800 sq ft with 3+2 bedrooms and 1 bathroom.

The WTS Components Inspected
Septic Tank

- The tank is a single chamber concrete tank with a capacity of approximately 3600 litres. This is appropriately sized for the home based on today's building code.
- The access lids were opened and all internal fixtures were examined.
- All piping was 4" PVC tile pipe and both the inlet and outlet baffles were present and working properly.
- There was minor concrete corrosion around the outlet pipe; however this is not affecting system performance at this time.
- There is good flow of effluent to the tile bed, and it appears as though the tile bed is functioning properly as it is accepting waste as it should.
- It is estimated the septic tank is about 35-45 years old and it does meet today's building code standards.
- The septic tank is located at the rear of the home and the tile bed extends into the rear yard area towards the west end of the back yard.
- The septic tank was pumped by us at Bill's Septic Ltd on March 14, 2018 should be pumped again in 2023 to ensure it continues to function properly.

BILL'S SEPTIC LTD.

17 Berkley Crescent, Simcoe, ON N3Y 2K3

Phone 519-426-7108 Fax 519-426-3876

Leaching Field

- The tile bed was installed as a trench bed system and the underlying soil appears to be native sand loam.
- There is no pump as the tile bed is fed by gravity as it is higher than the surrounding area.
- The tile bed meets today's building code standards and appears to be functioning properly at this time.
- It is assumed that the distribution piping material is 3" PVC tile as this material is consistent with the age of the system.
- The leaching field does meet the setback distance requirements outlined in Part 8 of the Ontario Building Code.
- The surface drainage over the leaching bed appears adequate and is not likely to retain excess moisture during heavy rains or snow melt.
- There is approximately 250 feet of distribution piping.

Design Flow

- Under the current OBC Act based on 3+2 bedrooms, 1800 sq.ft, and 12 fixture units the daily design flow for the system is 1600 L/day.
- Under the current OBC Act the size of the septic tank is appropriately sized for the daily design flow for the home.
- The leaching bed was visible at the time of inspection and is appropriately sized for the waste water treatment system.

BILL'S SEPTIC LTD.

17 Berkley Crescent, Simcoe, ON N3Y 2K3

Phone 519-426-7108 Fax 519-426-3876

Summary & Recommendations

- **The effluent levels were appropriate at the time of inspection.**
- **The septic tank and internal piping appears to be in good working order and in a good state of repair.**
- **A tracer test was completed and there appears to be no restriction of wastewater flow from the home to the septic tank.**
- **A loading test was completed and there was no restriction of effluent flow to the tile bed.**
- **The septic tank should be pumped again in 2023 and every five years thereafter to ensure it continues to work properly.**

Notes

This report was prepared for our clients, and their agents, and is not intended to scrutinize nor endorse the subject property. All information contained in this report is based on observations taken March 12, 2018 and cannot speak to any alterations made to the wastewater treatment system subsequent to that date.

Our findings are based on observations obtained using appropriate skills and techniques consistent with the Ontario Building Code and qualified professionals in the area of septic inspections. No other warranty, expressed or implied is made.

I hope this information meets your needs. If you have further questions please don't hesitate to contact us.

Inspected by:

Ed Dove, BA

Bill's Septic Ltd. BCIN # 38413

Certified Sewage Disposal System Inspector/Installer BCIN # 38259

BILL'S SEPTIC LTD.

24 Werret Ave, Simcoe, ON N3Y 5N5
Phone 519-426-7108 Fax 519-426-3876

Grant Lambo
1377 Forestry Farm Road
Silver Hill, ON
N3Y 4K5

March 14, 2018

Property: 1377 Forestry Farm Road – Silver Hill, ON

Wastewater Treatment System Evaluation (WTS)

Bill's Septic Ltd. was retained by Grant Lambo, and his agent Tony Nigro, to conduct an inspection of the septic system serving the single family home (tenant house) at 1377 Forestry Farm Road, in the hamlet of Silver Hill, ON. This inspection was requested as our clients are intending to purchase the above mentioned property.

The scope of the evaluation included a visual inspection of the system components, a tracer test, and a loading test. The leaching field was not excavated; however the tile lines were visible at the time of inspection. It is possible the original septic system may be registered with the Norfolk County building department and this information may be available from the county. There was no official permit review completed by the inspector.

On March 12, 2018 Bill's Septic Ltd. attended the property at 1377 Forestry Farm Road to complete our inspection. The septic tank was located and uncovered, and all fixture units and pipes were inspected. A tracer test was conducted to ensure wastewater flow to the tank was not being restricted. A system loading test was conducted to ensure effluent flow to the leaching bed was not being restricted. A camera was used to inspect the inside of the tank. The results of these tests follow.

BILL'S SEPTIC LTD.

24 Werret Ave, Simcoe, ON N3Y 5N5

Phone 519-426-7108 Fax 519-426-3876

Background Information

- The WTS components appear to be original with a few minor upgrades to piping and internal tank fixtures as indicated below.
- The house is approximately 1800 sq ft with 2 bedrooms and 1 bathroom.

The WTS Components Inspected
Septic Tank

- The tank is a double chamber concrete tank with a capacity of approximately 3600 litres. This is appropriately sized for the home based on today's building code.
- The access lids were opened and all internal fixtures were examined.
- All piping was 4" PVC tile pipe and both the inlet and outlet baffles were present and working properly.
- There was minor concrete corrosion around the outlet pipe; however this is not affecting system performance at this time.
- There is good flow of effluent to the tile bed, and it appears as though the tile bed is functioning properly as it is accepting waste as it should.
- It is estimated the septic tank is about 25-35 years old and it does meet today's building code standards.
- The septic tank is located at the rear of the home and the tile bed extends into the rear yard area towards the west end of the back yard.
- The septic tank was pumped by us at Bill's Septic Ltd on March 14, 2018 should be pumped again in 2023 to ensure it continues to function properly.

BILL'S SEPTIC LTD.

24 Werret Ave, Simcoe, ON N3Y 5N5

Phone 519-426-7108 Fax 519-426-3876

Leaching Field

- The tile bed was installed as a trench bed system and the underlying soil appears to be native sand loam.
- There is no pump as the tile bed is fed by gravity as it is higher than the surrounding area.
- The tile bed meets today's building code standards and appears to be functioning properly at this time.
- It is assumed that the distribution piping material is 3" PVC tile as this material is consistent with the age of the system.
- The leaching field does meet the setback distance requirements outlined in Part 8 of the Ontario Building Code.
- The surface drainage over the leaching bed appears adequate and is not likely to retain excess moisture during heavy rains or snow melt.
- There is approximately 150 feet of distribution piping.

Design Flow

- Under the current OBC Act based on 2 bedrooms, 800 sq.ft, and 12 fixture units the daily design flow for the system is 1100 L/day.
- Under the current OBC Act the size of the septic tank is appropriately sized for the daily design flow for the home.
- The leaching bed was visible at the time of inspection and is appropriately sized for the waste water treatment system.

BILL'S SEPTIC LTD.

24 Werret Ave, Simcoe, ON N3Y 5N5

Phone 519-426-7108 Fax 519-426-3876

Summary & Recommendations

- **The effluent levels were appropriate at the time of inspection.**
- **The septic tank and internal piping appears to be in good working order and in a good state of repair.**
- **A tracer test was completed and there appears to be no restriction of wastewater flow from the home to the septic tank.**
- **A loading test was completed and there was no restriction of effluent flow to the tile bed.**
- **The septic tank should be pumped again in 2023 and every five years thereafter to ensure it continues to work properly.**

Notes

This report was prepared for our clients, and their agents, and is not intended to scrutinize nor endorse the subject property. All information contained in this report is based on observations taken March 12, 2018 and cannot speak to any alterations made to the wastewater treatment system subsequent to that date.

Our findings are based on observations obtained using appropriate skills and techniques consistent with the Ontario Building Code and qualified professionals in the area of septic inspections. No other warranty, expressed or implied is made.

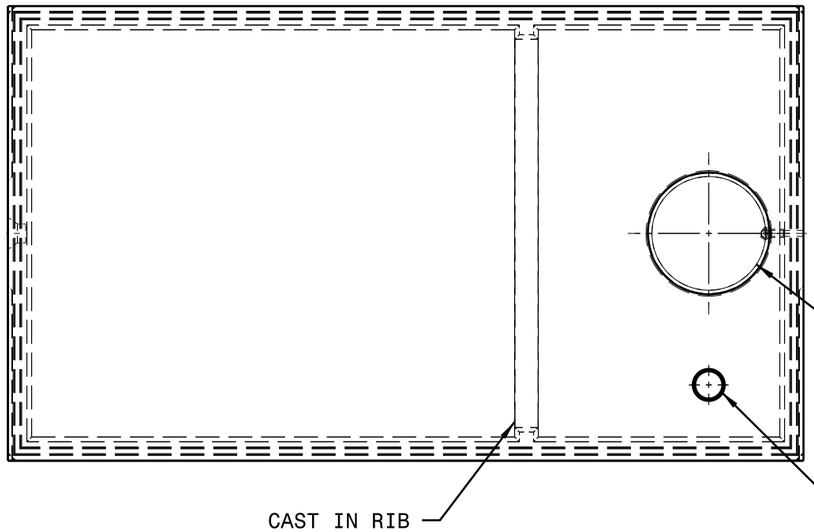
I hope this information meets your needs. If you have further questions please don't hesitate to contact us.

Inspected by:

Ed Dove, BA

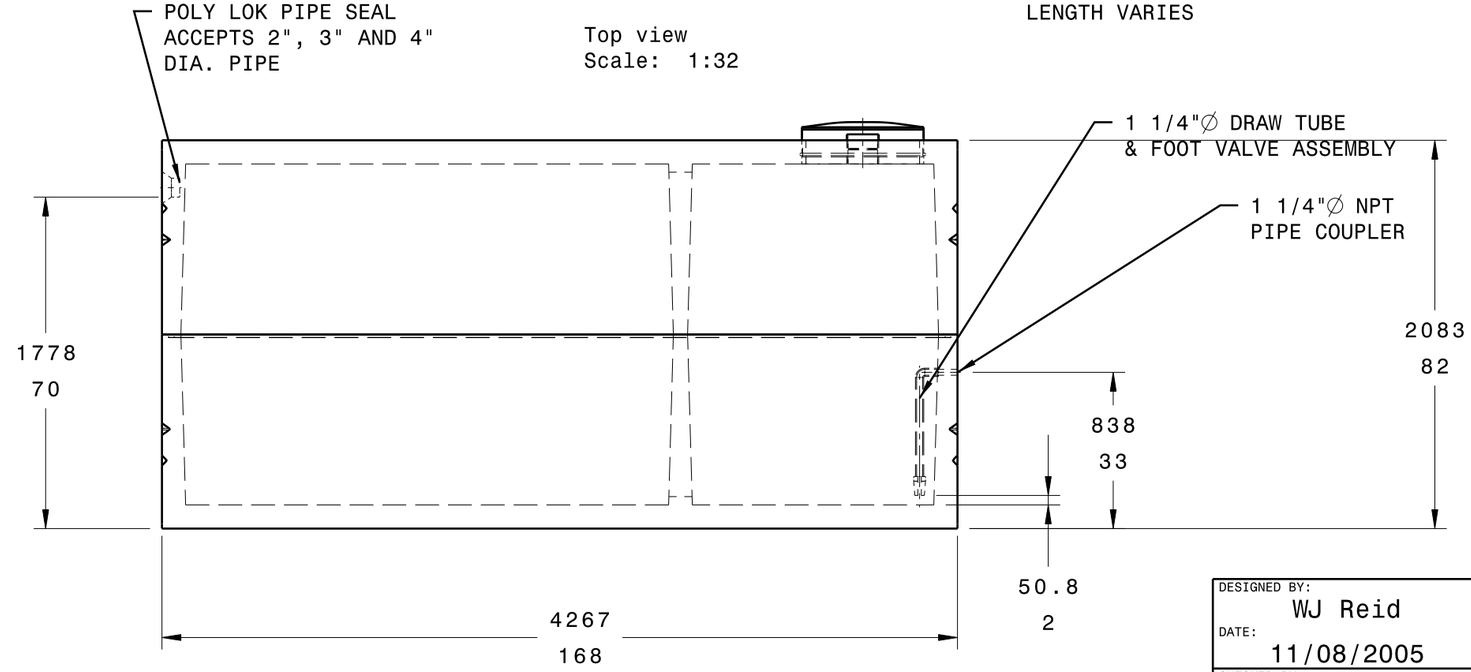
Bill's Septic Ltd. BCIN # 38413

Certified Sewage Disposal System Inspector/Installer BCIN # 38259

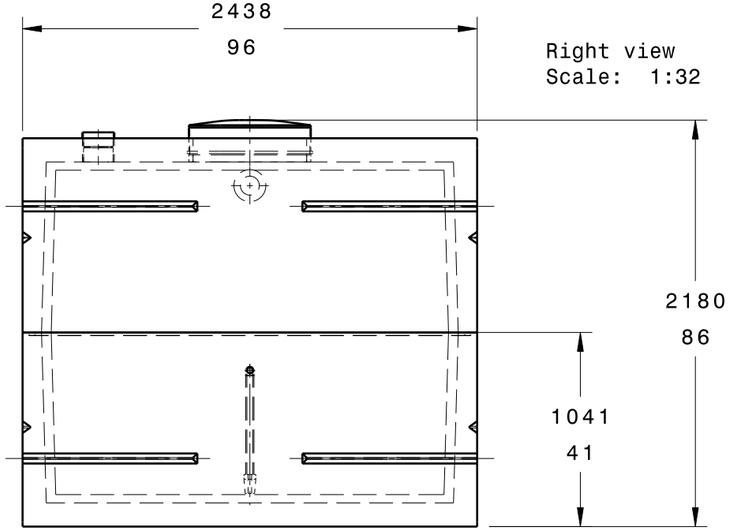


Top view
Scale: 1:32

NOTE:
MATERIAL: CONCRETE 32 MPa @ 28 DAYS
CONSTRUCTION: CSA B66-05
TWO PIECE TANK, NON-TOXIC MASTIC SEALANT IN JOINT
WEIGHT: TOP 5560 kg(12265 lbs)
WEIGHT: BOTTOM 5600 kg (12353 lbs)
MAX. VOLUME: 15890L (3500 Imp. Gal.)
MAX. BURIAL DEPTH: 1200mm (47")
1 1/4"∅ DRAW TUBE AND FOOT VALVE INCLUDED
DIMENSIONS: MM
INCHES



Front view
Scale: 1:32

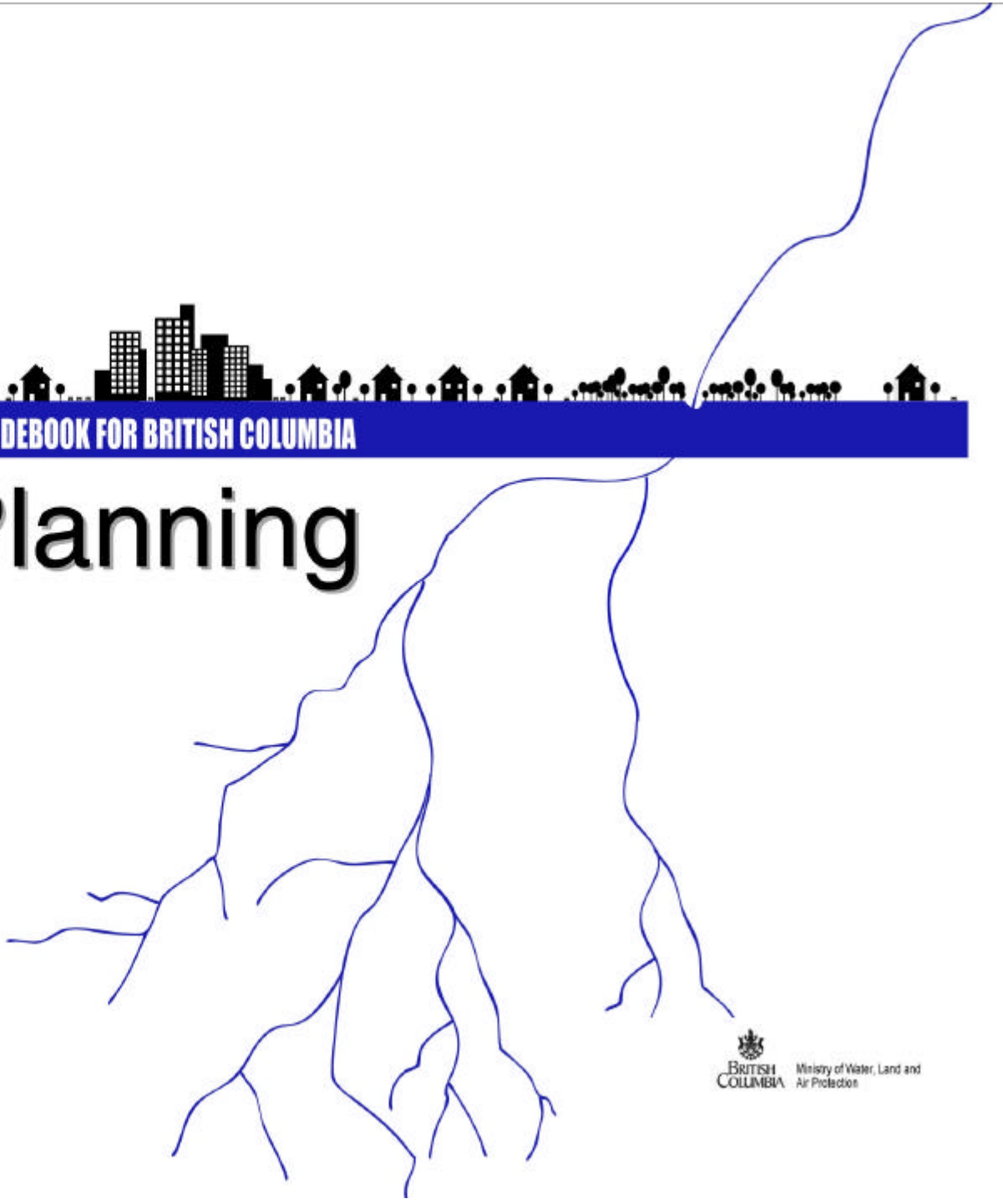


Right view
Scale: 1:32

DESIGNED BY: WJ Reid	**REIDS PRECAST CEMENT PRODUCTS LTD** **R.R. 4 LANGTON, ON** **NOE 1GO** **(519) 875-2121**		I _
DATE: 11/08/2005			H _
CHECKED BY:			G _
DATE:			F _
SIZE B	**15900 LITER (3500 IMP GAL) CISTERN**		E _
			D _
SCALE 1:32	WEIGHT (kg)	DRAWING NUMBER 15900H	SHEET 1/1 C _
			B _
			A _

A GUIDEBOOK FOR BRITISH COLUMBIA

Stormwater Planning



BRITISH COLUMBIA Ministry of Water, Land and Air Protection

7.4 Type 1 Source Control - Absorbent Landscaping

The Importance of Surface Soil and Vegetation

Surface soil structure plays a fundamental role in stormwater management. Minimizing surface soil disturbance and using absorbent landscaping can significantly reduce the volume and rate of runoff from developed areas.

In a natural condition, surface soil layers are highly permeable. Surface plants provide a layer of organic matter which populations of earthworms and microbes stir and mix into the soil. This soil ecosystem provides high infiltration rates and a basis for interflow that supports the baseflow needs of aquatic ecosystems.

In an urbanized condition, it is common practice to remove the surface soil layers, to regrade and heavily compact the site, and then to replace only a thin layer (often 50mm or less) of imported topsoil. This practice creates a surface condition that results in significant amount of runoff from lawn and landscape areas.

Absorbent Soil and Vegetation Characteristics

Vegetation and organic matter improve soil structure and contribute to macropore development. This is essential for promoting and maintaining infiltration and evapo-transpiration capacity. To optimize infiltration, the surface absorbent soil layer should have high organic content (about 10 to 25%). Surface vegetation should be either herbaceous with a thickly matted rooting zone (shrubs or grass), deciduous trees (high leaf density is best), or evergreens.

A range of soil and vegetation characteristics is acceptable depending on whether the area is to be covered by lawn, shrubs or trees. The soils required by the BC Landscape Standard for medium or better landscape will provide the required hydrologic characteristics. Often this standard can be achieved by adding organic matter to existing top soils on a residential site.

Figure 7-1 shows the mixing of soil and organic matter to create a good landscape soil.

A range of acceptable absorbent soil compositions are shown in Section 7.9.

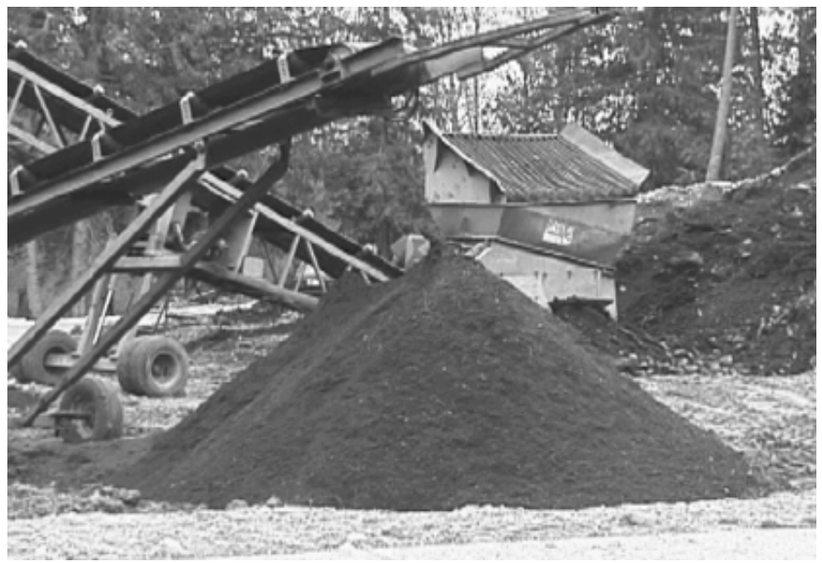


Figure 7-1 Creation of Landscape Soil

Absorbent Soil Depth

Figure 7-2 shows that runoff from landscaped areas can be virtually eliminated by providing a 300 mm layer of landscaped absorbent soil, even under very wet conditions where the hydraulic conductivity of the underlying soil is low.

The Figure assumes that the rooting zone of the surface vegetation extends to the depth of the absorbent soil layer, and that absorbent landscaping covers all undeveloped areas.

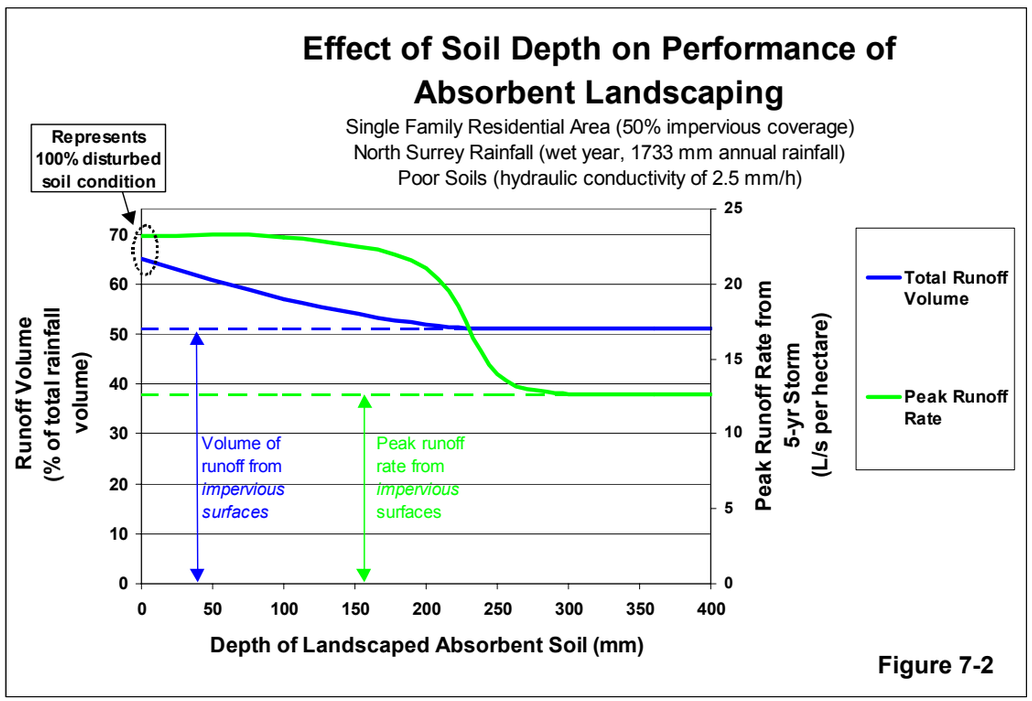


Figure 7-2

The Importance of Forests

Forests are the most effective form of absorbent landscaping. Since trees typically have very deep rooting zones (often in the range of 2 metres), there is virtually no surface runoff from forested areas. Tree canopies that shade impervious surfaces (e.g. roadways) can reduce the runoff from these surfaces by intercepting rainfall.

Preserving and/or restoring as much forested area as possible through implementation of an urban forestry strategy is an effective way to reduce runoff volumes and rates.

The thick layers of absorbent soil in forested areas typically have the capacity to retain and infiltrate large volumes of runoff (in addition to direct rainfall). Dispersing runoff from rooftops or paved surfaces over forested areas can be an effective infiltration strategy, as discussed in Section 7.5.

The Benefits of Absorbent Landscaping for Different Rainfall Conditions

Figure 7-3 shows that absorbent landscaping is most beneficial for high rainfall locations. This is because increased rainfall typically leads to greater volumes of runoff from disturbed soil, but not from absorbent landscaping.

Absorbent landscaping (300 mm soil depth or more) can virtually eliminate surface runoff from undeveloped areas, even in the wettest conditions. This has significant benefits in terms of reducing peak runoff rates from extreme rainfall events, as shown on the following page.

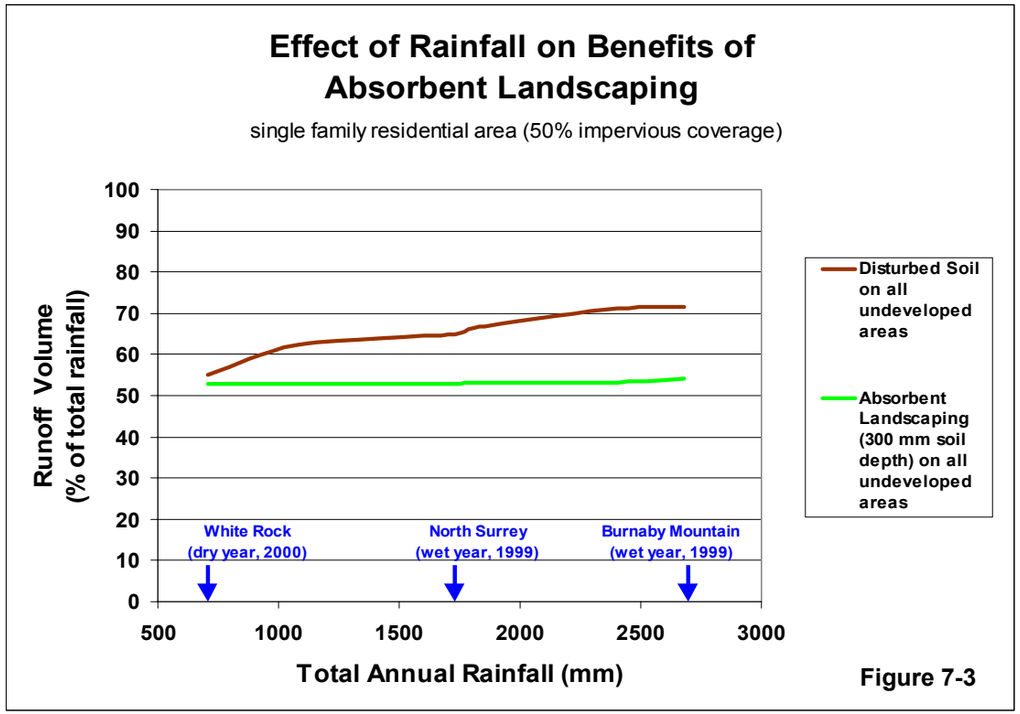


Figure 7-3

Benefits of Absorbent Landscaping for Different Land Use Types

The benefits of absorbent landscaping are more significant for land uses with lower levels of impervious site coverage and higher proportions of undeveloped area (e.g. single family residential), as shown in Figures 7-4 and 7-5.

These figures show the simulated runoff volumes and peak runoff rates during a very wet year (1999) in North Surrey. A total of 1733 mm of rainfall fell during this year, and the most extreme rainfall event was a long duration, wet weather storm with a 5-year return period.

Figure 7-4 shows that absorbent landscaping is particularly beneficial in terms of reducing peak runoff rates. During large rainfall events (e.g. a 5-year storm), disturbed soil can generate nearly as much runoff as impervious surfaces, whereas an absorbent soil layer (300 mm depth) can continue to absorb rainfall. Therefore, absorbent soil can significantly reduce peak runoff rates from large storms, especially for land uses with large amounts of undeveloped space.

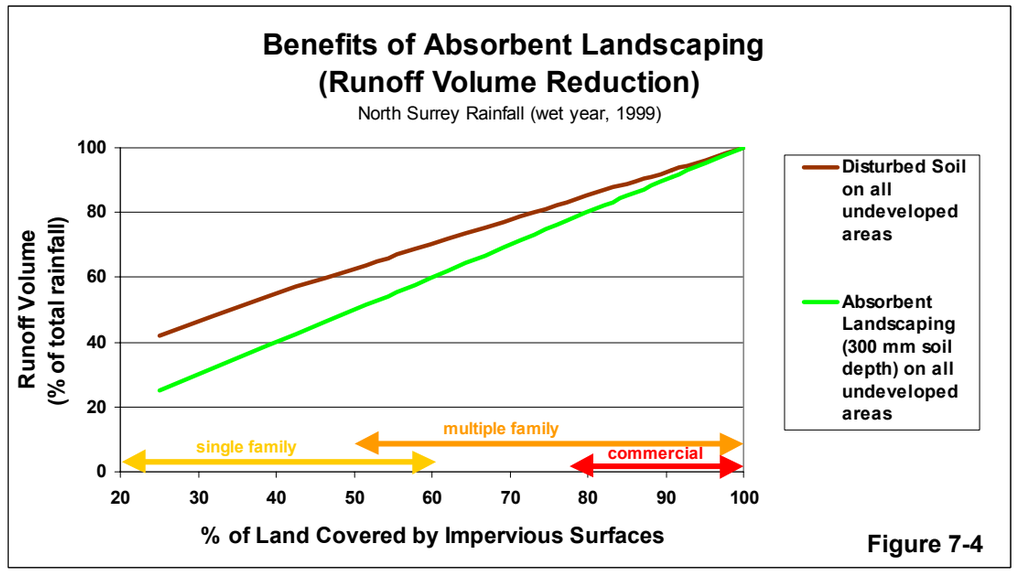


Figure 7-4

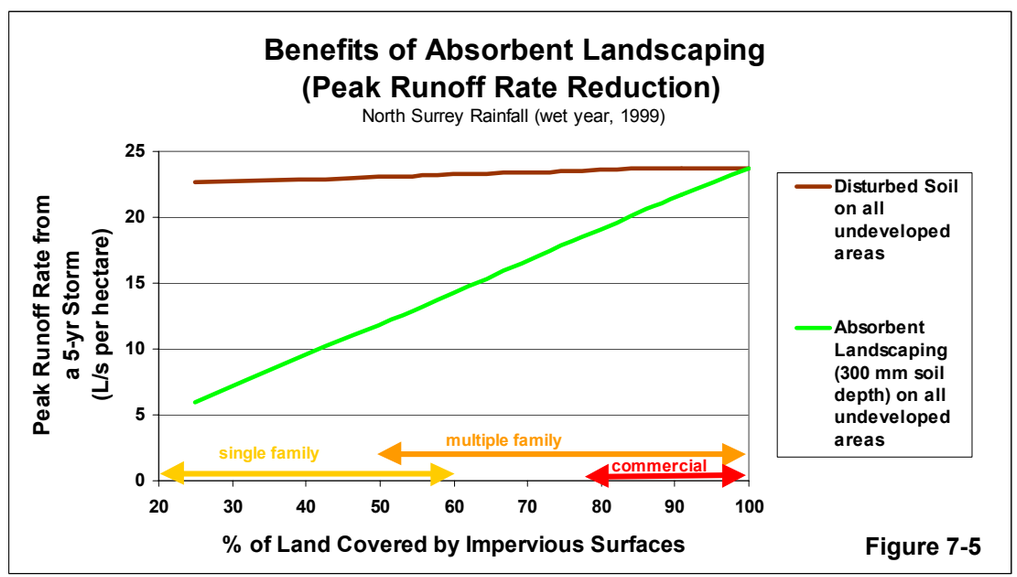


Figure 7-5

Cost Implications of Absorbent Landscaping

The costs of absorbent landscaping are highly variable and depend on site-specific conditions such as vegetation type. This reflects the customized nature of individual site landscaping plans.

Typical costs for absorbent landscaping range from about $25 - $70 per m^2. In the lower cost ranges, the absorbent soil depth would be about 150 mm, with turf cover and some trees. In the upper ranges, soil depth would be about 450mm, with shrubs or groundcover and trees.

Maintenance Tips for Absorbent Landscaping

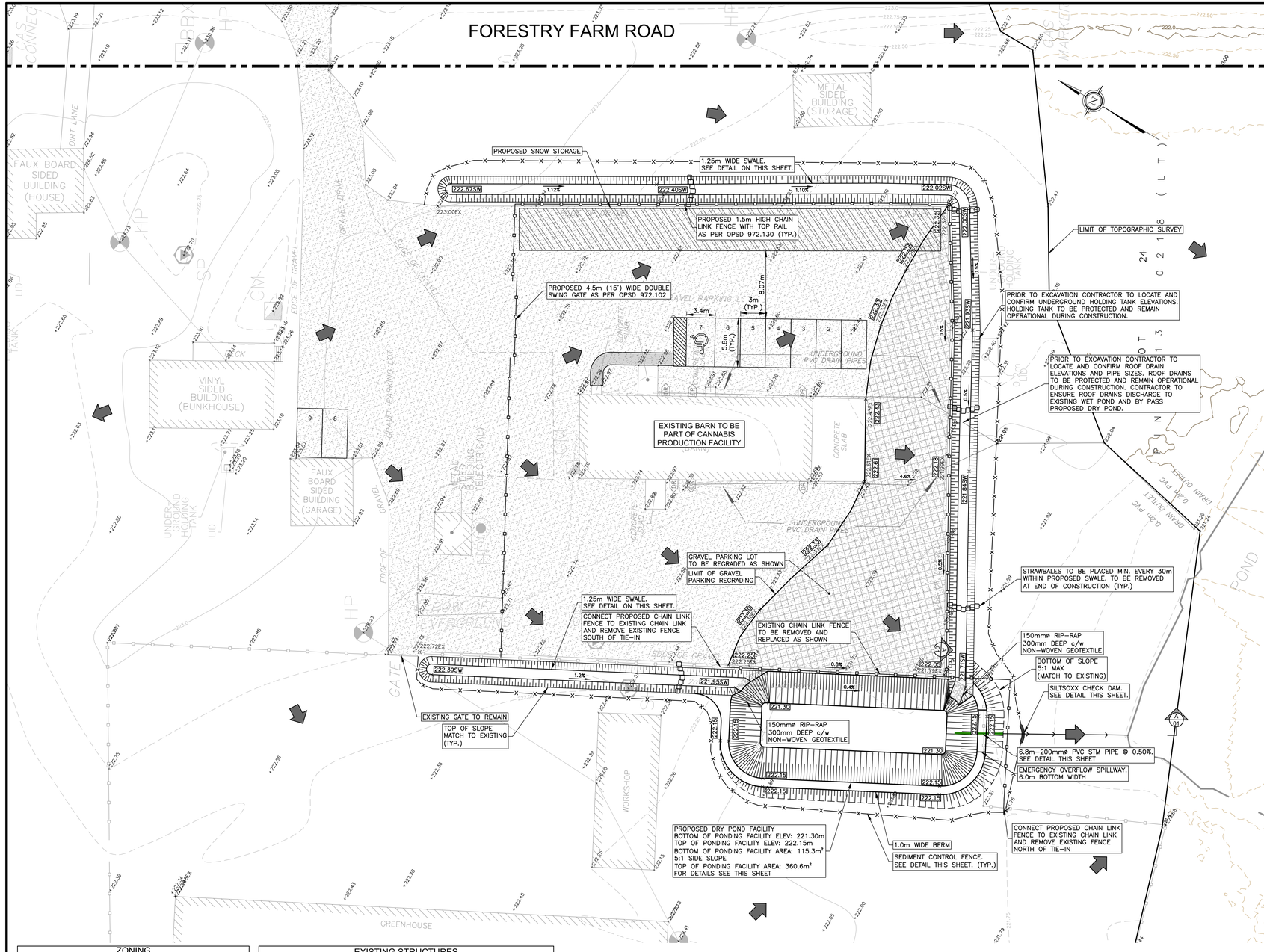
- Maintaining the absorbency of soils is an advantage both to turf and plant health and to stormwater management. Normal landscape maintenance of absorbent soils will generally produce an absorbent landscape surface.
- In shrub beds, regular application of bark mulch, natural leaf drop or other organic inputs will keep burrowing insect populations high and maintain soil permeability.
- In lawn areas, use of proper sandy topsoil will avoid compaction problems. Aerating techniques can assist air and water exchange in locally compacted areas.
- Bare soils should not be left uncovered (e.g. during construction) because rainfall impact can create a relatively impermeable surface crust, even in sandy soils.
- Dry season watering of plants is essential, especially when plants are first becoming established.
- Maintenance requirements (and costs) are typically highest in the first year when plants may require more watering, weeding and some replacement.

Rehabilitation of Disturbed Soil

There are a number of ways to convert a disturbed surface soil layer into absorbent soil that has good hydrologic properties, including:

- Mixing in organic content (e.g. compost); this is the most effective soil rehabilitation technique
- Mechanical tilling or scarifying of the surface soil
- Soil aeration, which requires specialized equipment

Immediate replanting of the surface soil layer is an essential part of any soil rehabilitation project.

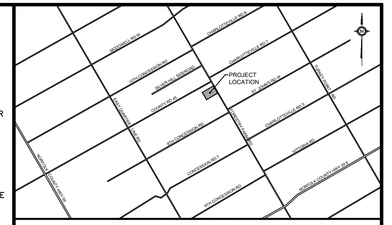


GENERAL NOTES

1. DRAINAGE TO BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR DRAIN TO A PROTECTED OUTLET. DRAINAGE TO NOT IMPACT ADJACENT PROPERTIES.
2. SEDIMENT AND EROSION CONTROL MEASURES TO BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE TO BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER TO COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
3. INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. ROUGH GRADING OF THE PROPERTY TO BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET THEN TO GRASSED AREAS. NO ROOF DISCHARGE IS TO BE ONTO DRIVEWAYS OR PAVED AREAS.
4. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
5. ALL DISTURBED AREAS ARE TO BE SODDED OVER A MINIMUM OF 300mm OF TOPSOIL.
6. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT OWN EXPENSE.
7. THE MAXIMUM SLOPE BETWEEN ALL TERRACES AND EMBANKMENTS TO BE 5:1.
8. STORM SEWER – PVC SDR35 TO CSA B-182.2. BOTH WITH RUBBER GASKET TYPE JOINTS AND PRE-MANUFACTURED PVC RUBBER GASKET TYPE JOINT FITTINGS. PVC PIPE TO CONFORM TO OPSS 1841.
9. PIPE BEDDING TO BE GRANULAR 'A'. PIPE COVER TO BE GRANULAR 'A' FOR RIGID AND FLEXIBLE PIPE COMPACTED TO MIN 100% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD), MINIMUM BEDDING DEPTH 150mm, MINIMUM EXCAVATION CLEARANCE AND COVER 300mm AS PER OPSD 802.010, 802.030 AND 802.031 AS DEEMED NECESSARY BY SOIL/GROUNDWATER CONDITIONS. CLEAR STONE WRAPPED IN FILTER FABRIC MAY BE SUBSTITUTED FOR BEDDING MATERIAL IF APPROVED BY THE ENGINEER.
10. ALL TRENCH BACKFILL TO BE GRANULAR 'B' TYPE 1 MATERIAL OR EXCAVATED GRANULAR BASE MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER. BACKFILL TO BE PLACED IN MAX. 200mm THICK LIFTS AND COMPACTED TO 100% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
11. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN MUNICIPAL ALLOWANCE.
12. A COPY OF THE APPROVED LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
13. ALL TEMPORARY ESC TO BE REMOVED FROM SITE AFTER THE COMPLETION OF ALL EARTHWORKS AND STABILIZATION (VEGETATION) OF EXPOSED SOILS.

GRADING NOTES

1. ALL EXTERNAL AREAS DISTURBED BY THE ACTIVITIES OF THE CONTRACTOR TO BE RESTORED TO EXISTING CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY. GRASS AREAS TO BE RESTORED BY PLACING 250mm TOPSOIL WITH 50mm OF COMPOST MATERIAL AND ACTIVELY GROWING NURSERY SOD.
2. ALL FILL MATERIALS TO BE APPROVED FOR SUITABILITY BY THE ENGINEER PRIOR TO THE START OF ANY FILL WORKS. APPROVED FILL MATERIAL TO BE COMPACTED TO THE SATISFACTION OF THE ENGINEER.
3. THE ENGINEER TO VERIFY THE SUITABILITY OF ENGINEERING FILL AT SOURCE PRIOR TO HAULING ANY MATERIAL AT SITE.
4. ALL FILL TO BE PLACED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 300mm LIFTS.
5. EXISTING BOUNDARY ELEVATION ALONG THE SITE PERIMETER TO REMAIN UNDISTURBED UNLESS NOTED OTHERWISE.
6. THE OWNER WILL PROTECT ANY EXISTING PROPERTIES/UTILITIES IN NEIGHBOURHOOD DURING CONSTRUCTION AND WILL REPAIR/REPLACE TO ORIGINAL OR BETTER IN ANY EVENT OF DAMAGE OR BREAKAGE AT OWN COST.
7. ANY DIMENSION WRITTEN ON THIS DRAWING TO BE CONSIDERED INSTEAD OF MEASURING BY SCALE.
8. THE ENGINEER IS TO BE CONTACTED IN CASE OF ANY DISCREPANCY IN TRANSFERRING DESIGN DATA ON TO FIELD.
9. 0.6m SETBACK FROM PROPERTY LINE TO REMAIN UNDISTURBED AROUND ENTIRE SITE.
10. EXISTING PROPERTY LINE GRADES TO REMAIN UNALTERED.



KEY PLAN
N.T.S.

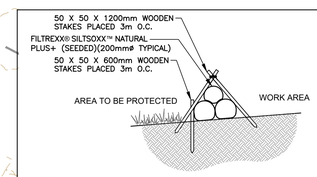
LEGEND

EXISTING	PROPOSED	
		LIMIT OF SUBJECT PROPERTY
		EASEMENT
		RIGHT OF WAY
		LOT LINE
		CHAIN LINK FENCE (MIN. 1.5m HIGH)
		CURB/SIDEWALK
×265.22EX	×265.22	ELEVATION
	×265.22SW	ELEVATION – SWALE
×265.22		ELEVATION – TOPOGRAPHIC SURVEY
		BUILDING
		TOP OF SLOPE
		BOTTOM OF SLOPE
		MAJOR CONTOUR LABEL – TOPO SURVEY
		MINOR CONTOUR LABEL – TOPO SURVEY
		MAJOR CONTOUR LABEL – DEM
		MINOR CONTOUR LABEL – DEM
		PONDING FACILITY
		GRAVEL PARKING LOT
		SWALE
		OVERLAND FLOW
		SEDIMENT CONTROL FENCE
		STRAWBALES
		SILTSOXX CHECK DAM

NOTES
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. CONTOUR INTERVAL IS 0.25m.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
4. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT NORFOLK COUNTY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED HEREIN.
5. ORDER OF PRECEDENCE OF STANDARDS DRAWINGS IS FIRSTLY NORFOLK COUNTY, AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).

BENCHMARK
SITE BENCHMARK No. 1
ELEVATION = 223.22m (GEODETIC)
DESCRIPTION:
SET IN FACE OF WOOD HYDRO POLE
COMPLETED BY:
JEWITT AND DIXON LTD. O.L.S.
51 PARK ROAD, R.R.1, SIMCOE, ON
TEL: (519) 426-0842
DATE COMPLETED:
EXISTING CONDITIONS – JUNE 24, 2022
UPDATED CONDITIONS – JANUARY 11, 2023
DEM INFO:
LAKE ERIE 2016-18 PACKAGE K
LAND INFORMATION ONTARIO

NO.	REVISION	DATE	BY	APPROVED
01	ISSUED FOR APPROVAL	2023/02/22	J.C.	
02	ISSUED FOR APPROVAL	2023/03/21	J.C.	
03	ISSUED FOR APPROVAL	2023/04/27	J.C.	



NOTES:
1. ALL MATERIAL TO MEET FILTREXX® (OR APPROVED EQUIVALENT) SPECIFICATIONS.
2. CHECK DAMS SHOULD BE USED IN AREAS THAT DRAIN 4 HECTARES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM TO BE DIRECT SEEDED WITH SEED MIX SPECIFIED BY FILTREXX CERTIFIED INSTALLER
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED INSTALLER

SILTSOXX CHECK DAM DETAIL
N.T.S.

Greck
5770 Highway 7, Woodbridge, Ontario, L4L 1T8 www.greck.ca

LICENSED PROFESSIONAL ENGINEER
J. K. Y. CHAN
100516103
April 28, 2023
PROVINCE OF ONTARIO

CLIENT NAME:
SIMCOE BOTANICALS INC.
1375 FORESTRY FARM ROAD
SIMCOE, ON
N3Y 4K1

PROJECT NAME:
FORESTRY FARM ROAD
1375 FORESTRY FARM RD, NORFOLK COUNTY, ON

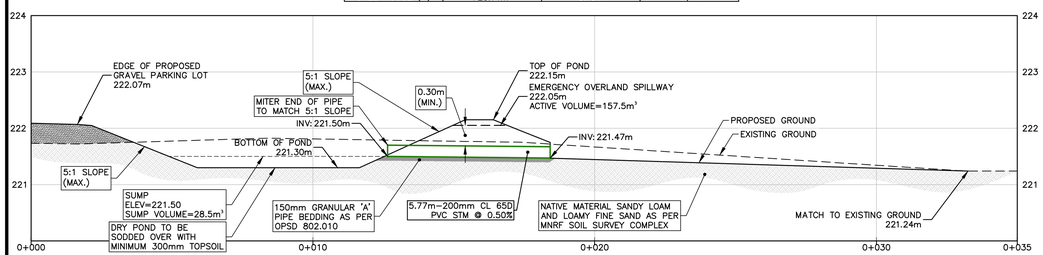
SITE PLAN & STORM WATER MANAGEMENT PLAN AND DETAILS

DESIGNED BY:	J.C.	SCALES:	
CHECKED BY:	E.G.	HORIZONTAL:	1:200
DRAWN BY:	J.N.	VERTICAL:	N/A
DATE:	FEB 22, 2023	SHEET SIZE:	24"x36"

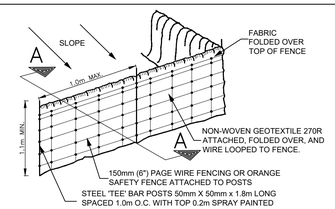
PROJECT No. 22-906
DRAWING No. SWM1
SHEET No. 01

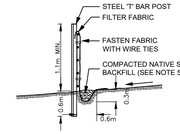
ZONING		
	REQUIRED	PROPOSED
LOT AREA	≥40Ha	39.61Ha
FRONTAGE	≥30m	588.06m + 541.11m
F.Y. SETBACK	≥13m	0.8m
R.Y. SETBACK	≥9m	469.39m
INT. SIDEYARD SETBACK	≥3m	207.65m + 277.59m
EXT. SIDEYARD SETBACK	≥13m	N/A
HEIGHT	≤11m	8.59m
3.2lb	≥150m	257.09m
PARKING	1/90m²	7

EXISTING STRUCTURES			
STRUCTURE	AREA	HEIGHT	CANNABIS
HOUSE	82.60m²	5.49m	N/A
BUNKHOUSE	118.98m²	7.01m	N/A
GARAGE	59.28m²	4.34m	N/A
ELECTRICAL	22.33m²	4.04m	N/A
BARN	542.56m²	8.59m	YES
STORAGE	57.02m²	4.27m	N/A
WORKSHOP	135.89m²	4.72m	N/A
GREENHOUSE (E)	725.65m²	6.10m	N/A
GREENHOUSE (W)	723.71m²	6.10m	N/A



SECTION A-A
H 1:100 V 1:50

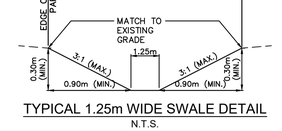




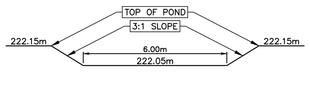
SECTION A-A
N.T.S.

NOTES
1. SILT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
2. SILT/SEDIMENT CONTROL FENCE IS TO LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 'CHART F4-3C TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADIENT.'
3. SILT/SEDIMENT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL A MIN. OF 300mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% STANDARD PROCTOR DENSITY.
4. STEEL "T" BAR POSTS ARE TO BE SPACED MAX. 1.0m ON CENTER.
5. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
6. GEOTEXTILE FABRIC TO BE COMPRISED OF NON-WOVEN U.V. STABILIZED MATERIAL. FABRIC TO BE FOLDED OVER TOP OF FENCE MIN. 300mm AND WIRE FASTENED.

SEDIMENT CONTROL FENCE
N.T.S.



TYPICAL 1.25m WIDE SWALE DETAIL
N.T.S.



EMERGENCY OVERFLOW SPILLWAY DETAIL
N.T.S.

E:\Projects\2022\22-906 1375 Forestry Farm Road, Norfolk SPA\05_Drawings\CAD\DRAINAGE\22-906_SWM.dwg
Date Plotted: Apr 25, 2023 - 5:35 PM

CONSTRUCTION COST ESTIMATE
1375 FORESTRY FARM ROAD, NORFOLK, ON
PROPOSED STORMWATER MANAGEMENT POND

Project No.: 22-906
Revision No.: 1
Prepared: 19-Apr-23
Prepared By: James Norris
Reviewed By: Jennifer Chan, P. Eng
Estimate Accuracy: +/- 20%
Description: Construction cost for new dry pond facility, swales, and additional granular works in parking lot.
Assumptions: Granular A and B fill are imported. All removal items to be disposed of offsite. Does not include engineering design, construction & contract administration, construction inspection and any required permitting. Items includes material and installation unless specified otherwise.

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE (excl. HST)
PART 'A' – Project Initiation					
1	Mobilization and Demobilization (Construction Layout, signage and temporary barriers)	1	LS	$ 2,500.00	$ 2,500.00
2	Temporary ESC Controls	1	LS	$ 4,000.00	$ 4,000.00
SUB-TOTAL – PART 'A' - Project Initiation					**$ 6,500.00**
PART 'B' – Stormwater Management Pond & Swales					
2	Dry Pond	-	-	-	-
.1	Earthworks Cut	210	m^3	$ 20.00	$ 4,200.00
.2	Earthworks Net Fill	50.0	m^3	$ 25.00	$ 1,250.00
.3	300mm thick 150mm dia. D50 Rip-Rap c/w non-woven geotextile	25.0	m^2	$ 125.00	$ 3,125.00
.4	200 dia. PVC SDR-35 Pipe c/w 150mm Granular A bedding	6.8	m	$ 200.00	$ 1,360.00
SUB-TOTAL – PART 'B' – Stormwater Management Pond					**$ 9,935.00**
PART 'C' – Aboveground Work					
3	Granulars	-	-	-	-
.1	Granular 'A' (250mm)	641	m^2	$ 25.00	$ 16,012.50
4	300mm thick Topsoil and Seed	1075	m^2	$ 15.00	$ 16,125.00
5	1.5m high chain link fencing	220	m	$ 40.00	$ 8,800.00
SUB-TOTAL – PART 'C' – Aboveground Work					**$ 40,937.50**

INTERAL WORKS ESTIMATE SUMMARY	Total Price
PART 'A' – Project Initiation	$ 6,500.00
PART 'B' – Stormwater Management Pond & Swales	$ 9,935.00
PART 'C' – Aboveground Work	$ 40,937.50
SUB-TOTAL (Parts 'A', 'B', and 'C')	**$ 57,372.50**
Contingency (5%)	$ 2,868.63
SUB-TOTAL (Exculding HST)	**$ 60,241.13**
HST (13%)	$ 7,831.35
SUB-TOTAL PRICE (Incl. HST)	**$ 68,072.47**

Greck

AIR TREATMENT CONTROL SYSTEM AND ODOUR MANAGEMENT CONTROL PLAN

FOR

1375 FORESTRY FARM ROAD, SIMCOE

SUBMITTED TO:

Grant Lambo
1375 Forestry Farm Road,
Simcoe, ON N3Y 4K5

SUBMITTED BY:

Natalie Mayer
Project Technologist
nmayer@SONAIRenviro.com

Thomas Li, MEPP, P.Eng
Principal
tli@SONAIRenviro.com

SE #: 1164.001

October 6, 2022

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EXECUTIVE SUMMARY

This Air Treatment Control System and Odour Management Control Plan (referred within this report as Odour Control / Management Plan) was prepared for Grant Lambo (Client), the owner of 1375 Forestry Farm Road in Simcoe, Ontario ("the Site"), in support of a zoning application for its cannabis production and processing facility. This report comprises an Odour Control / Management Plan in response to odour associated with the cultivation of cannabis.

The cannabis cultivation is covered under NAICS code 111412 – Cannabis Grown Under Cover. Activities occurring at the barn/greenhouses used for cannabis cultivation include delivery and restocking of supplies, storage, material handling, general plant maintenance, and the drying, curing, and packaging of cannabis.

This Odour Control / Management Plan was undertaken to evaluate the cannabis facility's potential to cause odour impacts and, investigates odour control measures used in similar cannabis cultivation facilities in multiple jurisdictions.

At this time, the Client has implemented a carbon filtration system in each proposed cultivation area and are recommended to follow the recommended best management practices to address odour associated with the cannabis use. Should odour concerns arise in the future once operations being, alternative actions can be further explored as discussed in this report.

TABLE OF CONTENTS

APPENDICIES

Appendix A – Process Flow Diagram

Appendix B – General Layout of Facility & Source Locations

Appendix C – Odour Daily Log Form

Appendix D – Odour Complaint & Incident Form

Appendix E – Employee Training Log for Odour

1.0 INTRODUCTION

Grant Lambo (Client) retained SONAIR Environmental Inc. (SONAIR) to prepare an Odour Control / Management Plan in support of a zoning application for its cannabis production and processing facility located at 1375 Forestry Farm Road in Simcoe.

1.1 Sector Description

Odour sources commonly associated with the cannabis production come from two operations; plant growth cultivation and cannabis infused product facilities. Odours from plant growth facilities come from the cannabis plants themselves. As the cannabis plant grows it naturally releases VOCs, specifically terpenes, which are known for their strong odours. Odours from cannabis infused product facilities come from the evaporation of solvents and other VOC emitting processes.

1.2 Reason for Developing an Odour Control / Management Plan

The Client is proposing to operate a cannabis production and processing facility located at 1375 Forestry Farm Road in Simcoe. The growing of cannabis is anticipated to be covered under 111412 – Cannabis Grown Under Cover.

With the legalization of cannabis being fairly recent, provincial regulations on odour control are still under research and development. The only mention of odour control requirements is in the Cannabis Regulation SOR/2018-144, Part 5, Section 85, where it states that any building where cannabis is produced must be equipped with filters to prevent the emission of cannabis odours to the outside environment.

The closest point of odour reception is approximately 290m from the nearest source of odour at the facility. Although there is currently no recommended setback distance for cannabis production operations, Chapter 4 of the Ministry of the Environment, Conservation and Parks (MECP) EASR Publication recommends that odorous facilities are located at least 100m-500m away, depending on the type of operations, from a sensitive receptor. Typically, when a facility fails to meet the required setback distance an Odour Control / Management Plan is required.

2.0 FACILITY DESCRIPTION

2.1 Facility Operator and Contact Information

The facility operator located at the address stated below will be responsible for ensuring that the actions presented are implemented in accordance with the recommendations made in this Odour Control / Management Plan. Contact information is as follows:

Facility Name	Grant Lambo
Address of Facility	1375 Forestry Farm Road, Simcoe, ON N3Y 4K5
Facility Operator	Grant Lambo
Phone Number	(905) 870-0181
Email	Grant.lambo23@gmail.com

2.2 Site Location and Location of Points of Odour Reception

The facility is located at 1375 Forestry Farm Road in Simcoe, Ontario. The UTM co-ordinates for the facility are:

Zone	UTM Easting	UTM Northing
17	543183.80	4731801.61

The facility is located in an agricultural zoned area that is generally surrounded by agricultural land uses as well as a woodlot area located Southwest of the property. The closest point of odour reception is a two-storey dwelling located approximately 290m North of the nearest odour source.

2.3 Description of Facility

The Client is proposing to operate a cannabis production and processing facility located at 1375 Forestry Farm Road in Simcoe. Its operations are anticipated to be covered under NAICS code 111412 – Cannabis Grown Under Cover.

On September 23rd, a site visit was conducted by staff at SONAIR to observe the proposed location of cannabis operations on-site and identify external exhausts that may be connected to the operations.

Based on information from the Site visit, the growth and cultivation of cannabis plants are proposed to occur in the barn, as well as the two (2) greenhouses located at the Southwest side of

the property. The barn contains six (6) rooms dedicated to cannabis cultivation, each equipped with a carbon filtration system. Both greenhouses are equipped with four (4) exhausts located on the south side of the buildings, each equipped with a carbon filtration system as well. During operation, both greenhouse roofs and sidewalls will remain closed to minimize the odour escaping from non-filtered openings. At this time, the shop is not currently used for the growth and cultivation of cannabis plants; however, the shop may potentially be used for this purpose in the future. Should the shop be used for cannabis-related operations, all exhausts must also contain carbon filtration systems while following best management practices to reduce odour emissions.

Operations include seedling development, plant growth, bud drying, bud curing, and packaging.

A Process Flow Diagram with anticipated operations can be found in Appendix A.

2.4 Business / Process Mapping

Appendix B of this report contains detailed stack and vent locations and descriptions of these sources.

2.5 Operating Schedule

As operation is based on growing schedules and can be intermittent, generally, the business operates seven (7) days per week, ten (10) hours per day. Monday to Sunday from 7am to 5pm. The facility is assumed to operate 365 days per year as growing operations occur year-round.

3.0 PROCESS DESCRIPTION

3.1 General Process Description

It is anticipated that the cannabis cultivation operations on site will include:

- Seed / Cutting Root Development
    - Plant growth begins with either the germination of seeds into seedlings or by taking cuttings from a mother plant and placing them in water to facilitate root development.
- Transplant
    - After the seeds/cuttings have developed roots, they are transplanted to the final growing medium.
- Vegetative & Flowering
    - Light, humidity, water, and nutrients levels are controlled to facilitate plant growth for 2 to 8 weeks. After that, light levels are gradually reduced to trigger flowering and bud formation stages, which typically takes 6 to 8 weeks.
- Harvesting & Drying
    - Plants are trimmed to remove the branches with buds and placed on a drying rack in a temperature and humidity-controlled room for 2 to 7 days. This allows moisture to leave the bud.
- Trimming & Curing
    - After the buds have dried the rest of the plant is trimmed away and the buds are stored in an airtight container to prevent further moisture loss and allow the flavour and smell of the buds to develop. Curing can take as little as 2 weeks or more than 6 months depending on the strain and discretion of the operator.
- Quality Control & Packaging
    - Buds are inspected to ensure they aren’t moldy, packaged by hand, and stored until sold.

Emissions of odour begins at the Vegetative & Flowering stage and continues to the Quality Control & Packaging stage. Once buds have formed, higher levels of VOCs are released causing a more intense odour.

3.2 Identification of Odorous Contaminants

Odorous substances emitted from this cannabis cultivation and processing business include various Volatile Organic Compounds (VOC) primarily terpenes, given off naturally by the cannabis plants as they grow. Most commonly emitted terpenes include Azulene, Caryphyliene, Caryophyliene oxide, alpha-Pinene (pine, rosemary odour), Beta-Myrcene (earthy, herbal odour), Limonene (citrusy odour), 4-Carene, Trans-3-caren-2-ol, 4,7,7-Trimethyl bicyclo [4,1,0] heptan-3-ol, Beta-Humulene, Gujunene, and Ledene.

3.3 Identification of Odour Sources

Potential odorous sources were identified by determining anticipated operations and activities being performed under the exhaust(s), and by making field observations during the site visit.

As no current cannabis operations are occurring on-site, there were no sources of odour identified during the Site visit. Eight (8) wall exhausts (sources EX1-EX8) located on the barn, as well as eight (8) wall exhausts (sources EX9-EX16) located on the greenhouses were identified as potential sources of odour emissions.

Although no odorous emissions were identified from the exhausts during the site visit; the odour intensity may change as a result of the following factors:

- Increase/decrease in production level;
- Strains of cannabis grown;
- Length of time buds are dried for;
- Outdoor wind speed and direction;
- Mechanical or process upsets.

4.0 BMPP

4.1 Current BMPP Associated with Potential Sources of Odour

There are currently no existing BMPP's associated with any of the on-site sources/potential sources of odour. This report contains the first BMPP created for potential sources of odour from the facility.

4.2 New BMPP and Implementation Schedule

This report contains the first BMPP created for the facility's potential sources of odour. BMPP's must be revisited and updated every five (5) years unless a process or roof-top equipment/exhaust modification takes place sooner. In which case, the BMPP must be updated to reflect the most recent changes in operation and equipment installation. Practices recommended throughout this report must be implemented as soon as possible, such that sensitive receptors in close proximity to the facility are not adversely impacted by increased amounts of odour emissions due to changes.

4.3 Inspection, Maintenance, and Monitoring Procedures

The facility operator will be responsible for inspecting or retaining a qualified contractor to inspect the rooftop exhausts and sidewall general ventilation systems on a routinely basis to ensure the exhausts are working properly and efficiently. All irregularities in odours or equipment functionality must be logged, including the date and time, corrective actions taken and the date and time the corrective measures were implemented.

4.4 Record Keeping and Procedure for Handling Complaints

It is recommended that a proactive approach to odour management is taken by recording a Daily Log of odour generating activities and preventative measures.

Complaint and Incident Log shall be completed on an as needed basis. Whenever an odour complaint arises, the incident must be logged, and actions must be taken to determine when and where the incident occurred. Immediate actions must be taken to mitigate and reduce the odour impact. A copy of the Odour Daily Log Form is attached in Appendix C and a copy of the Complaint & Incident Log Form is attached in Appendix D.

4.5 Training

The facility operator is responsible for identifying a list of facility personnel who will be undergoing training for odour control. These employees will have the responsibility to evaluate odour conditions and implement odour control measures on an on-going basis and as necessary. It is recommended that personnel be screened for odour sensitivity using screening kits to determine the representatives that best meet the normal range of sensitivity for odours to complete the "walkabout" surveys and to investigate odour complaints. A form to log trained employees can be found in Appendix E.

4.6 Other Best Management Practices

Below is a list of other actions that can be taken to prevent the exacerbation of the odour and prevent fugitive odour emission into the community.

- Contain cannabis operations to a dedicated building or room, away from common areas and frequently used doors to limit the escape of odours.
- Insulate the building to prevent odours from escaping prior to filtration.
- Set up operations an adequate distance away from neighboring sensitive receptors.
- Keep windows and doors closed whenever possible to reduce fugitive emissions.
- Monitor temperature and humidity levels in the cultivation area to ensure they are kept only as high as needed for the growth stage the plants are in, as high temperature and humidity can exacerbate odour issues. This can be done by ensuring there is proper air circulation.
- Schedule high odour emitting activities like bud harvesting at times in the day conducive to odorous receivers.
- Develop SOPs to reinforce training of employees and proper operating procedures.

5.0 SECTOR ODOUR CONTROL MEASURES

Odour control measures are typically implemented at facilities in close proximity to odour receptors with a history of odour complaints. In the absence of odour complaints, it is expected that off-property impacts are not deleterious to the nearby receptors, and for this reason, there is no motive for additional engineering controls, control equipment, or abatement measures.

Publicly available information was reviewed to identify opportunities to control odour emissions at the facility. This review was specific to the control of odour emissions from cannabis cultivation operations. The opportunities identified to control odour emissions include engineering and operational controls.

5.1 Odour Control Technology in Cannabis Cultivation

A review of current odour control technologies and practices in the cannabis industry in Canada and the United States resulted in the list below.

5.1.1 Carbon Filtration

The highly porous, granulated activated carbon inside carbon filters is responsible for removing odours from the air. As odorous air is pushed through the filter odour molecules react with the activated carbon and bind to its surface, trapping and removing the odorous compounds from the air. The effectiveness of carbon filtration can be enhanced by coupling it with an HVAC system that directs air flow through the filtration system. Regular carbon filter replacement, every 18 months to 3 years depending on the humidity of the room, is required to keep the system operating at optimal levels. In addition, the pre-carbon filter, which captures the larger particles like dust, requires regular replacement every 6 to 8 months. If properly maintained and coupled with an HVAC system, carbon filtration can remove 50-98% of VOCs from the air.

5.1.2 Negative Pressure & Filtration Systems

Exhaust fans are used to draw air out of a room and through a filter before expelling it to the outdoors. This creates a negative pressure environment inside the room and a positive pressure environment outside of it. Due to the difference in air pressure inside the room and outside the room, fresh air from the outside is naturally drawn into the room through louvres. This ensures that the odours inside the room does not escape to the outside environment when doors are opened, prior to being filtered.

*5.1.3 **Bio Filters***

Bio filters work by forcing odorous air through an organic medium such as wood chips, mulch, or bark, that has been inoculated with VOC degrading bacteria. As the air passes through the filter media, the odour molecules adsorp onto the media, where they are converted by the bacteria into carbon dioxide and water. If factors such as biofilter sizing, contact time, and moisture content, and air flow are kept in optimal ranges, biofilters can demonstrate a 70%-82% reduction in odour. Biofilters are easy to install and have low maintenance requirements, with the filter media needing to be replace every 3-10 years and re-inoculated with bacteria. However, they require a large footprint and need to be monitored carefully to ensure it is operating correctly.

*5.1.4 **Odour Neutralizers***

Odour neutralizers work by binding to, and chemically reacting with VOCs to neutralize the chemical function responsible for creating odour. Most effective implementation of this product is to combine the neutralizer with water and, through a network of piping, spray it as a fine mist over entrances and doorways. This neutralizes any odorous VOCs before they can escape the facility. Odour neutralizers are 20%-90% effective in reducing VOC in cannabis cultivation operations. Odour neutralizers should not be used in the room growing the plants as over time they can change the taste and smell of the buds themselves. Setup and operating costs for an odour neutralizing system can be expensive, ranging from $50,000 to $70,000 to install, and $60,000 to $65,000 to operate each year.

*5.1.5 **Stack Optimization***

The location, height, design, and size of exhaust stacks can be optimized to reduce odorous emission from exhausting directly towards nearby sensitive receptors.

6.0 FEASIBILITY ASSESSMENT

6.1 Technical Feasibility

The technical feasibility of each option is summarized in the table below.

Control Measure	Technically Feasible?	Comments
Carbon Filtration	Yes	Provides destruction of VOCs.
Negative Pressure & Filtration	Yes	Prevents the escape of odours and removes them from the air prior to release.
Bio Filters	Yes	Degrades odorous compounds into non-odorous substances.
Odour Neutralizers	Yes	Deactivates VOCs ability to emit odour.
Stack/Exhaust Optimization	Yes	While the current stack/exhaust is sufficient, optimization of the stack/exhaust may be investigated by use of dispersion modelling.
Best Management Practices	Yes	Will be implemented as part of the Best Management Practices Plan.
Training	Yes	Will be implemented as part of the Best Management Practices Plan.
Scheduling	Yes	Will investigate further if complaints are received.

6.2 Financial Feasibility

The financial feasibility of each option is summarized in the table below.

Control Measure	Financially Feasible?	Comments
Carbon Filter	Yes	Will be implemented to reduce odour emissions and complaints.
Negative Pressure & Filtration	No	As the exhausts and carbon filtration systems are already in place, retrofitting or replacing the systems would be a big expenditure. Capital costs as well as operating costs as a result of energy usage is significant and will not increase production capacity. As operations have yet to begin, there is no offset of cost. Therefore, this control measure is not currently financially feasible, but can be further explored should there be odour concerns in the future once operation begins.
Bio Filters	No	Given that bio filters depend on several atmospheric parameters and factors for optimal performance, retrofitting or replacing the existing exhausts and carbon filtration systems would be a big expenditure. As operations have yet to begin, there is no offset of cost. Therefore, this control measure is not currently financially feasible, but can be further explored should there be odour concerns in

		the future once operation begins.
Odour Neutralizers	No	Significant capital and operating costs may not even be required if the existing control measures is sufficient to mitigate odour emissions. Therefore, this control measure is not currently financially feasible nor is required at this time but can be further explored should there be odour concerns in the future and once operation begins.
Stack/Exhaust Optimization	Yes	While the current stack/exhaust is sufficient, optimization of the stack/exhaust may be investigated by use of dispersion modelling. should there be odour concerns in the future once operation begins.
Best Management Practices	Yes	Will be implemented as part of the Best Management Practices Plan.
Training	Yes	Will be implemented as part of the Best Management Practices Plan.
Scheduling	Yes	Will investigate further if further complaints are received, upon aforementioned mitigations.

7.0 ADEQUACY OF CURRENT ODOUR CONTROL MEASURES AND BMPP

As the operational areas are equipped with carbon filters for odour control measures as required under the cannabis regulation by the government of Canada, the current 'as-is' facility conditions and practices are considered adequate.

7.1 Control Measures or Procedures to be Evaluated for Implementation.

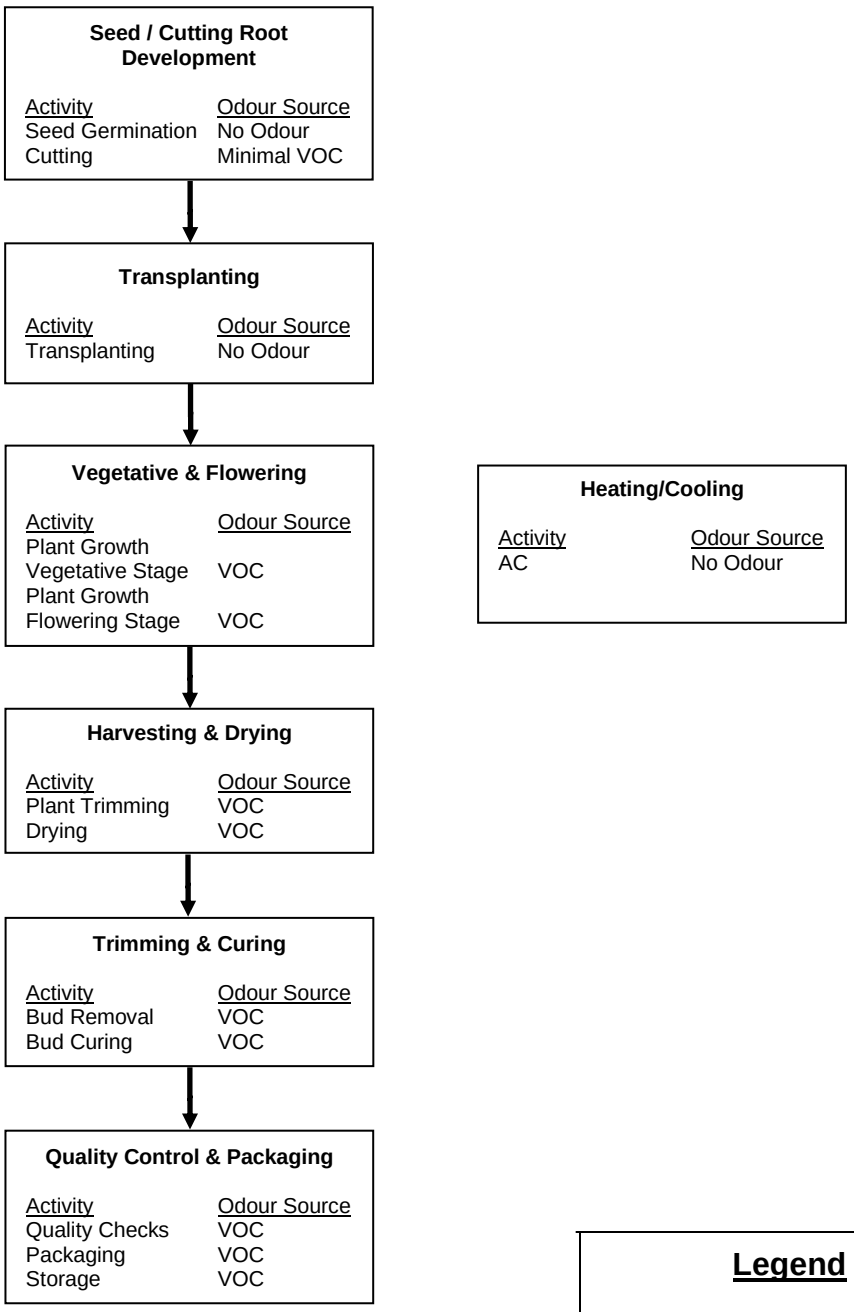
Based on the investigation above, carbon filters are the most feasible control measure to implement, in conjunction with the recommended best management practices contained in this report. Having filters installed is also a requirement under the cannabis regulation by the government of Canada.

Currently, each area within the cannabis production and processing facilities on-site are equipped with carbon filters to capture VOCs that may escape into the atmosphere.

Should future odour complaints be received after the implementation of these measures, the facility may further explore other aforementioned options or other types of mitigations as they become available in the future.

APPENDIX A

PROCESS FLOW DIAGRAM



SONAIR ENVIRONMENTAL

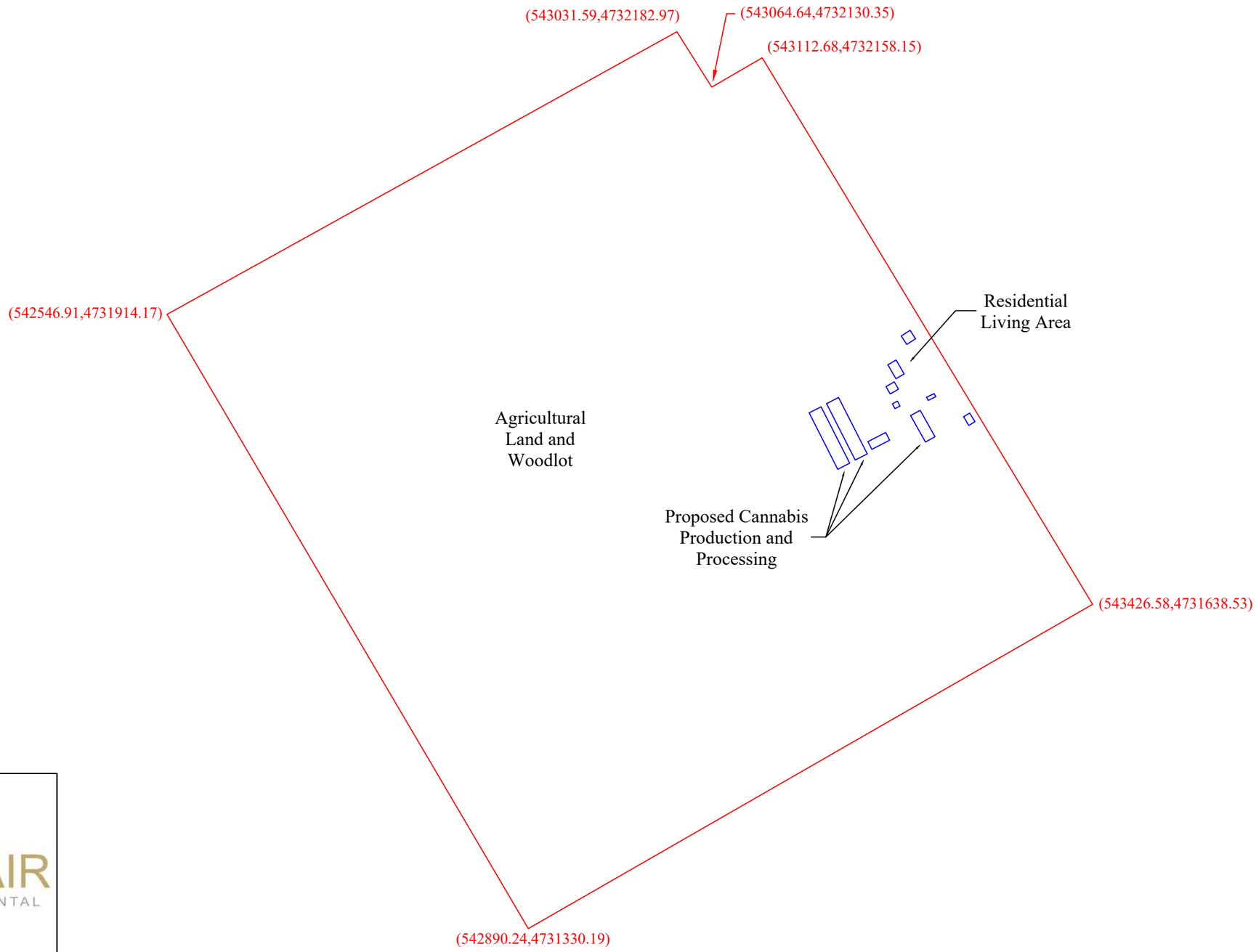
Legend

Process Flow ——

ADDRESS: PO BOX 56702 PINE VALLEY PO VAUGHAN, ON L4L 8V3	**DRAWING NAME:** PFD – Odour Emissions – Anticipated Cannabis Cultivation Operations	**CLIENT'S NAME:** Grant Lambo	**SCALE:** N/A
SE #: 1164.001	**DRAWN BY:** NM	**CLIENT'S ADDRESS:** 1375 Forestry Farm Road, Simcoe, ON N3Y 4K5	**NOTES:** Page 1 of 1
DATE: 2022-10-03	**CHECKED BY:** TL	**REVISION #:** 0	

APPENDIX B

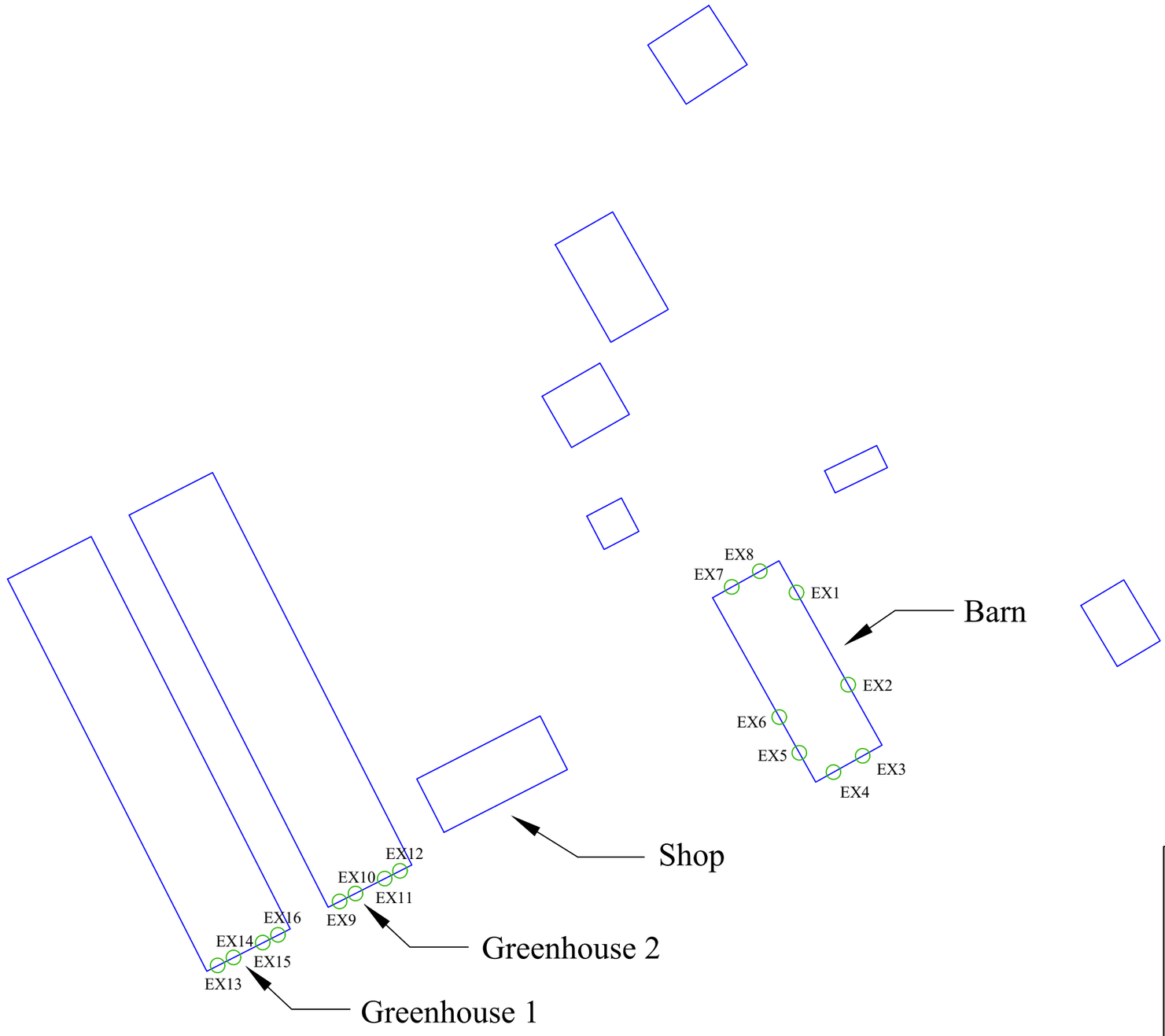
GENERAL LAYOUT OF FACILITY & SOURCE LOCATIONS



SONAIR ENVIRONMENTAL

N

ADDRESS:	DRAWN BY:	CHECKED BY:	CLIENT'S NAME:	CLIENT'S ADDRESS:	SCALE:
PO BOX 56702 PINE VALLEY PO VAUGHAN, ON L4L 8V3	NM	TL	Grant Lambo	1375 Forestry Road, Simcoe, ON N3Y 4K5	N/A
SE#:	**DATE:**	**DRAWING NAME:**	**REVISION #:**	**NOTES:**	
1164.001	2022-10-03	Site Layout	0	Site at 1375 Forestry Farm Road in Simcoe	



SONAIR ENVIRONMENTAL

N

ADDRESS:	DRAWN BY:	CHECKED BY:	CLIENT'S NAME:	CLIENT'S ADDRESS:	SCALE:
PO BOX 56702 PINE VALLEY PO VAUGHAN, ON L4L 8V3	NM	TL	Grant Lambo	1375 Forestry Road, Simcoe, ON N3Y 4K5	N/A
SE#:	**DATE:**	**DRAWING NAME:**	**REVISION #:**	**NOTES:**	
1164.001	2022-10-03	Anticipated Odour Sources	0	Site at 1375 Forestry Farm Road in Simcoe	

APPENDIX C

ODOUR DAILY LOG FORM

Best Management Practices Plan

Odour Daily Log Form

Inspected By: _____ **Inspection Date and Time: _____**

Weather Conditions:

Wind speed and direction:		Temperature:	
On-Site verification of wind direction:		Precipitation:	
General description:			

General Site Conditions:

Clean and in good condition?		Findings:	
Immediate actions taken:		Follow-up actions required:	

Rooftop Inspection

Clean and in good condition (including stacks)?		Findings:	
Immediate actions taken:		Follow-up actions required:	

Production Area Inspection:

Were odours detected?		Clean and in good condition?	
Any exceptions to normal operations?		Any BMPs or aspects to be inspected or verified?	
Findings:		Immediate actions taken:	
Follow-up actions required:			

Management Review:

Name:		Date:	
Signature:			

APPENDIX D

ODOUR COMPLAINT & INCIDENT FORM

Best Management Practices Plan

Odour Complaint & Incident Form

Complainant Information:

Date of Call:		Time of Call:	
Complainant Name:		Complainant Contact Number:	
Complainant Address:			

Incident Information:

Date of Odour Incident:		Time of Odour Incident:	
Description of Event:			

An odour intensity scale may help describe the strength, with the following as an example with intensity ratings from 0 to 6:

0 – no odour

1 – very faint

2 – faint

3 – distinct

4 – strong

5 – very strong

6 – extremely strong

Weather Conditions:

Wind speed and direction:		Temperature:	
On-Site verification of wind direction:		Precipitation:	
General description:			

Best Management Practices Plan

Odour Complaint & Incident Form

Details of Investigation:

Was the facility operating?		What was being produced?	
What were production rates?		Could a specific odour be identified? Describe.	
Were there any abnormal operating conditions? Describe.		Were any maintenance activities being conducted?	
Other relevant information:			

Investigation Findings:

Required actions:

Actions Completed on (Date):

MECP/Town Reporting Details:

Name:		Date:	
Signature:			

Form Completed By:

Name:		Date:	
Signature:			

Management Review:

Name:		Date:	
Signature:			

APPENDIX E

EMPLOYEE TRAINING LOG FOR ODOUR

Best Management Practices Plan

Employee Training Log for Odour

Trained Employee Name	Date of Training	Supervisor Signature

This Form is Reviewed and Updated Every 5 Years

Form Last Updated
2022-10-03

REQUIRED INFORMATION FOR
SITE PLAN AGREEMENTS

SITE PLAN INFORMATION

Name of Owner Grant Lambo

Property Legal Description NWAL CON 8 PT LOT 24, REG, North Walsingham

Roll Number 54204015200

PIN Number 50130-0126

Lands Contain any Contaminated or Impacted Soil	○ YES	◉ NO	○ UNKNOWN
Lands Contain any Natural Watercourse	○ YES	◉ NO	○ UNKNOWN
Lands Contain any Wetlands	○ YES	◉ NO	○ UNKNOWN
Lands Contain any Archaeological Sites	○ YES	◉ NO	○ UNKNOWN
Lands Contain an Existing Gas Wells and or Septic Field	◉ YES	○ NO	○ UNKNOWN
Species at Risk Branch MECP Screening	○ YES	◉ NO	○ UNKNOWN
Lands Contain any Endangered Species	○ YES	○ NO	◉ UNKNOWN

SPECIES AT RISK SCREENING

The *Ontario Endangered Species Act* inquiries and Species at Risk screening are now handled by the Ministry of the Environment, Conservation and Parks, specifically the "Species at Risk Branch" and the new e-mail address for handling these inquiries is now SAROntario@ontario.ca.

TRANSFERS, EASEMENTS AND POSTPONEMENT OF INTEREST

The owner acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of the postponements of any charges to the County's site plan agreement.

INSURANCE CERTIFICATES

Prior to the execution of the development agreement, the owner shall at their expense obtain and keep in force, during the term of this development agreement, commercial general liability insurance coverage satisfactory to the County. The owner further acknowledges and agrees that he/she has authorized the County to discuss with their insurance provider the specific insurance requirements of the County for site plan approval purposes. Also, the County will require any professionals hired to carry Professional Liability insurance to provide coverage for acts, errors and omissions arising from their professional services performed.

OWNER'S AUTHORIZATION

I/We Grant Lambo am/are the registered owner(s) of the lands that is the subject of this site plan agreement.

I/We authorize our Agent LandPro Planning Solutions Inc., c/o Michael Sullivan to provide information on my/our behalf and to provide any of my/our personal information necessary for the processing of this site plan agreement. Moreover, this shall be your good and sufficient authorization for so doing.

I/We authorize the Agreement Administrator to provide and receive information on my/our behalf in connection to the insurance coverage, letter of credit and agreement registration of my/our development.

I/We acknowledge that if there are any new charges or mortgage holders on the property they will be added to the development agreement and will be required to postpone their interest on the property to the County's development conformity interest.

X Grant Lambo — Jan 30/23

Owner Signature — Date

OWNER INFORMATION

NAME Grant Lambo

CONTACT

ADDRESS WITH POSTAL CODE 1375 Forestry Farm Road, Simcoe ON, N3Y4K1

PHONE NUMBER 905-870-0181

EMAIL grant.lambo23@gmail.com

ENGINEER INFORMATION

NAME Greck & Associates

CONTACT Eric Greck

ADDRESS WITH POSTAL CODE 5770 Highway 7, Unit 3, Woodbridge, Ontario L4L 1T8

PHONE NUMBER 289.657.9797 ext.222

EMAIL egreck@greck.ca

LAWYER INFORMATION

NAME

CONTACT

ADDRESS WITH POSTAL CODE

PHONE NUMBER

EMAIL

INSURANCE INFORMATION

NAME Brokerlink / Intact Insurance ← this is just property insurance. not business

CONTACT Derek Dedobbelaer

ADDRESS WITH POSTAL CODE 1 oak st Simcoe N3Y 3J4

PHONE NUMBER 519 426 8061 ext 87403

EMAIL derek@brokerlink.ca

MORTGAGEE INFORMATION (IF APPLICABLE)

NAME Rose Iannacchino et al.

CONTACT Rino Nigro

ADDRESS WITH POSTAL CODE 6169 Harvey Street, Niagara Falls ON L2J2A9

PHONE NUMBER 905 650 6049

EMAIL rinonigro1957@gmail.com