

Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

- 1. A completed, signed, and notarized application form
- 2. Supporting information adequate to illustrate your proposal as indicated in **Section** H of this application form
- 3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N
- 4. Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

Pre-Submission Consultation:

Norfolk County requires a Pre-Consultation Meeting for all applications; however, minor applications may be exempted depending on the nature of the proposal. The purpose of a Pre-Consultation Meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the Norfolk County and Agency staff to identify the application requirements. Application requirements, as detailed in the Pre-Consultation Meeting Comments, are valid for one year after the meeting date.

Development Application Process

Once an application has been deemed complete by a Planner, Norfolk County staff will circulate the application to adjacent landowners, public agencies, and internal departments for comment. The time involved in application processing varies depending on its complexity, acceptability to the other agencies, and statutory Planning Act decision time-frames.

Payment is required once your application is deemed complete. Pre-payments will not be accepted.



Norfolk County collects personal information submitted through this form under the Municipal Freedom of Information and Protection Act's authority. Norfolk County will use this information for the purposes indicated or implied by this form. You can direct questions about collecting personal information to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for the complete application shall be at the applicant's sole expense. Sometimes, peer reviews may be necessary to review particular studies at the applicant's expense. In these caseds, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee. Full refunds are only available before Norfolk County has circulated the application.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of your development application. It is your responsibility to:

- 1. Post one sign per frontage in a conspicuous location on the subject lands.
- Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
- 3. Notify the Planner when the sign is in place.
- 4. Maintain the sign until the development application is finalized and, after that, remove it.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.



	ation Submitted Nov-20-2023 Well & Septic Info Provided Yes Havne Yagy.
Che	k 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
provi	e summarize the desired result of this application (for example, a special zoning sion on the subject lands to include additional use(s), changing the zone or official designation of the subject lands, creating a certain number of lots, or similar)
	The building will be a 20 x 40 Struture. Half of the Building (20xin) will contain a kitchen and a Ridii washroom. The remaining hulf and be an outdoor Devilley. This building will allow us to expond the Bussess to offende your found and have a Building that protects from weather planents. The Building will be used for Commiscial Kitchen and to provide Stiller Benting during inchnologies and Gilver months.
Prop	erty Assessment Roll Number: 331054704015100000

Public Notice Sign

Conservation Authority Fee

Application Fee



For Office Use Only:

Related File Number

Pre-consultation Meeting

File Number

SPPL2023356

SPPL2021174

Dec. 7.2012

307.00 - OF0Y

Yes-needed

A. Applicant Information Name of Owner Name of Owner			
Name of Owner	A Mary		
	2870 Norfelle County Road 45		
Address	1		
Town and Postal Code	Langka NOE160		
Phone Number	S19 875 7997		
Cell Number			
Email	ATT mattdemarest @ outlook. Com		
	1, 1, 0		
Name of Applicant	Mutt Bemorest		
Address	2870 Norfelly Comy Row 45		
Town and Postal Code	Langen NOE 160		
Phone Number	519 & 718 Utos		
Cell Number			
Email	mat demared (a) out ale, com		
Name of Agent	Vice Heimstra Degan Logix		
Address	557 Alberta Avenue Woodstay Ont		
	5) 1 1710 Rt FQ AVANIVY , WOOD STOLY ON 1		
Town and Postal Code	905 512 2377		
Phone Number	102 314 73 77		
Cell Number	- Mac C Alvana		
Email	office @dlx engineering, com		
	, Norfolk County will forward all correspondence and notices		
regarding this application	to both owner and agent noted above.		
□ Owner	□ Agent		
	any holder of any mortgagees, charges or other		
encumbrances on the sub			



B.	Location, Legal Description and Property Information
1.	Legal Description (include Geographic Township, Concession Number, Lot Number,
	Block Number and Urban Area or Hamlet):
	7870 Nortally Centy Road 45
	NWAL CON & PT LOT 73 LANGTON
	Municipal Civic Address:
	Present Official Plan Designation(s):
	Present Zoning: OA farm Diversified Agriculture and
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:
5.	Please describe all existing buildings or structures on the subject lands and whether they will 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 the 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: Huse with garage, Action to Shop, Born, Kiln, Green Huse, Shop, Kilker had Shop, Born, Kiln, Green Huse, Shop, Kilker had subject 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.
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: O Y O O O O O O O O O O O O O O O O O



7.	Are any existing buildings on the subject lands designated under the <i>Ontario</i> Heritage Act as being architecturally and/or historically significant? Yes \square No \square
	If yes, identify and provide details of the building:
8.	If known, the length of time the existing uses have continued on the subject lands: A farm Activities have been operating Since late 50's, Think has been operating use of abutting properties:
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:
	Purpose of Development Application ote: Please complete all that apply.
1.	Please explain what you propose to do on the subject lands/premises which makes this development application necessary: Profess to expand cullent steed fraction be add to extend our current season, have a commercial ucleta space. That is 4 seasons.
2.	Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
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:		
Ο.	Frontage:		
	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:		
7	Buildings on retained land:		
1.	Description of proposed right-of-way/easement: Frontage:		
	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):		



9. Site Information	Zoning	Proposed
Please indicate unit of mea	nsurement, for example: m, m² or	%
Lot frontage		
Lot depth		<u>685.05m</u>
Lot width		319.60m
Lot area	400,000m3/40Ha	217,136.9m3/21.7Hq
Lot coverage	***************************************	
Front yard	13 m	101.07m
Rear yard	<u>q</u> m	<u>578.79m</u>
Left Interior side yard	3 m	134.50m
Right Interior side yard	3 m	171.67m
Exterior side yard (corner lo	ot)	
Landscaped open space	**************************************	
Entrance access width		
Exit access width		***************************************
Size of fencing or screening		
Type of fencing		
10. Building Size		
Number of storeys		
Building height	<u> </u>	<u>3m</u>
Total ground floor area		
Total gross floor area	CALL TO THE STATE OF THE STATE	
Total useable floor area		
11.Off Street Parking and L	oading Facilities	
Number of off street parking	g spaces Space/10m2 Space/45e	uls 12 spains blad 1 Arrasido
Number of visitor parking sp		3
Number of accessible parki	ng spaces	uncon
Number of off street loading	ı facilities	



12. Residential (if applicable)		
Number of buildings existing:	4	
Number of buildings proposed	d:\	
Is this a conversion or additio	n to an existing building	j? □ Yes 🕱 No
If yes, describe:		
Туре	Number of Units	Floor Area per Unit in m2
Single Detached _		
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 e or swimming pool):	xample: play facilities, ι	underground parking, games room,
13.Commercial/Industrial Use	es (if applicable)	
Number of buildings existing:		
Number of buildings proposed		
ls this a conversion or addition	n to an existing building	? ☑ Yes □ No
If yes, describe:	building	
Indicate the gross floor area b	y the type of use (for ex	cample: office, retail, or storage):



	Seating Capacity (for assembly halls or similar):
K	Total number of fixed seats: 8 inside + 10 while
	Describe the type of business(es) proposed: Restaurant Catering
	Total number of staff proposed initially:
	Total number of staff proposed in five years:
	Maximum number of staff on the largest shift:
	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:
	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)



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: 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:	D.	Previous Use of the Property		
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		If no, please explain:		
<u> </u>				
		<u> </u>		



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:				
	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 Wooded area On the subject lands or □ within 500 meters – distance Municipal Landfill □ On the subject lands or □ within 500 meters – distance Sewage treatment plant or waste stabilization plant □ On the subject lands or □ within 500 meters – distance Provincially significant wetland (class 1, 2 or 3) or other environmental feature □ On the subject lands or □ within 500 meters – distance Floodplain □ On the subject lands or □ within 500 meters – distance Rehabilitated mine site □ On the subject lands or □ within 500 meters – distance				
	Non-operating mine site within one kilometre ☐ On the subject lands or ☐ within 500 meters – distance				
	Active mine site within one kilometre On the subject lands or within 500 meters – distance Industrial or commercial use (specify the use(s)) On the subject lands or within 500 meters – distance Active railway line On the subject lands or within 500 meters – distance Seasonal wetness of lands				
	☐ On the subject lands or ☐ within 500 meters – distance				
	Erosion ☐ On the subject lands or ☐ within 500 meters – distance Abandoned gas wells ☐ On the subject lands or ☐ within 500 meters – distance				



F.	Servicing and Access		
1.	Indicate what services are available or proposed: Water Supply		
	☐ Municipal piped water	X	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)		
2.	Existing or proposed access to subject lands:		
	☐ Municipal road		Provincial highway
	☐ Unopened road		Other (describe below)
	Name of road/street: Microle Can faul	4	5
G.	Other Information		
1.	Does the application involve a local business?	Yes	s □ No
	If yes, how many people are employed on the subj	ect	lands?
2.	Is there any other information that you think may b application? If so, explain below or attach on a sep		



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
- 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

addition, the following additional plans, studies and reports, including but not limited 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
Sit	e 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
	Property Identification Number (PIN) printout
Sta	andard 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 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 site plan approval, 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, to disclose the registration of all transfer(s) of land and/or 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 <i>Municipal Freedom of Information and Protection of Privacy Act</i> , 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 <i>Planning Act</i> , <i>R.S.O.</i> 1990, c. P. 13 for the purposes of processing this application.			
Owner/Applicant Signature	Date		
M. Owner's Authorization			
If the applicant/agent is not the registered ow application, the owner(s) must complete the a	•		
I/We <u>Michael</u> <u>Demorest</u> lands that is the subject of this application.	_ am/are the registered owner(s) of the		
I/We authorize Math Deposits my/our behalf and to provide any of my/our performance of this application. Moreover, this authorization for so doing.	<u> </u>		
Owner	Date		
Owner	Date		



N. Declaration 1, Matter Demagest	of Nortale Carry			
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 <i>The Canada Evidence Act</i> .				
Declared before me at: Hannelore Yagor.	Myla Jewan			
<i>S</i>	Owner/Applicant Signature			
In Norfolk County				
This 20th day of November				
A.D., 20 <u>23</u>				

Hannelore Tenley Yager, a Commissioner, etc., Province of Ontario, for the Corporation of Norfolk County, Expires November 21, 2025.

A Commissioner etc. 6





Pre-Submission Consultation Meeting Notes

Date: December 7, 2022

Description of Proposal: Site Plan Amendment for OFDU

Property Location: 2870 Norfolk County Road 45

Roll Number: 3310542040151000000

As a result of the information shared at the pre-consultation meeting dated <u>December 7</u>, <u>2022</u>, the following applications and qualified professional documents / reports are required as part of a complete application. Failure to include all listed items with the application will deem the application incomplete. The County reserves the right to change, reduce or add requirements for a complete application, particularly if the submission does not match the proposal as reviewed during the pre-submission consultation meeting.

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 preconsultation 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 or any component of the proposal changes, a new pre-submission consultation meeting will be required.

All applications are required to include information outlined in the Presubmission consultation, failure to include those items with the application will impact the deeming of completeness of the submission.

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

Please sign receipt of the Pre-consultation and confirm understanding of requirements identified as a complete application, noting that the County reserves the right to change the requirements for a complete application based on changes in development proposal, legislation or corporate requirements.

Proponent / Agent Name	Signature	Date
Michael Demarest	Michael Demarest	November 20, 2023
Matthew Demarest	Matthew Demarest	November 20, 2023

Attendance List

Proponent	Michael Demarest, Property Owner
	Matthew Demarest, Attendee
Community Development –	Tricia Givens, Director, Planning (Chair)
Planning and Agreement	Hannelore Yager, Planner
	Annette Helmig, Agreement and Development
	Coordinator
Community Development –	Jonathon Weir, Building Inspector
Building and Zoning	Roxanne Lambrecht, Zoning Administrator
	Kacie Vandenbulk, Zoning Administrator
Environment & Infrastructure	Stephen Gradish, Development Technologist
Services -	
Development Engineering	
Corporate Support Services –	Karen Lambrecht, Corporate Support Generalist
Realty Services	
Long Point Regional	Leigh-Anne Mauthe, Supervisor of Planning
Conservation Authority	Services
	Isabel Johnson, Resource Planner

Table of Contents

Pre-Submission Consultation Meeting Notes	1
Attendance List	2
Table of Contents	3
Proposal Summary	3
List of Application Requirements*	4
Planning Department	4
Planning Comments	6
Agreements	7
Development Engineering	8
County Departmental Comments & Requirements	10
Corporate Support Services – Realty Services	10
Building	10
Fire Department	11
Additional Agency Comments & Requirements	12
Long Point Region Conservation Authority	12
Appendix A: Summary of Applicable Planning Legislation, Policy and Zoning	12
Provincial Policy Statement, 2020	12
Norfolk County Official Plan https://www.norfolkcounty.ca/government/planning/official-plan/	13
Norfolk County Zoning By-Law 1-Z-2014 https://www.norfolkcounty.ca/government/planning/new-zoning-by-law/	14

Proposal Summary

To remove the current trailer and shed to build a stationary building. The proposed building will be a 20×40 with 8 feet ceilings. Half of the structure (20×20) will contain a kitchen and a public washroom. The reaming half (20×20) will be an outdoor pavilion. The proposed building will allow Thrive Norfolk to expand the business to operate year round and have a building that protects from weather / elements. The building will be used for a commercial kitchen and to provide shelter / seating during inclement weather and colder months for up to 18 guests.

List of Application Requirements*

Planning Department

Planning application(s) required to proceed		Required
<u> </u>		Required
Official Plan Amendment Application		
Zoning By-law Amendment Application		
Site Plan Application (Minor)		X
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 -		
	Required at	Required at
application The items below are to be submitted as part of	OPA/ Zoning Stage	Site Plan Stage
the identified Planning Application(s).	Otage	
** electronic/PDF copies of all plans, studies and		
reports are required**		
Proposed Site Plan / Drawing		X
Planning Justification Brief		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		
Odour mitigation plan (in relation to Cannabis Production and Processing Facilities)		
Shadow Analysis Report		
Record of Site Condition		

Contaminated Site Study	
Minimum Distance Separation Schedule	
Parking Assessment	
Hydrogeological Study	
Restricted Land Use Screening Form	
Topographical Survey Drawing	
Additional Planning requirements	Required
Development Agreement**	X
Parkland Dedication/Cash-in-lieu of Parkland***	X

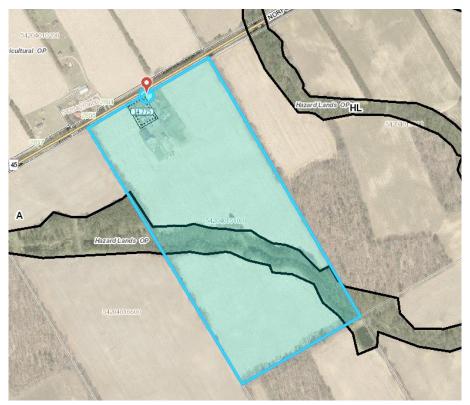
^{*}the list of requirements is based on the information submitted and as presented for this specific pre-consultation meeting. Any changes to a proposal may necessitate changes to Planning Department submission requirements. Furthermore, reports and studies are subject to peer review.

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

^{**} Development Agreement applicable only if additional securities are required.

^{***} Cash-in-lieu of parkland applicable only if this was not paid with original, approved site plan.

Planning Comments



The subject lands are designated Agricultural and Hazard Lands in Norfolk County Official Plan, and zoned Agricultural and Hazard Lands in the Zoning By-Law of Norfolk County. There is a site-specific special provision (14.775) which applies to a portion of the subject lands, which states, "In addition to the uses *permitted* in the A *Zone* a farm machinery and vehicle repair business shall also be permitted".

A site plan (SPPL2021174) for the construction of an outdoor dining area with a food truck and produce garden as an On-Farm Diversified Use was given an approval by the Planning Department on August 19, 2021.

On-Farm Diversified uses are permitted in the Agricultural Zone and Designation, subject to section 12.3 of the Zoning By-law and 7.2.2.b) and c) of the Official Plan. Planning staff will require a Zoning Table to be included as part of the site plan amendment application and Planning brief which confirms that the policies of 7.2.2. b) and c) are continuing to be met through this amendment. These policies are listed in full as Attachment A.

Site Plan Control

Section 3.38 of the Zoning By-law lists 'On-Farm Diversified Uses' as an operation which triggers site plan control. General requirements for site plan applications are included in Attachment A. The plan will need to be drafted by a professional and the final version stamped by a professional engineer.

Provided the proposed use demonstrates it meets all applicable Zoning and Official Plan policies, staff recognize the proposed use as an amendment to an existing minor site plan and look forward to assisting you with your project through the site plan process.

--

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007 (ESA), O. Reg. 242/08 & O. Reg. 830/21. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Environment, Conservation and Parks provides the service of responding to species at risk information requests and project screenings. The proponent is responsible for discussing the proposed activity and having their project screened with MECP.

Please be advised that 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.

[see Appendix A for additional comments]

Assigned Planner:

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

Agreements

A recommended condition of your planning application approval could be to enter into a development agreement with the County that will be registered on title to the subject lands, at the Owner's expense. I look forward to assisting you through the agreement stage of your development through to final release of your performance securities.

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

- Postponement of interest. If there are mortgages / 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

Annette Helmig
Agreement and Development Coordinator
Extension 8053
Annette.Helmig@norfolkcounty.ca

Development Engineering

Development Engineering requirements to proceed The below requirements are to be submitted as part of the Planning application.	Required at Official Plan / Zoning Application Stage:	Required at Site Plan Application Stage:	Potentially Required (See Notes Section)
General Requirements			
Concept Plan		X	
Area Rough Grading Plan			
Lot Grading Plan		Х	
Siltation and Erosion Control Plan		Х	
General Plan of Services		X	1
Plan and Profile Drawings			
Utility Plan			
Geotechnical Report			
Functional Servicing Brief		Х	2
Water Servicing Requirements	-		
Water Modelling (County Consultant)			
Sanitary Servicing Requirements	-		
Sanitary Drainage Plan			
Sanitary Design Sheet			
Sanitary Modelling (County Consultant)			
Storm Water Servicing Requirements			

Storm Water Management Design Report (including calculations) Storm Water Drainage Plan		
Establish/Confirm Legal and Adequate Outlet		
Anticipated Flow/Analysis to Receiving Collection System		
Transportation Requirements		
Traffic Impact Brief	Х	3
Improvements to Existing Roads & Sidewalk (urbanization, pavement structure, widening sidewalk replacement, upgrades, extension and accessibility)		

General Notes:

- 1. Show location of wells, septic system, any proposed new wells or septic system. Show how new uses such as washroom or kitchen will tie into the services.
- 2. Illustrate sanitary services required and how they meet on-site water and wastewater requirements per Norfolk County design criteria.
- 3. Per Integrated Sustainable Master Plan (ISMP), show existing conditions, study areas and whether there are adequate site lines from the entrance per ISMP.
- 4. As-constructed drawings are available upon request.
- 5. If site plan agreement is deemed necessary, 10 percent on-site and 100 percent on right-of-way securities required.
- 6. All reports, studies and Engineering drawings are to be signed and sealed by a Professional Engineer and are to adhere to Norfolk County Design Criteria.

Stephen Gradish
Development Technologist
Extension 1702
Stephen.Gradish@norfolkcounty.ca

County Departmental Comments & Requirements

Corporate Support Services – Realty Services

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

Karen Lambrecht Corporate Services Generalist, Realty Services Extension 8140 Karen.Lambrecht@norfolkcounty.ca

Building

Zoning Administrator:

See attached file

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

Building Inspector:

The proposed construction is considered an E Mercantile occupancy as defined by the Ontario Building Code (OBC). You will need to retain the services of a qualified individual with BCIN qualifications in Small Buildings/Building Services, or Architect or a Professional Engineer to complete the design documentation for this application.

The Designer will need to include in the drawings submittals an OBC matrix with review of OBC Section 3.8 for Barrier Free, Section 9.9 Means of Egress, and Section 9.10. Fire Protection. The commercial kitchen will component will require Professional Engineer sealed drawings for the exhaust hood and fire suppression system conforming to NFPA 96 Standard. Additional plumbing fixtures will require a septic evaluation to determine the size of the existing septic tank and tile bed can support the proposed use. A septic system must be sized for the additional flow and all OBC Part 8 clearances will be required. Municipal septic permits/inspections are for the sum of all septic systems on the property up to a flow of 10,000L, above which requires MOE approvals.

Items for Building Permit

"-Industrial Commercial Institutional (ICI)" & "Sewage Systems" Step by Step Guide Building Permit Package has been attached to the minutes herein, this contains information on drawing requirements, designers, forms, contact information for Building Department etc. If you have any questions on the building permit process or plans required, please contact permits@norfolkcounty.ca or 519-426-5870 ext. 6016

Jonathan Weir

Building Inspector III
Extension 1832
Jonathan.weir@norfolkcounty.ca

Fire Department

Norfolk County Fire 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

Long Point Region Conservation Authority

The subject lands contain hazards from a tributary of Big Creek. The proposed application is outside of the area subject to natural hazards. Therefore, LPRCA staff have no concerns to the concept of this application.

Isabel Johnson

Resource Planner 519-842-4242 ext. 229. ijohnson@lprca.on.ca

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

Section 2.3. of the Provincial Policy Statement (PPS, 2020) outlines permitted uses and land use policies for Agricultural areas.

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

On-Farm diversified uses are defined as: uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

Norfolk County Official Plan

https://www.norfolkcounty.ca/government/planning/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 7.2. (Agricultural Designation) outlines permitted uses and land use policies for agricultural areas.

7.2.1 Permitted Uses

The primary use of land shall be for the growing of crops, including biomass, nursery and horticultural crops, the raising of livestock, the raising of other animals for food, fur and fibre, including poultry and fish, aquaculture, apiaries and maple syrup production and agro-forestry.

- b) The farm holding shall generally consist of all agricultural lots, the primary farm residence, associated farm buildings and structures including renewable energy facilities for domestic electricity production, farm woodlands, and Natural Heritage Features.
- h) The following uses may also be permitted, provided these uses do not conflict with existing farming operations, or with any policies related to Provincially Significant Features or Natural Heritage Features:
 - iii) On-farm diversified uses, subject to the policies of Section 7.2.2 (Agricultural Designation Land Use Policies)

7.2.2 Land Use Policies

- b) On-farm diversified uses comprise a gainful occupation conducted in whole or in part of an accessory building (shed or farm building) by a member of the farm family. Onfarm diversified uses shall be subject to all of the following policies:
 - i) the use is located on a parcel of land which has an existing farm operation established on it;
 - ii) the use is secondary to the principal agricultural use of the property;
 - iii) the use is limited in area, as outlined in Section 7.2.2 c);
 - the use may include, but is not limited to, home occupations, home industries, agri-tourism uses including overnight tourist accommodation and uses that produce value-added agricultural products, including those that use crops from other producers;
 - v) the use is compatible with, and will not hinder, surrounding agricultural operations;
 - vi) the use is appropriate to available rural services and infrastructure;

- vii) the use maintains the agricultural/rural character of the area;
- viii) the use meets all applicable environmental standards; and
- ix) outside storage areas, associated with the on-farm diversified use shall be included in the limited area calculations outlined in Section 7.2.2 c). Outside storage areas shall be screened from the road and residential buildings on adjacent properties.
- c) On-farm diversified uses shall be limited in size in accordance with the following policies:
 - i) the acceptable area occupied by an on-farm diversified use is up to 2% of a farm parcel to a maximum of 1 ha (10,000m2);
 - the gross floor area of buildings used for on-farm diversified uses is limited to an approximate 20% of the acceptable land area, as calculated in 7.2.2 c) i);
 - the land area and the area of existing buildings used for on-farm diversified uses may be discounted at the rate of 50%. Where the on farm diversified use occupies the same footprint as a demolished building, the land area for the use may be similarly discounted by 50%;
 - iv) where the on-farm diversified use uses an existing farm laneway, the area of the laneway will not be included in the area calculations;
 - v) 100% of the area needed for parking and outdoor storage for the on-farm diversified uses will be included in the area calculation;
 - vi) If more than one on-farm diversified use is proposed on a single property, the combined area of all on-farm diversified uses shall be within the land area and building area requirements
 - vii) On-farm diversified uses that are proposed to grow beyond the area limits, either incrementally or otherwise, will not be permitted and will be encouraged to locate in areas of the County appropriately designated for the use;
 - viii) On-farm diversified uses will be subject to site plan control, where warranted and appropriate (e.g. for those uses requiring outdoor storage areas, visitor parking and/or a new farm access, etc.), in accordance with the policies of Section 9.6.5 (Site Plan Control).
 - ix) Severances to separate the on-farm diversified uses from the farm property will not be permitted.

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.

Section 12.1 indicates permitted uses and provisions for the Agricultural Zone.

- 12.1.1.p) indicates on-farm diversified use is permitted, subject to Subsection 12.3
- 12.3. On-Farm Diversified Use
- 12.3.1 Any on-farm diversified use shall be subject to the following provisions:
 - a) an on-farm diversified use shall only be permitted on an existing farm operation;
 - b) no on-farm diversified use shall exceed a combined total of one (1) hectare;
 - c) the gross floor area of all buildings used for an on-farm diversified use shall not exceed 20 percent of the acceptable land area, as calculated in 12.3.1 b);
 - d) the land area and the area of existing buildings used for an on-farm diversified use may be discounted at the rate of 50 percent. Where an on-farm diversified use uses the same footprint as a demolished building, the land area for the use may be similarly discounted by 50 percent;
 - e) 100 percent of the area needed for a parking space and outdoor storage for the onfarm diversified use will be included in the area calculation.
 - f) where an on-farm diversified use uses an existing farm laneway, or parking area, the area of the laneway or parking area will not be included in the area calculations. [34-Z-2019]

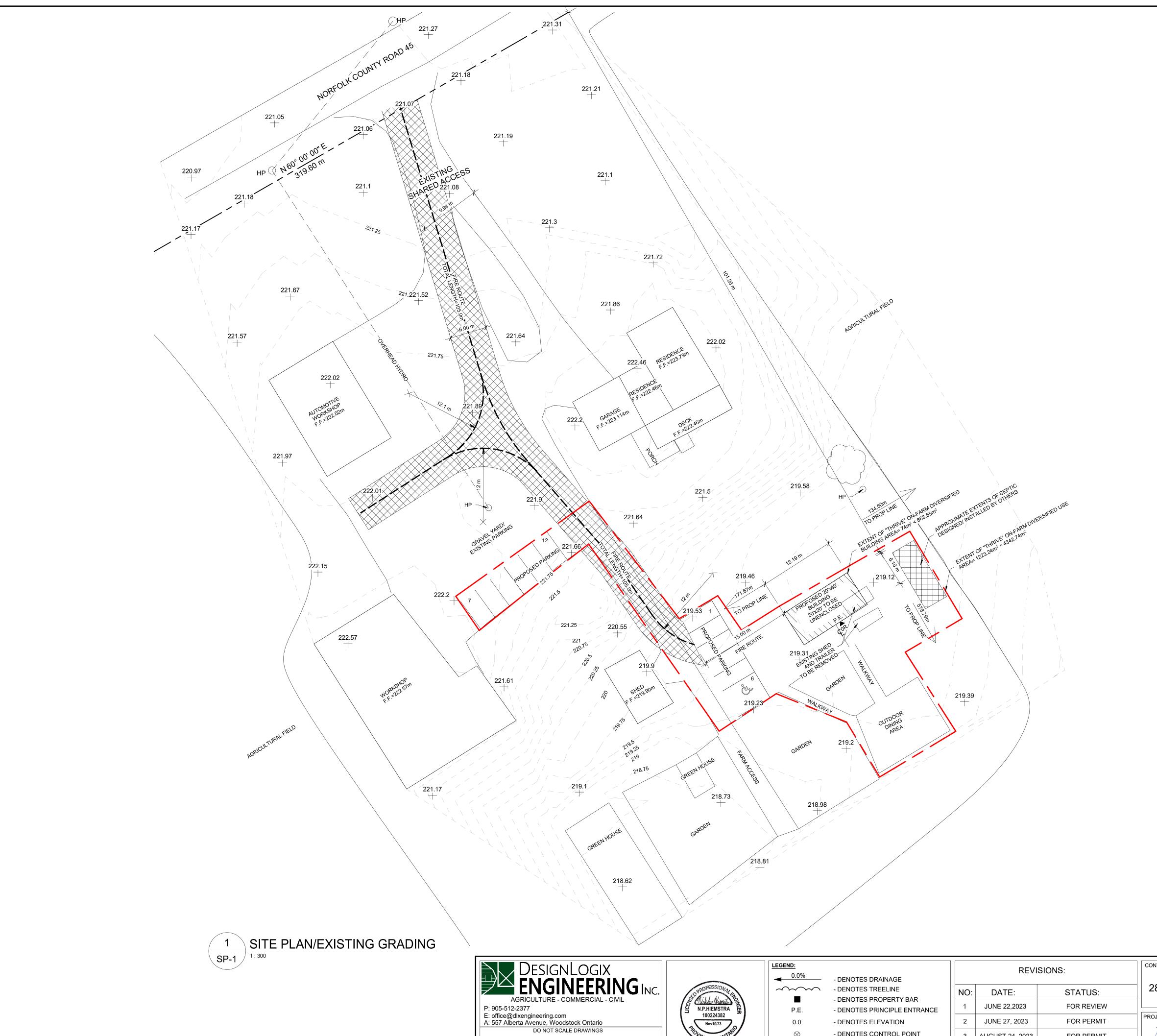
It is the responsibility of the proponent to review and ensure relevant Zoning Bylaw provisions are addressed in any future development application

Site Plan Control:

The proposed development is subject to site plan control under Site Plan Control By-Law 2014-97, and as per the definition of 'development' under Section 41 of the Planning Act. A site plan application is required. The following details will be required to be labelled on a revised site plan where applicable:

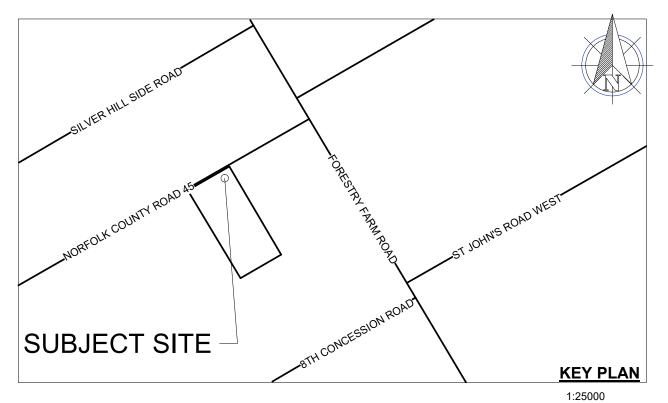
- 1. Concept/Layout Plan
- 2. All measurements in metric
- 3. Kev map
- 4. Scale, legend and north arrow
- 5. Legal description and municipal address
- 6. Development name
- 7. Drawing title, number, original date and revision dates
- 8. Owner's name, address and telephone number
- 9. Engineer's name, 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



PROPERTY DESCRIPTION:

PART OF LOT 23, CONCESSION 8 ROLL NUMBER: 54204015100 GEOGRAPHIC COUNTY OF NORFOLK



		1:25000
SITE STATS	REQUIRED	PROVIDED
SITE AREA:	400,000m² /40Ha	217,136.9m ² /21.7Ha
LOT WIDTH:	-	319.60m
LOT DEPTH:	-	685.05m
LOT FRONTAGE: INTERIOR & CORNER LOTS:	30m	319.60m
FRONT YARD:	13m	101.07m
INTERIOR SIDE YARD:	3m	134.50m
INTERIOR SIDE YARD:	3m	171.67m
REAR YARD:	9m	578.79m
SEPARATION FROM DWELLINGS ON ADJACENT LOTS:	30m	221.86m
MAX. BUILDING HEIGHT:	11m	3m
PARKING: KITCHEN: PATIO:	1 SPACE/10m ² 1 SPACE/4 SEATS	12 SPACES TOTA 1 ACCESSIBLE
MAX. ON-FARM DIVERSIFIED USE AREA:	2% FARM PARCEL (4342.74m²)	1223.24m ²
MAX. ON-FARM DIVERSIFIED USE BUILDING AREA:	20% OF ON-FARM DIVERSIFIED USE. (868.55m²)	74m²

CAUTION

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

THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION

DO NOT CONVEY FROM THIS PLAN

NOTES

- 1. PROPERTY DIMENSIONS ARE AS SHOWN
- 2. PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- 3. CONTROL POINTS SET USING LEICA GPS
- 4. PROPOSED FINAL GRADES ARE IN METERS
- 5. PROPOSED LOT COVERAGE = 0.63%
- 6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION
- 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION





EGEND:	
0.0%	- DENOTES DRAINAGE
~~~~	- DENOTES TREELINE
	- DENOTES PROPERTY BAR
P.E.	- DENOTES PRINCIPLE ENTRANC
0.0	- DENOTES ELEVATION
$\otimes$	- DENOTES CONTROL POINT
	- DENOTES EXTERIOR LIGHTING

REVISIONS:				
NO:	DATE:	STATUS:		
1	JUNE 22,2023	FOR REVIEW		
2	JUNE 27, 2023	FOR PERMIT	PF	
3	AUGUST 24, 2023	FOR PERMIT		
5	NOV. 09, 2023	FOR PERMIT		

	CONTRACTOR NAM	E & ADDRESS:					
	THRIVE						
	2870 NOF	RFOLK COU		<b>\</b> D 45			
	LANGTON, ON.						
_	PROJECT NORTH:	TRUE NORTH:	Project #:				
				DLX23-195			
			Drawn by:				

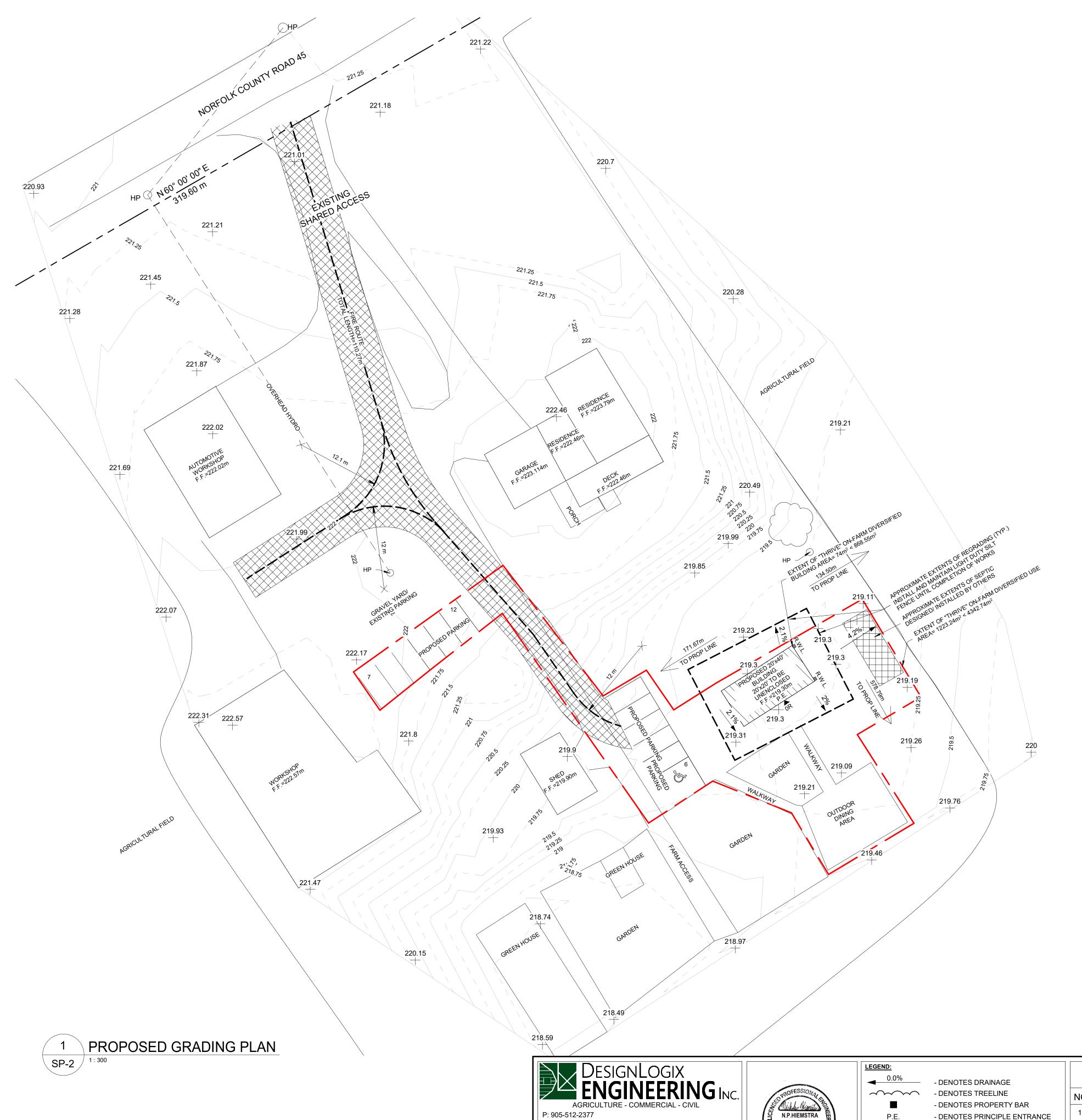
Checked by

PROJECT NAME & ADDRESS:
THRIVE GRADING PLAN
2870 NORFOLK COUNTY ROAD 45
LANGTON, ON.
DRAWING TITLE:

SITE PLAN

As indicated SP-1

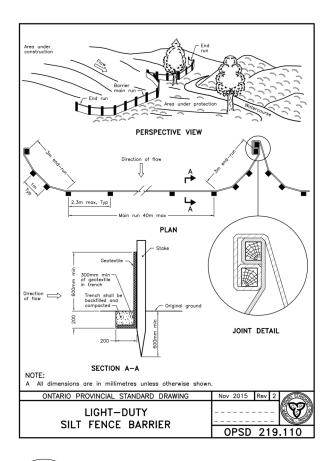
06/22/2023



E: office@dlxengineering.com A: 557 Alberta Avenue, Woodstock Ontario

DO NOT SCALE DRAWINGS

ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPENCIES REPORTED TO THE ENGINEER



² Silt Fence Detail SP-2 1:2

SURFACE RUNOFF SHALL BE DIVERTED AWAY FROM FOUNDATION EXCAVATIONS.

OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON SITE.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING AND CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS AND PUBLIC ROADS TO THE SATISFACTION OF THE ENGINEER AND COUNTY.

SURFACE PROTECTION WILL BE REQUIRED FOR OPEN SPACES AND STOCKPILES LEFT INACTIVE AND UNCOVERED FOR MORE THAN 90 DAYS

PRIOR TO CONSTRUCTION THE OWNER'S CONTRACTOR SHALL OBTAIN LOCATES FOR, EXPOSE AND CONFIRM LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMIT OF CONSTRUCTION. OWNER'S CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES AS REQUIRED.

CONTOURS DEPICT ORIGINAL GRADES AND ARE NOT NECESSARILY REPRESENTATIVE OF THE SITE CONDITION FOLLOWING THE EARLY WORKS CONTRACT. THE OWNER'S CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CURRENT STATE OF THE SITE.

TOPOGRAPHICAL INFORMATION AS PROVIDED BY DESIGNLOGIX ENGINEERING

# SEDIMENT AND EROSION CONTROL NOTES

- MINIMIZE AREA DISTURBED DURING CONSTRUCTION
- 2. PROTECT EXPOSED SURFACES
- CONTROL RUNOFF DURING CONSTRUCTION
- ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE
- REGULARLY, AND FOLLOWING MAJOR RAINFALL EVENTS, INSPECT AND MAINTAIN EROSION CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION
- ALL COLLECTED SEDIMENT REQUIRED TO BE DISPOSED OF OFF-SITE, MUST BE AT AN APPROVED LOCATION
- ALL DEWATERING MUST BE CONDUCTED USING AN APPROVED OUTLET CONTROL METHOD SUCH AS A SEDIMENTATION BASIN OR FILTER SOCK. EFFLUENTMONITORING SHALL BE REQUIRED TO ENSURE DISCHARGE IS CONSISTENT WITH THE RECEIVER'S BACKGROUND QUALITY
- KEEP ALL SUMPS CLEAN DURING CONSTRUCTION AND IDENTIFY A REGULAR MAINTENANCE PROGRAM TO DO SO
- 9. HAVE A PLAN TO MINIMIZE/PREVENT WIND-BLOWN DUST SUCH AS SPRAYING CALCIUM CHLORIDE OR WATER

**REVISIONS:** NO: DATE: STATUS: JUNE 22, 2023 FOR REVIEW - DENOTES PRINCIPLE ENTRANCE FOR PERMIT 2 JUNE 27, 2023 - DENOTES ELEVATION - DENOTES CONTROL POINT FOR PERMIT 3 AUGUST 24, 2023 - DENOTES EXTERIOR LIGHTING 4 NOV. 09, 2023 FOR PERMIT

P.E.

100224382

CONTRACTOR NAME & ADDRESS: **THRIVE** 2870 NORFOLK COUNTY ROAD 45 LANGTON, ON.

DLX23-195 PROPOSED GRADING PLAN

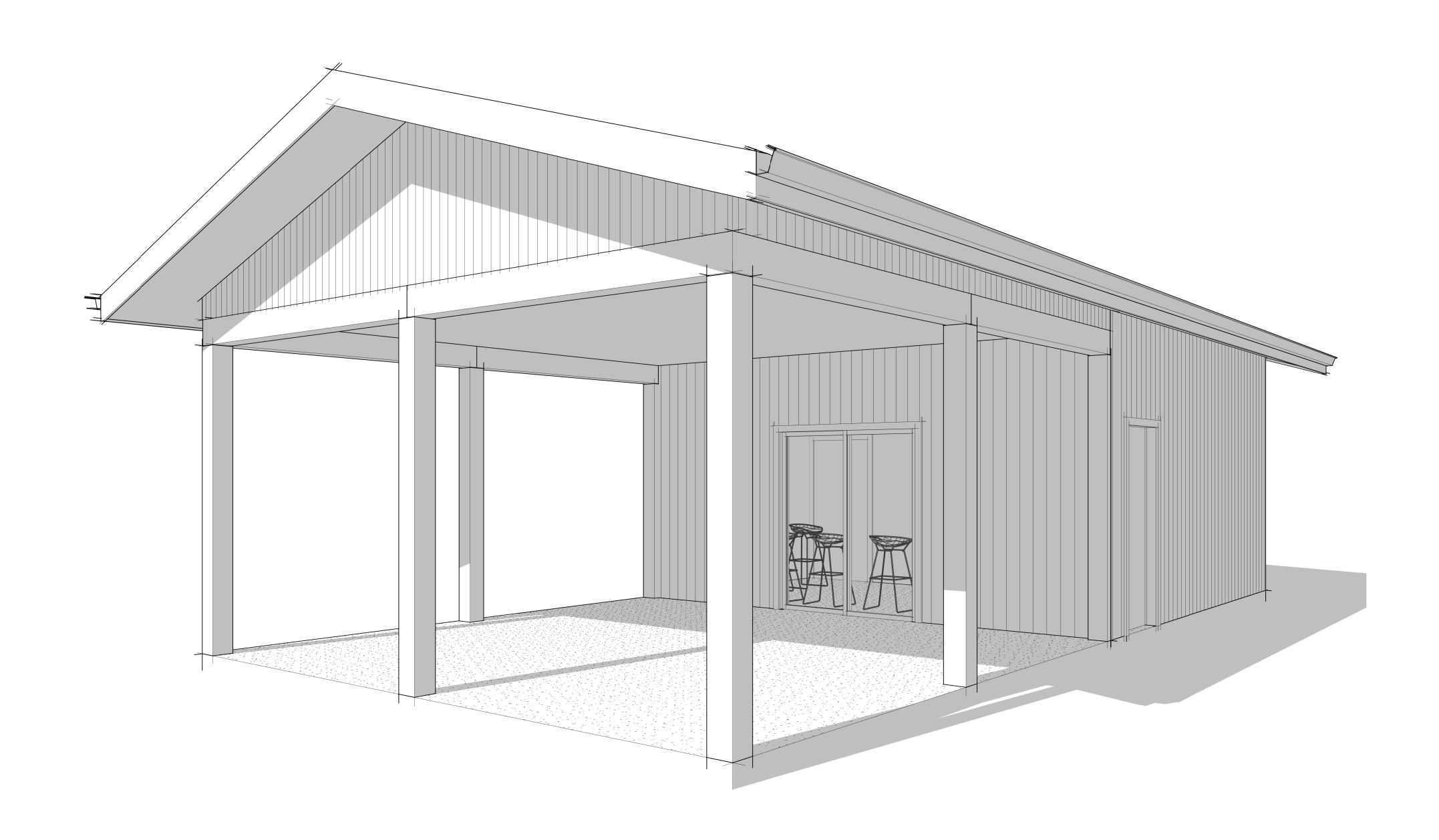
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PROJECT NAME & ADDRESS: THRIVE GRADING PLAN 06/22/2023 2870 NORFOLK COUNTY ROAD 45 Scale LANGTON, ON. As indicated

# THRIVE

# THRIVE NORFOLK PAVILION

2870 NORFOLK COUNTY ROAD 45 LANGTON, ON.



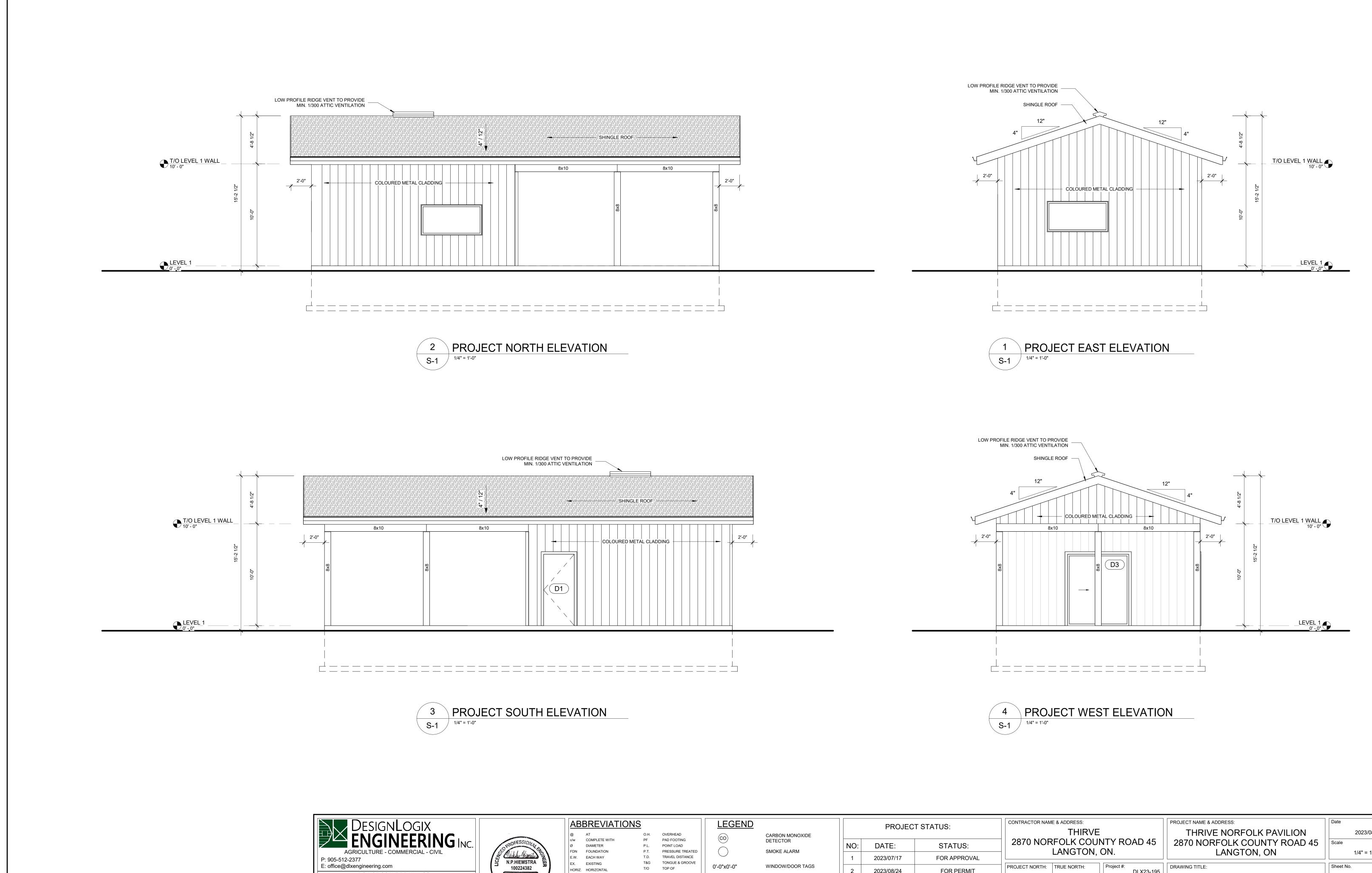
SHEET SCHEDULE			
SHEET NO. SHEET NAME			
S-0	COVER SHEET		
S-1	ELEVATIONS		
S-2	FOUNDATION & FLOOR PLAN		
S-3	ROOF PLAN & BUILDING SECTIONS		
SP-1	SITE PLAN		
SP-2	PROP. GRADING PLAN		





PROJECT STATUS:		CONTRACTOR NAM	ME & ADDRESS: THIRV	Έ	PROJECT NAME & ADDRESS:  THRIVE NORFOLK PAVILION		
NO:	DATE:	STATUS:	2870 NOF	RFOLK COU LANGTON	JNTY ROAD 45	2870 NORFOLK COUNTY ROAD 45	Scale
1	2023/07/17	FOR APPROVAL		LANGION	I, UN.	LANGTON, ON	
2	2023/08/24	FOR PERMIT	PROJECT NORTH:	TRUE NORTH:	Project #: DLX23-195	DRAWING TITLE:	Sheet N
					Drawn by: A.F.	COVER SHEET	
					Checked by		

2023/08/04



TONGUE & GROOVE

TOP OF

TYPICAL

VERTICAL

WWM WELDED WIRE MESH

WITH

0'-0"x0'-0"

X_{P.L.}

WINDOW/DOOR TAGS

LOAD-BEARING WALL

POINT LOAD

2023/08/24

FOR PERMIT

PROJECT NORTH: TRUE NORTH:

DLX23-195

Checked by

A.F.

**ELEVATIONS** 

EX. EXISTING

HORIZ. HORIZONTAL

MAX. MAXIMUM

LVL LAMINATED VENEER LUMBER

OBC ONTARIO BUILDING CODE

CENTRE TO CENTRE

E: office@dlxengineering.com

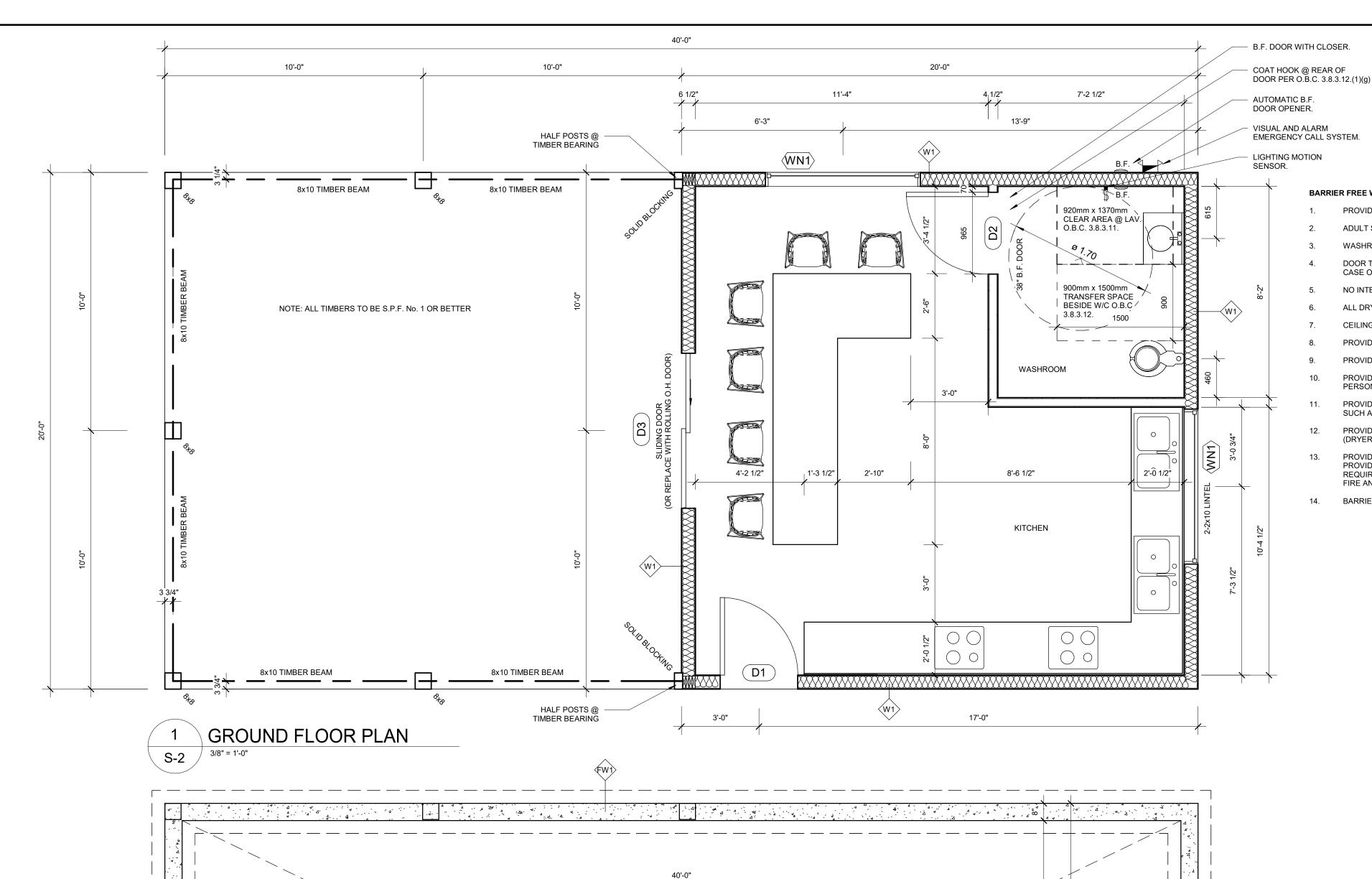
DO NOT SCALE DRAWINGS

ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED

BY THE CONTRACTOR AND ANY DISCREPENCIES

REPORTED TO THE ENGINEER

2023/08/04 1/4" = 1'-0" **S-1** 



	DOOR SCHEDULE					
NO.	DESCRIPTION	HEADER	POST	COUNT		
D1	3'-0" x 7'-0" MAN DOORS	2-2x8	1J + 2K	1		
D2	3'-2" x 7'-0" MAN DOORS	2-2x8	1J + 2K	1		
D3	SLIDING GLASS DOOR	2-2x8	1J + 2K	1		

WINDOW SCHEDULE							
NO.	NO. Type HEADER POST COUNT						
WN1	6'-0" x 3'-0"	2-2x10	2J + 2K	2			

# WALL SCHEDULE W

**EXTERIOR WALLS:** 

WOOD 2x6 WALL: METAL CLADDING STRAPPING/FURRING LAYER
1/2" PLYWOOD SHEATHING. 2x6 S-P-F NO. 1/2 STUDS @ 16" c/c PROVIDE BATT INSUL. TO STUD VOIDS.

38'-8" GARAGE CONC. S.O.G.: 5" 32 MPa CONC. C.I.P. S.O.G. 6" COMPACTED TO GRANULAR FILL PROVIDE 8x8 POST BRACKET SIMPSON CPT 882 OR EQ. (TYP.). FOUNDATION PLAN

FOUNDATION SCHEDULE				
VALL CONSTRUCT.	REINFORCEMENT SPECS			
	EDAL MAIALL			

8" x 4'-0" 32MPa CONC. WALL ON 6"x20" 32MPa CONCRETE STRIP FOOTING

FDN. WALL: 1-15M @ T/O FDN. WALL

<u>FOOTING:</u> PROVIDE SHEAR KEY TO STRIP FOOTING BY THE CONTRACTOR AND ANY DISCREPENCIES



REPORTED TO THE ENGINEER

N.P.HIEMSTRA 100224382  Aug24/23  POUNCE OF ONT AND
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<u>ABBREVIATIONS</u>						
@	AT	O.H.	OVERHEAD			
c/w	COMPLETE WITH	PF	PAD FOOTING			
Ø	DIAMETER	P.L.	POINT LOAD			
FDN	FOUNDATION	P.T.	PRESSURE TREATED			
E.W.	EACH WAY	T.D.	TRAVEL DISTANCE			
EX.	EXISTING	T&G	TONGUE & GROOVE			
HORIZ.	HORIZONTAL	T/O	TOP OF			
LVL	LAMINATED VENEER LUMBER	TYP.	TYPICAL			
MAX.	MAXIMUM	U/S	UNDERSIDE			
MIN.	MINIMUM	VERT.	VERTICAL			
ОВС	ONTARIO BUILDING CODE	w/	WITH			
c/c	CENTRE TO CENTRE	WWM	WELDED WIRE MESH			

<u>LEGEND</u>	
co	CARBON MONOXIDE DETECTOR
	SMOKE ALARM
-0"x0'-0"	WINDOW/DOOR TAGS
X _{P.L.}	POINT LOAD
	LOAD-BEARING WALL

	PROJECT STATUS:						
	NO:	DATE:	STATUS:				
	1	2023/07/17	FOR APPROVAL				
	2	2023/08/24	FOR PERMIT				
ΙГ							

CONTRACTOR NAM	E & ADDRESS:			Ы
	THIRV	Έ		
2870 NORFOLK COUNTY ROAD 45				
	LANGTON	I, ON.		
PROJECT NORTH:	TRUE NORTH:	Project #:		DI
		DLX23-195		
		DE/(20 100		

A.F.

Checked by

BARRIER FREE WASHROOM NOTES:

NO INTERNAL DIM. LESS THAN 1700mm.

PROVIDE MIN. ONE (1) LIGHT FIXTURE TO CEILING. PROVIDE EXHAUST VENT TO EA. WASHROOM.

PROVIDE WALL REINFORCEMENT TO ALL WALL MOUNTED FIXTURES AND GARB BARS (TYP.).

DOOR TO BE CAPABLE OF BEING LOCKED FROM THE INSIDE, AND RELEASED FROM THE OUTSIDE IN

CEILING TO BE 2438mm (8'-0") A.F.F. TO BE SUSPENDED FROM U/S OF EX. HOLLOW CORE FLOOR SLABS.

PROVIDE ACCESSIBILITY SIGNS OUTSIDE OF WASHROOM TO INDICATE WHICH WASHROOM SERVES

PROVIDE EMERGENCY POWER OUTLET FOR PERSONS WHO REQUIRE SUPPORT FROM EQUIPMENT

PROVIDE WASHROOM ACCESSORIES PER O.B.C. 3.8.3.11. AT REQUIRED HEIGHTS FROM FIN. FLOOR

PROVIDE EMERGENCY CALL SYSTEM PER O.B.C. 3.8.3.12.(2). THIS EMERGENCY CALL SYSTEM IS TO PROVIDE OTHER BUILDING OCCUPANTS THAT A PERSON USING THE UNIVERSAL WASHROOM

REQUIRES ASSISTANCE. THE VISUAL SIGNAL AND ALARM SHOULD BE DIFFERENT FROM THE BUILDING

ADULT SIZED CHANGE TABLE NOT REQUIRED PER O.B.C. 3.8.3.12.(6)(a)(i)(ii).

CASE OF EMERGENCY, AND HAS A GRASPABLE LATCH-OPERATING MECHANISM.

ALL DRYWALL IN INTERIOR OF WASHROOMS TO BE MOISTURE AND MOLD RESISTANT.

WASHROOM TO BE SERVED WITH A BARRIER-FREE PATH OF TRAVEL.

SUCH AS VENTILATOR OR OXYGEN CONCENTRATOR GENERATOR.

14. BARRIER-FREE WAHSROOM TO ADHERE TO ALL REQUIREMENTS PER O.B.C. 3.8.3.12.

(DRYER, PAPER TOWEL DISPENSER, GARBAGE, ETC...).

FIRE AND SMOKE ALARMS, AND VISUAL SIGNALS.

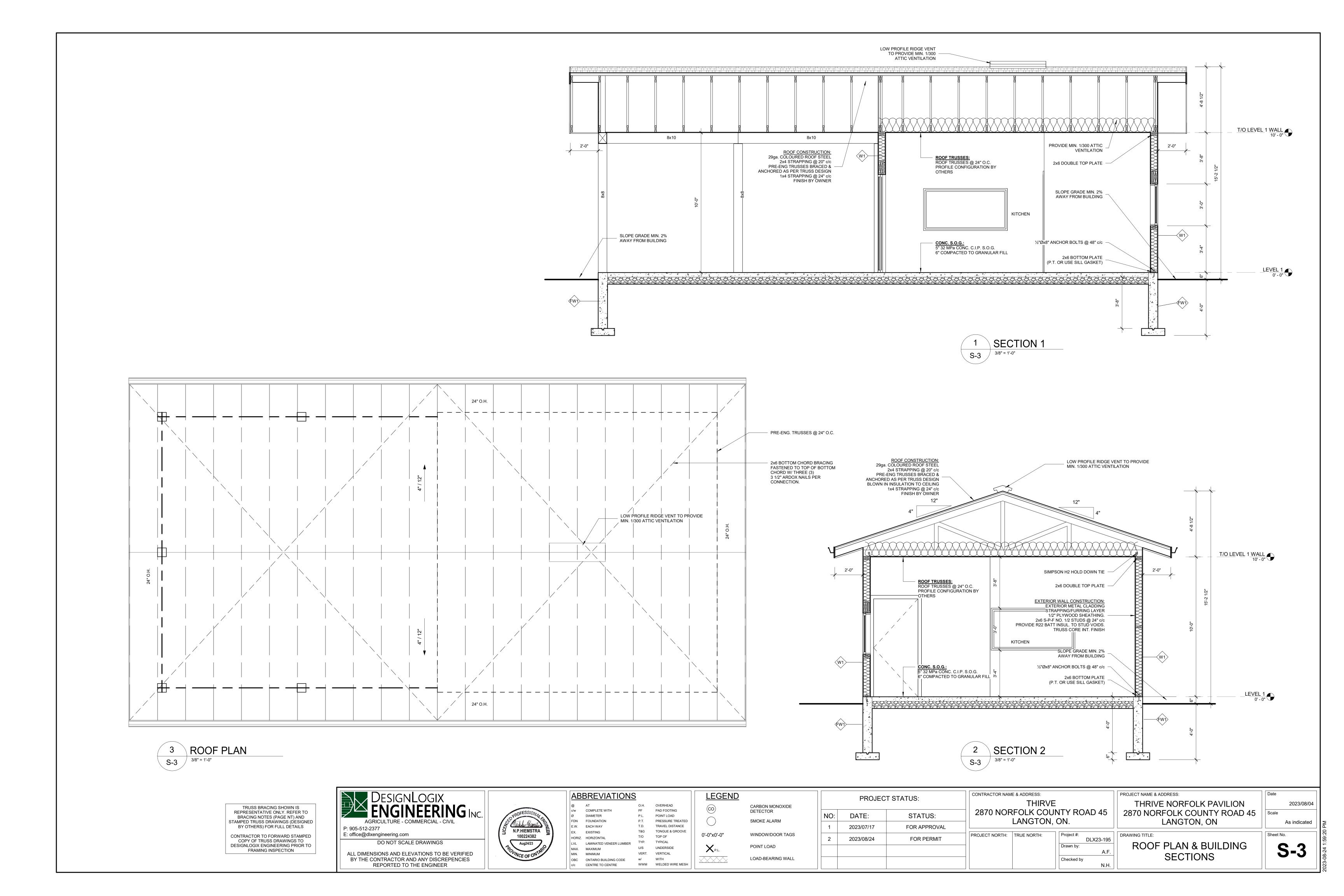
DRAWING TITLE:
THRIVE NORFOLK PAVILION 2870 NORFOLK COUNTY ROAD 45 LANGTON, ON
PROJECT NAME & ADDRESS:

FOUNDATION & FLOOR PLAN

As indicated

2023/08/04

**S-2** 



### **GENERAL NOTES:**

I. THIS BUILDING IS DESIGNATED <u>PART 9 GROUP E (RESTAURANT WITH AN OCCUPANT LOAD OF 30 OR LESS</u> (SEE OBC MATRIX TO RIGHT)

2. ALL WORK SHALL COMPLY WITH (LATEST EDITIONS):: A) THE ONTARIO BUILDING CODE (O.B.C.) B) NATIONAL BUILDING CODE (N.B.C.) C) OHSA REGULATIONS

D) LOCAL REGULATIONS

3. THESE DRAWINGS ARE FOR STRUCTURAL DESIGN ONLY. INTERIOR FINISHING AND EQUIPMENT TO BE COORDINATED BY SUPPLIER WITH APPROVAL FROM THE OWNER. ALL INTERIOR WORKS TO BE DESIGNED BY SUPPLIER.

4. IF DRAWINGS ARE NOT REFLECTIVE OF EXISTING CONDTIONS DESIGNLOGIX IS TO BE NOTIFIED. NO CHANGES SHALL BE MADE WITHOUT THE ENGINEER'S APPROVAL

5. CONTRACTOR SHALL MAKE ADEQUATE PROVISIONS FOR TEMPORARY BRACING/SHORING. CONSTRUCITON LOADS SHALL NOT EXCEED THE DESIGN LOADS.

6. THIS DRAWING SET IS THE PROPERTY OF DESIGNLOGIX ENGINEERING AND MAY NOT BE DUPLICATED OR SHARED IN ANY FORM WITHOUT WRITTEN CONSENT FROM DESIGNLOGIX ENGINEERING

### **GENERAL REVIEW:**

I. THE ENGINEER SHALL BE CONTACTED BY THE OWNER OR CONTRACTOR TO PERFORM SITE REVIEW OF CONSTRUCTION IN ACCORDANCE WITH O.B.C. 1.2.2.2 (C)

2. ENGINEER TO BE CONTACTED (24 HOURS PRIOR) FOR:

FOOTING REVIEW: ONCE EXCAVATION IS COMPLETE AND FORMWORK FOR FOOTING IS COMPLETE CONCRETE REVIEW: ONCE REBAR HAD BEEN TIED FOR CONCRETE COMPONENTS

FRAMING REVIEW: PRIOR TO COMMENCEMENT OF INTERIOR FINISHES AND CLADDING FINAL REVIEW: UPON COMPLETION OF ALL STRUCTURAL COMPONENTS AND INTERIOR FINISHING

### **EXCAVATION & BACKFILL:**

1. FOUNDATIONS HAVE BEEN DESIGNED BASED ON THE ASSUMPTION OF 3000 psf ALLOWABLE BEARING CAPACITY

2. ALL UNDERSIDE OF FOOTINGS TO BE 48" BELOW GRADE

3. IF SOFT SOILS ARE ENCOUNTERED DURING EXCAVATION NOTIFY ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ENGINEER TO BE NOTIFIED FOR (BUT NOT LIMITED TO) CONCERNS REGARDING DRAINAGE, SLOPE STABILITY AND SOIL BEARING CAPACITY

4. GRANULAR FILL UNDER FOOTINGS SHALL BE FREE-DRAINING CLEAN GRANULAR "B" MATERIAL OR BETTER AND IS TO BE COMPACTED TO 100% STANDARD PROECTOR DENSITY AT OPTIMUM MOISTURE

5. CUT AND CAP OR REROUTE ALL FIELD TILES EXPOSED DURING EXCAVATING

6. PROVIDED DEWATERING FACILITIES TO REMOVE AND MAINTAIN WATER LEVEL BELOW FOOTINGS FOR ANY WATER SOURCE ENCOUNTERED DURING CONSTRUCTION

7. BACKFILL SHALL BE FREE DRAINING CLEAN GRANULAR FILL. SLOPE GRADE TO DRAIN AWAY FROM BUILDING

### CONCRETE:

1. SUPPLY AND PLACE CONCRETE AS FOLLOWS: FOOTINGS - 25MPa (3625 psi), MAX W/C RATIO OF 0.55, AIR CONTENT 5% TO 8% FOUNDATION WALLS - 25MPa (3625 psi), MAX W/C RATIO OF 0.50, AIR CONTENT 5% TO 8% CONCRETE FLOORS - 30MPa (4351 psi), MAX W/C RATIO OF 0.45, NO AIR CONTENT REQUIRED U.N.O. PIT WALLS & FLOORS (SUBJECT TO ACID ATTACK) - 32MPa HS (OR APPROVED EQUIVALENT) CEMENT

2. CONCRETE CODES - CONFORM TO CSA-A23.1 (LATEST EDITION)

3. CONCRETE SLABS TO BE SAW CUT TO 1/4 OF SLAB DEPTH SPACED AT 30 TIMES THE SLAB DEPTH. SAW CUTS TO BE COMPLETED WITHIN 24 HOURS OF SLAB PLACEMENT

MAX W/C RATIO OF 0.45, AIR CONTENT 5% TO 8%

4. MINIMUM CORNER REINFORCING SHALL BE 24"x24" (600mmx600mm) 'L'-BARS.

5. ALL REINFORCEMENT SHALL CONFORM TO CSA G30.3. G30.5 & G30.18 (LATEST EDITION) WITH A YIELD STRENGTH OF 400MPa (58 ksi) FOR DEFORMED BARS OR 448MPa (65 ksi) FOR WELDED WIRE MESH

6. MINIMUM COVER ON REINFORCING ON REINFORCING FOR FORMED CONCRETE EXPOSED TO EARTH SHALL BE 2" (50mm) ALL OTHER COMPONENTS SHALL NOT BE LESS THEN 2" (50mm)

7. REINFORCING REBAR SPLICES SHALL BE 18" MIN U.N.O.

8. ADEQUATE PROTECTION FROM FREEZING MUST BE PROVIDED TO POURED CONCRETE DURING COLD WEATHER PLACEDMENT

9. WALLS SHALL NOT BE BACKFILLED UNLESS BRACED AT THE TOP TO THE SATISFACTION OF THE ENGINEER. BACKFILL SHALL BE APPROVED MATERIAL COMPACTED TO 95% S.P.D. UNLESS OTHERWISE NOTED

10. REINFORCING IS TO BE GENERALLY PLACED IN ACCORDANCE WITH REINFORCING STEEL INSTITUTE OF CANADA "MANUAL OF STANDARD PRACTICE". ALL SPLICES SHALL BE CLASS "B" IN ACCORDANCE WITH THE **FOLLOWING TABLE:** 

CONCRETE	SPLICE LENGTH: mm (")			
REBAR SIZE	25MPa	30MPa	32MPa	35MPa
10M	400	400	400	400
	(16")	(16")	(16")	(16")
15M	600	600	500	500
	(24")	(24")	(20")	(20")
20M	800	700	700	700
	(32")	(28")	(28")	(28")
25M	1200	1100	1100	1100
	(48")	(44")	(44")	(44")

# STEEL NOTES:

1. ALL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN CONFORMANCE TO CAN/CSA-S16 AND

O.B.C. LATEST EDITIONS 2. ALL STEEL MEMBERS TO BE NEW MEMBERS

3. ALL ROLLED STRUCTURAL STEEL MEMBERS SHALL CONFORM TO CSA-G40.20-04/G40.21-04-M300W EXCEPT WIDE FLANGE SECTIONS WHICH SHALL CONFORM TO CSA-G40.20-04/G40.21-04-M350W.

4. WELDING SHALL CONFORM TO CSA W59-03 LATEST EDITION. ELECTRODES SHALL BE E70XX OR BETTER

5. BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL CONFORM TO ASTM A325

6. ALL BOLTED CONNECTIONS SHALL BE BEARING TYPE U.N.O.

7. ALL CONNECTIONS SHALL BE INSPECTED AS PER CAN/CSA S16-09

# **WOOD NOTES:**

1. LUMBER SHALL BE #1 OR #2 SPF OR BETTER U.N.O.

2. STUD WALLS SHALL BE ANCHORED TO FOUNDATION WITH 1/2"x8" ANCHORS AT 48" C/C SPACING AND WITHIN 6" OF END OF WALL OR CORNER.

3. WIND BRACING TO BE PROVIDED AS DETAILED IN STRUCTURAL DRAWINGS

4. CONTRACTOR SHALL ENSURE ANY TEMPORARY BRACING OF WALLS AND TRUSSES ARE ADEQUATE

5. STUDS SHALL BE SECURED TO PLATES WITH (3)31/4" NAILS

6. ALL FASTENERS INTO P.T. LUMBER TO BE STAINLESS OR HOT DIPPED GALVANIZED

7. STRUCTURAL WOOD ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH

CAN/CSA 086-01 (LATEST EDITION) 8. PLYWOOD SHEATHING SHALL CONFORM TO CSA STANDARD 0121-M1978 "DOUGLAS FIR PLYWOOD"

AND 0151-M1978 "CANADIAN SOFT WOOD PLYWOOD" 9. O.S.B. SHALL CONFORM TO CSA STANDARD CAN3-0437 1-M85 "WAFERBOARD AND STRANDBOARD"

# TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE O.B.C AND CERTIFIED BY A PROFESSIONAL

2. UNBALANCED LOAD CONDITIONS SHALL BE ACCOUNTED FOR

3. TRUSS DESIGNER TO ACCOUNT FOR INCREASED SNOW LOADS DUE TO ROOF VALLEYS AND SNOW

4. TRUSS SHOP DRAWINGS SHALL BE PROVIDED TO ENGINEER FOR REVIEW PRIOR TO FABRICATION

5. REFER TO DESIGN LOAD TABLE FOR DESIGN LOADS FOR THIS PROJECT

6. DIAGONAL BRACING MUST BE PROVIDED ON ALL WEB MEMBERS THAT REQUIRE LATERAL BRACING. DIAGONAL BRACING SHALL BE LOCATED AT EACH END OF THE TRUSS ASSEMBLY AND SPACED AS NOTED ON STRUCTURAL DRAWINGS. X-BRACING SHALL BE PROVIDED AT 50'-0" INTERVALS UNLESS NOTED OTHERWISE. (SEE DIAGRAMS BELOW)

## **CLADDING NOTES:**

1. CLADDING TO BE MINIMUM 29 GUAGE WITH RIBS SPACED AT 6"-8"

2. CLADDING TO BE FASTENED ON RIBS AT 6" CENTERS WITH HEX-HEAD ROOFING SCREWS

# **DESIGN LOADS:**

ITEM		DESCRIPTION
1.	ROOF SNOW LOAD (ULS, SLS)	1.36kPa (28.40psf), 1.22kPa (25.6psf)
2.	GROUND SNOW LOAD (Ss)	1.3kPa (27.2psf)
3.	RAIN LOAD (Sr)	0.40kPa (8.40psf)
4.	WIND LOAD 1/50	0.44kPa (9.2psf)

2x6 BLOCK x 5'-0" LONG _AT TOP AND BOTTOM WITH T

3 1/2" NAILS AT EACH TRUSS WEB MEMBER

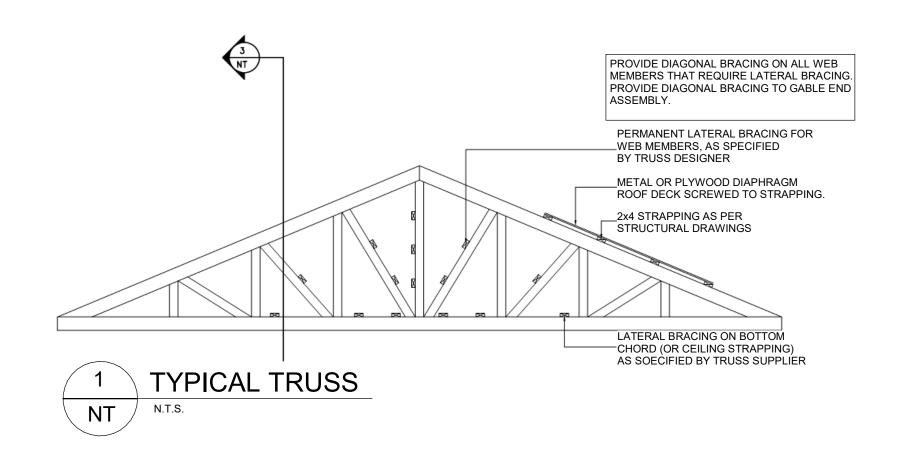
BUTT 2x4 LATERALS AT ALL SPLICE LOCATIONS.
ENSURE BUTT JOINT IS TIGHT AND CENTERED ON
TRUSS WEB MEMBER. BUTT JOINT IS NOT TO BE
LOCATED PAST DIAGONAL MEMBER OR SPLICE WITH
2x4 BLOCKING USING TWO 3 1/2" NAILS FOR EACH END.

TYPICAL TRUSS

PROVIDE 2x4 DIAGONAL 'X' BRACING AT

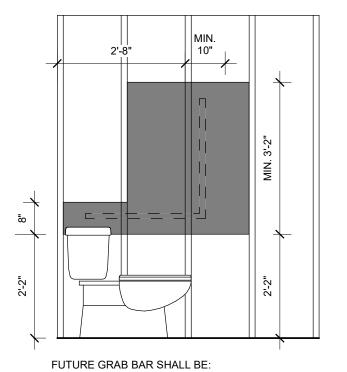
**BOTH ENDS OF TRUSS ARRANGEMENT** 

NT



# STUD WALL REINFORCEMENT

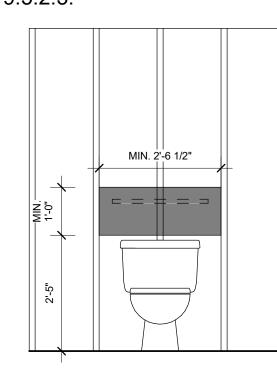
O.B.C. 2012, DIV.B, 9.5.2.3.



L-SHAPED. AND SHALL BE (a) VERTICAL COMPONENT

30" IN LENGTH, AND MOUNTED 6" FROM THE END OF THE TOILET BOWL (b) HORIZONTAL COMPONENT 30" IN LENGTH AND

MOUNTED APPROXIMATELY 30" ABOVE THE FLOOR NOTE: GRAB BAR REINFORCING ONLY REQUIRED BESIDE WATER CLOSET IF WATER CLOSET IS LOCATED WITHIN 18"

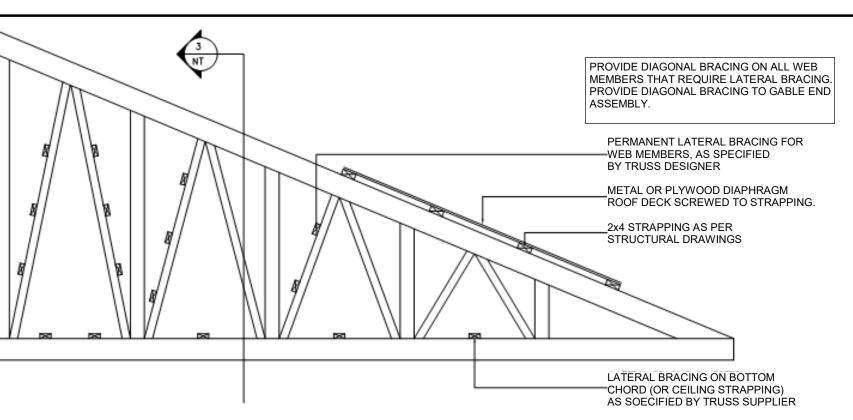


FUTURE GRAB BAR SHALL BE: L-SHAPED, AND SHALL BE (a) VERTICAL COMPONENT 30" IN LENGTH, AND

OF THE ADJACENT WALL

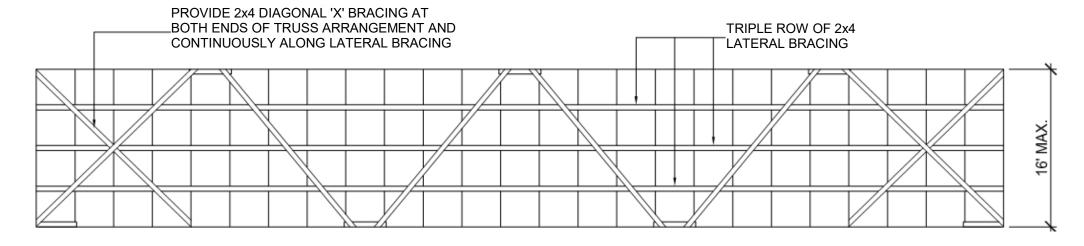
MOUNTED 6" FROM THE END OF THE TOILET BOWL (b) HORIZONTAL COMPONENT 30" IN LENGTH AND MOUNTED APPROXIMATELY 30" ABOVE THE FLOOR NOTE: GRAB BAR REINFORCING ONLY REQUIRED BESIDE

WATER CLOSET IF WATER CLOSET IS LOCATED WITHIN 18"



DESIGNLOGIX ENGINEERING 677 DUNDAS STREET WOODSTOCK, ONTARIO, N4S 1E5 Name of Project: THRIVE NORFOLK PAVILION 2870 NORFOLK COUNTY ROAD 45, LANGTON ONTARIO ONTARIO BUILDING CODE DATA MATRIX PARTS 3 or 9 **Building Code Reference** References are to Division B unless noted [A] for Division A or [C] for Division C ■ NEW □ PART 11 PART 3 ■ PART 9 PROJECT DESCRIPTION: CONSTRUCTION OF 3 - SEASON PAVILION FOR MAX. 18 GUESTS □ ADDITION 11.1 to 11.4 1.1.2. [A] 1.1.2.[A] & 9.10.1.3 ☐ CHANGE OF USE ☐ ALTERATION MAJOR OCCUPANCY(S): GROUP E 3.1.2.1.(1) 9.10.2 EXISTING: 0.00 NEW: 37.16 TOTAL: 37.16 3. BUILDING AREA (m²) 1.4.1.2. [A] EXISTING: 0.00 NEW: 37.16 1.4.1.2. [A] 1.4.1.2. [A] 5. NUMBER OF STOREYS ABOVE GRADE: 1 BELOW GRADE: 0 6. NUMBER OF STREETS/FIRE FIGHTER ACCESS 1 3.2.2.10. & 3.2.5 9.10.20. BUILDING CLASSIFICATION: GROUP E - RESTAURANTS WITH AN OCCUPANT LOAD NOT MORE THAN 30 PERSONS 9.10.2. SPRINKLER SYSTEM PROPOSED ☐ ENTIRE BUILDING 9.10.8.2. 3.2.2.53. □ SELECTED COMPARTMENTS INDEX INDEX ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING NOT REQUIRED 9. STANDPIPE REQUIRED □ YES ■ NO N/A 10. FIRE ALARM REQUIRED ☐ YES ■ NO 3.2.4. 9.10.18. WATER SERVICE/SUPPLY IS ADEQUATE 3.2.5.7 ■ YES □ NO N/A N/A HIGH BUILDING ☐ YES ■ NO 13. CONSTRUCTION RESTRICTIONS □ COMBUSTIBLE □ NON-COMBUSTIBLE ■ BOTH 3.2.2.53. ACTUAL CONSTRUCTION □ COMBUSTIBLE □ NON-COMBUSTIBLE ■ BOTH 14. MEZZANINE(S) AREA m² 97.66 OCCUPANT LOAD BASED ON: ☐ m²/PERSON ■ DESIGN OF BUILDING PAVILION OCCUPANCY: GROUP E LOAD: 18 **PERSONS** UNENCLOSED PORTION OCCUPANCY: LOAD: **PERSONS** FOR MAX. 18 GUESTS TO SIT & EAT, ENCLOSED OCCUPANCY: LOAD: -**PERSONS** AREA FOR KITCHEN & OCCUPANCY: **PERSONS** LOAD: -PUBLIC WASHROOM 16. BARRIER FREE DESIGN ■ YES □ NO (EXPLAIN) 9.5.2 HAZARDOUS SUBSTANCES ☐ YES ■ NO 3.3.1.2. & 3.3.1.19. 9.10.1.3 (4) REQUIRED 3.2.2.55 9.10.8 HORIZONTAL ASSEMBLIES F.R.R. (HOURS) LISTED DESIGN No. or DESCRIPTION (SB-2) 9.10.9 RESISTANCE FLOORS HOURS OR N.C ROOF RATING - HOURS (F.R.R.) MEZZANINE - HOURS LISTED DESIGN No. or DESCRIPTION (SB-2) F.R.R. OF SUPPORTING **MEMBERS** - HOURS OR N.C - HOURS MEZZANINE - HOURS OR N.C. 19. SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS 9.10.14. WALL AREA L.D. L/H or PERMITTED MAX. PROPOSED % F.R.R. LISTED COMB. COMB. CONSTR. NON-COMB. (m) | H/L |% OF OPENINGS OF OPENINGS | (HOURS) | DESIGN or | CONST. | NONC. CLADDING | CONSTRUCTION DESCRIPTION NORTH 18.45 > 10.0 2:1 N/A STEEL CLAD ON WOOD FRAME EAST 22.71 > 10.0 2:1 100 N/A STEEL CLAD ON WOOD FRAME SOUTH 18.45 > 10.0 2:1 100 100 N/A STEEL CLAD ON WOOD FRAME WEST 22.71 > 10.0 2:1 100 100 N/A STEEL CLAD ON WOOD FRAME 20. PLUMBING FIXTURE REQUIREMENTS 3.7.4.3. **Building Code Reference** ■ PART 3 □ PART 9 **MALE/FEMALE COUNT @ 50% / 50%,** OCCUPANT | BC TABLE | FIXTURES | FIXTURES EXCEPT AS NOTED OTHERWISE LOAD NUMBER REQUIRED PROVIDED PAVILION: OCCUPANCY 9 MALE 7.4.3.(4)(7)/3.7.4.2.(8) 5 MALE 3.7.4.9. .7.4.3.(4)(7)/3.7.4.2.(8) OCCUPANCY 9 FEMALE 5 FEMALE 3.7.4.9. NOTES: PORTABLE FIRE EXTINGUISHERS - (2012 OBC PART 3, DIV. B - 3.2.5.17.) PORTABLE FIRE EXTINGUISHERS MUST BE INSTALLED AS REQUIRED BY THE ONTARIO FIRE CODE/ONTARIO BUILDING CODE

# WEB MEMBER WITH TWO ROWS OF LATERAL BRACING:



ANCHOR 2x4 DIAGONAL BRACE —TO LATERAL WITH THREE 3 1/2" NAILS

AT INTERSECTION WITH TRUSS WEB

TO BLOCK AT BOTH ENDS

WITH FIVE 3 1/2" NAILS

# WEB MEMBER WITH THREE ROWS OF LATERAL BRACING:



BY THE CONTRACTOR AND ANY DISCREPENCIES REPORTED TO THE ENGINEER

Aug24/23 Aug24/23 Aug24/23	N.P.HIEMSTRA 100224382
	100224382

	AB	BREVIATIONS	<u>}</u>	
GWEER	@ c/w Ø FDN E.W. EX. HORIZ. LVL MAX. MIN. OBC c/c	AT COMPLETE WITH DIAMETER FOUNDATION EACH WAY EXISTING HORIZONTAL LAMINATED VENEER LUMBER MAXIMUM MINIMUM ONTARIO BUILDING CODE CENTRE TO CENTRE	O.H. PF P.L. P.T. T.D. T&G T/O TYP. U/S VERT. W/ WWM	OVERHEAD PAD FOOTING POINT LOAD PRESSURE TRE TRAVEL DISTAN TONGUE & GRO TOP OF TYPICAL UNDERSIDE VERTICAL WITH WELDED WIRE

STRAPPING OR SHEATHING ON ROOF DECK.

—TRUSS TOP CHORD

TRUSS WEB MEMBER

2x4 LATERAL BRACE EQUALLY SPACED

—TRUSS BOTTOM CHORD

DOUBLE ROW OF 2x4

LATERAL BRACING

AT TOP AND BOTTOM WITH THREE

PROVIDE TWO DIAGONALS AT 50'

INTERVALS BETWEEN X-BRACES

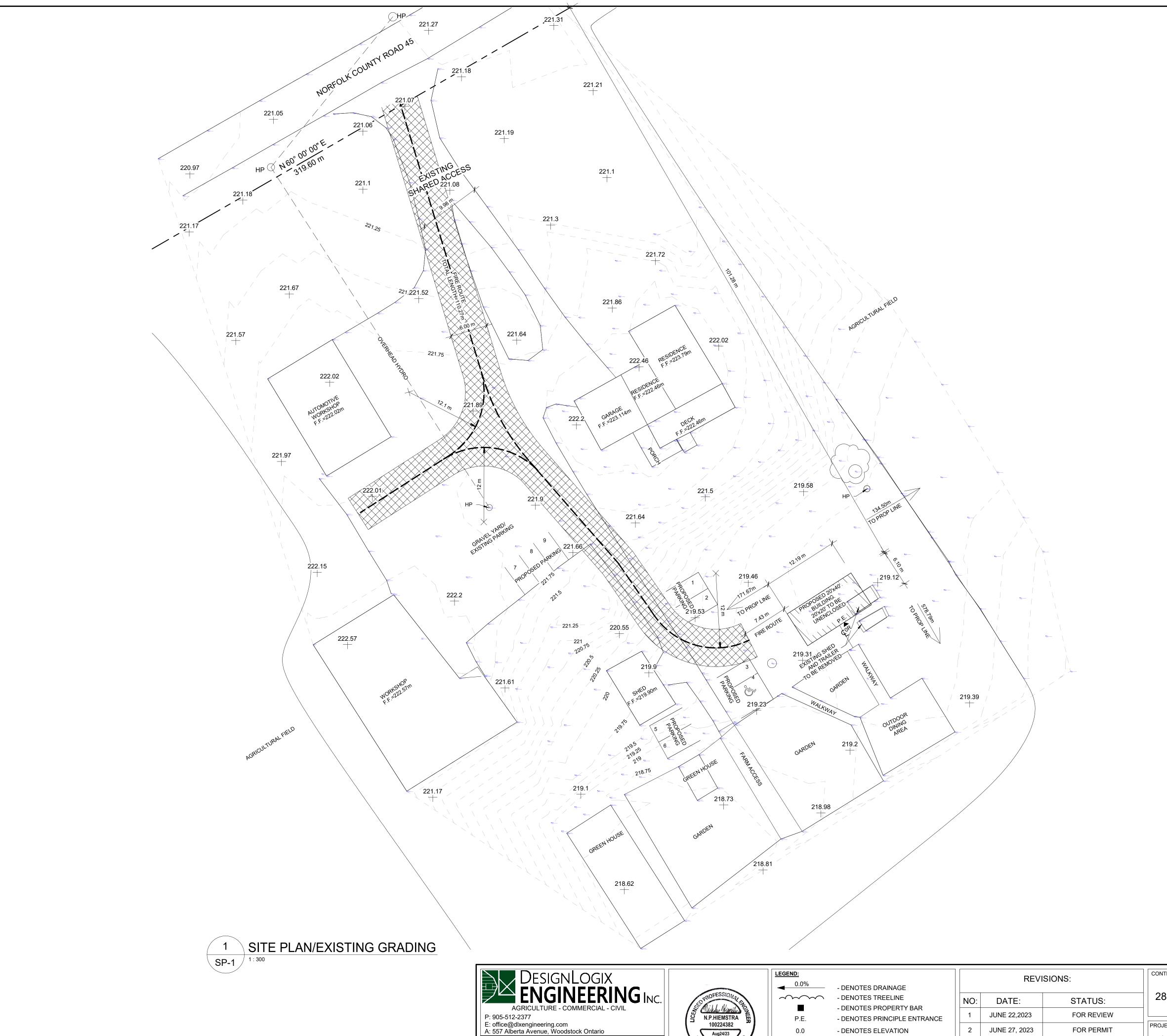
3 1/2" NAILS AT EACH TRUSS

	<u>LEG</u>
HEAD FOOTING FLOAD SURE TREATED EL DISTANCE FUE & GROOVE	0'-0"x0'-0
AL RSIDE CAL SED WIRE MESH	X P.L.

<u>GEND</u>	
	CARBON MONOXIDE DETECTOR
)	SMOKE ALARM
0'-0"	WINDOW/DOOR TAGS
P.L.	POINT LOAD
	LOAD-BEARING WALL

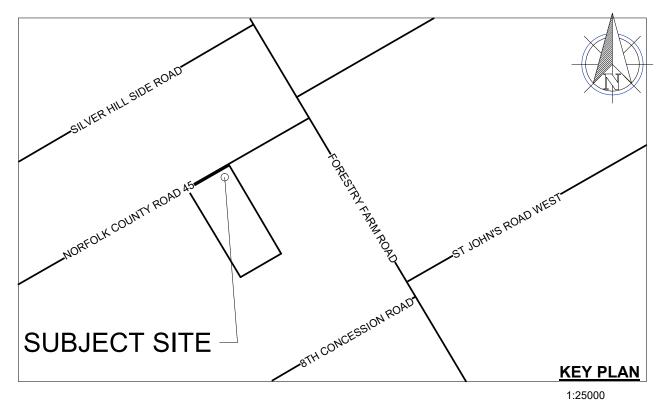
	PROJEC	CONTRACTOR NAME & ADDRESS: THIRVE			P	
NO:	DATE:	STATUS:	2870 NORFOLK COUNTY ROAD 45 LANGTON, ON.			
1	2023/07/17	FOR APPROVAL		LANGION	I, OIN.	
2	2023/08/24	FOR PERMIT	PROJECT NORTH:	TRUE NORTH:	Project #: DLX23-195	D
					Drawn by:	
			-		Checked by	1
					N.H.	

CONTRACTOR NAM	IE & ADDRESS:		PROJECT NAME & ADDRESS:	Date
	THIRV	E	THRIVE NORFOLK PAVILION	2023/08/04
2870 NOF	RFOLK COU	JNTY ROAD 45	2870 NORFOLK COUNTY ROAD 45	Scale
	LANGTON	, ON.	LANGTON, ON	As indicated
PROJECT NORTH:	TRUE NORTH:	Project #:  DLX23-195  Drawn by:  A.F.	DESIGN NOTES	Sheet No.
		Checked by N.H.		



# PROPERTY DESCRIPTION:

PART OF LOT 23, CONCESSION 8 ROLL NUMBER: 54204015100 GEOGRAPHIC COUNTY OF NORFOLK



		1.23000
SITE STATS	REQUIRED	PROVIDED
SITE AREA:	400,000m² /40Ha	217,136.9m² /21.7Ha
LOT WIDTH:	-	319.60m
LOT DEPTH:	-	685.05m
LOT FRONTAGE: INTERIOR & CORNER LOTS:	30m	319.60m
FRONT YARD:	13m	101.07m
INTERIOR SIDE YARD:	3m	134.50m
INTERIOR SIDE YARD:	3m	171.67m
REAR YARD:	9m	578.79m
SEPARATION FROM DWELLINGS ON ADJACENT LOTS:	30m	221.86m
MAX. BUILDING HEIGHT:	11m	3m
PARKING: KITCHEN: PATIO:	1 SPACE/10m ² 1 SPACE/4 SEATS	9 SPACES TOTAL 1 ACCESSIBLE

# **CAUTION**

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

THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION

DO NOT CONVEY FROM THIS PLAN

# **NOTES**

- PROPERTY DIMENSIONS ARE AS SHOWN
- 2. PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- 3. CONTROL POINTS SET USING LEICA GPS
- 4. PROPOSED FINAL GRADES ARE IN METERS
- 5. PROPOSED LOT COVERAGE = 0.63%
- 6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION
- 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION





GEND:	
0.0%	- DENOTES DRAINAGE
~~~	- DENOTES TREELINE
	- DENOTES PROPERTY BAR
P.E.	- DENOTES PRINCIPLE ENTRAN
0.0	- DENOTES ELEVATION
\otimes	- DENOTES CONTROL POINT
	- DENOTES EXTERIOR LIGHTING

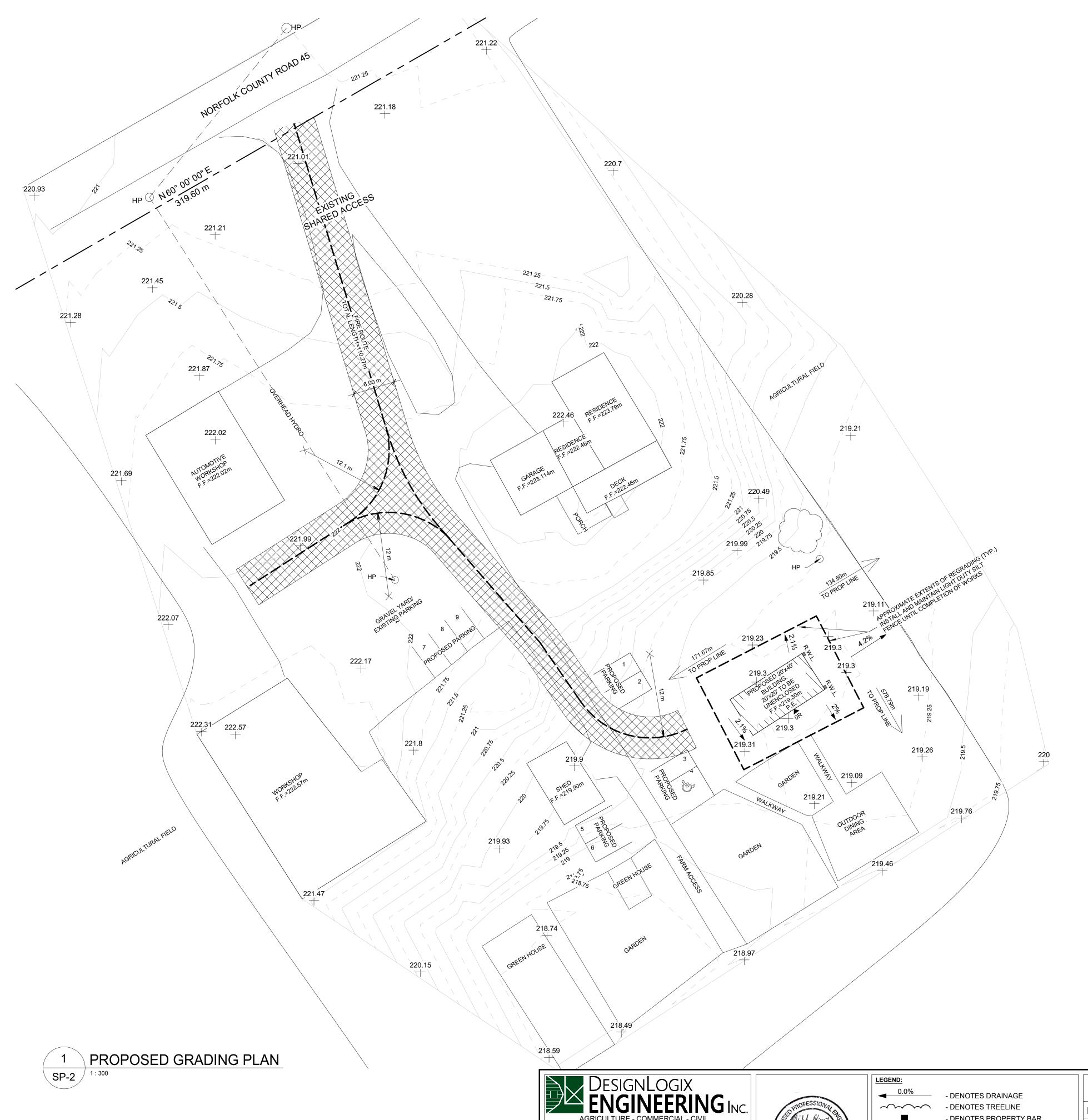
CC	REVISIONS:				
2	STATUS:	DATE:	NO:		
	FOR REVIEW	JUNE 22,2023	1		
PR	FOR PERMIT	JUNE 27, 2023	2		
_	FOR PERMIT	AUGUST 24, 2023	3		

\neg	CONTRACTOR NAM	E & ADDDECC.				
	CONTRACTOR NAME & ADDRESS: THRIVE 2870 NORFOLK COUNTY ROAD 4					
	2070 NOR	LANGTON,		JAD 40		
	PROJECT NORTH:	TRUE NORTH:	Project #:	DLX23-19		
			Drawn by:			

PROJECT NAME & ADDRESS:	Date
THRIVE GRADING PLAN 2870 NORFOLK COUNTY ROAD 45 LANGTON, ON.	Scal
DRAWING TITLE:	She

SITE PLAN Checked by

SP-1

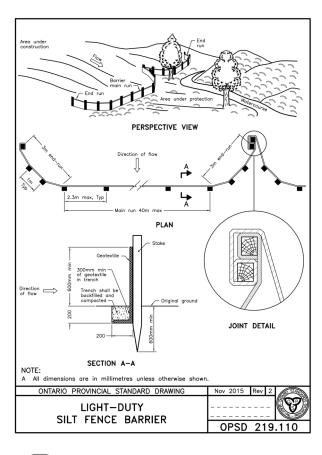


P: 905-512-2377

E: office@dlxengineering.com A: 557 Alberta Avenue, Woodstock Ontario

DO NOT SCALE DRAWINGS

ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPENCIES REPORTED TO THE ENGINEER



² Silt Fence Detail SP-2 1:2

SURFACE RUNOFF SHALL BE DIVERTED AWAY FROM FOUNDATION EXCAVATIONS.

OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON SITE.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING AND CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS AND PUBLIC ROADS TO THE SATISFACTION OF THE ENGINEER AND COUNTY.

SURFACE PROTECTION WILL BE REQUIRED FOR OPEN SPACES AND STOCKPILES LEFT INACTIVE AND UNCOVERED FOR MORE THAN 90 DAYS

PRIOR TO CONSTRUCTION THE OWNER'S CONTRACTOR SHALL OBTAIN LOCATES FOR, EXPOSE AND CONFIRM LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMIT OF CONSTRUCTION. OWNER'S CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES AS REQUIRED.

CONTOURS DEPICT ORIGINAL GRADES AND ARE NOT NECESSARILY REPRESENTATIVE OF THE SITE CONDITION FOLLOWING THE EARLY WORKS CONTRACT. THE OWNER'S CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CURRENT STATE OF THE SITE.

TOPOGRAPHICAL INFORMATION AS PROVIDED BY DESIGNLOGIX ENGINEERING

SEDIMENT AND EROSION CONTROL NOTES

- MINIMIZE AREA DISTURBED DURING CONSTRUCTION
- 2. PROTECT EXPOSED SURFACES
- CONTROL RUNOFF DURING CONSTRUCTION
- ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE
- REGULARLY, AND FOLLOWING MAJOR RAINFALL EVENTS, INSPECT AND MAINTAIN EROSION CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION
- ALL COLLECTED SEDIMENT REQUIRED TO BE DISPOSED OF OFF-SITE, MUST BE AT AN APPROVED LOCATION
- 7. ALL DEWATERING MUST BE CONDUCTED USING AN APPROVED OUTLET CONTROL METHOD SUCH AS A SEDIMENTATION BASIN OR FILTER SOCK. EFFLUENTMONITORING SHALL BE REQUIRED TO ENSURE DISCHARGE IS CONSISTENT WITH THE RECEIVER'S BACKGROUND QUALITY
- KEEP ALL SUMPS CLEAN DURING CONSTRUCTION AND IDENTIFY A REGULAR MAINTENANCE PROGRAM TO DO SO
- 9. HAVE A PLAN TO MINIMIZE/PREVENT WIND-BLOWN DUST SUCH AS SPRAYING CALCIUM CHLORIDE OR WATER

Muhdu Nimatu N.P.HIEMSTRA 100224382

- DENOTES PROPERTY BAR - DENOTES PRINCIPLE ENTRANCE - DENOTES ELEVATION - DENOTES CONTROL POINT - DENOTES EXTERIOR LIGHTING

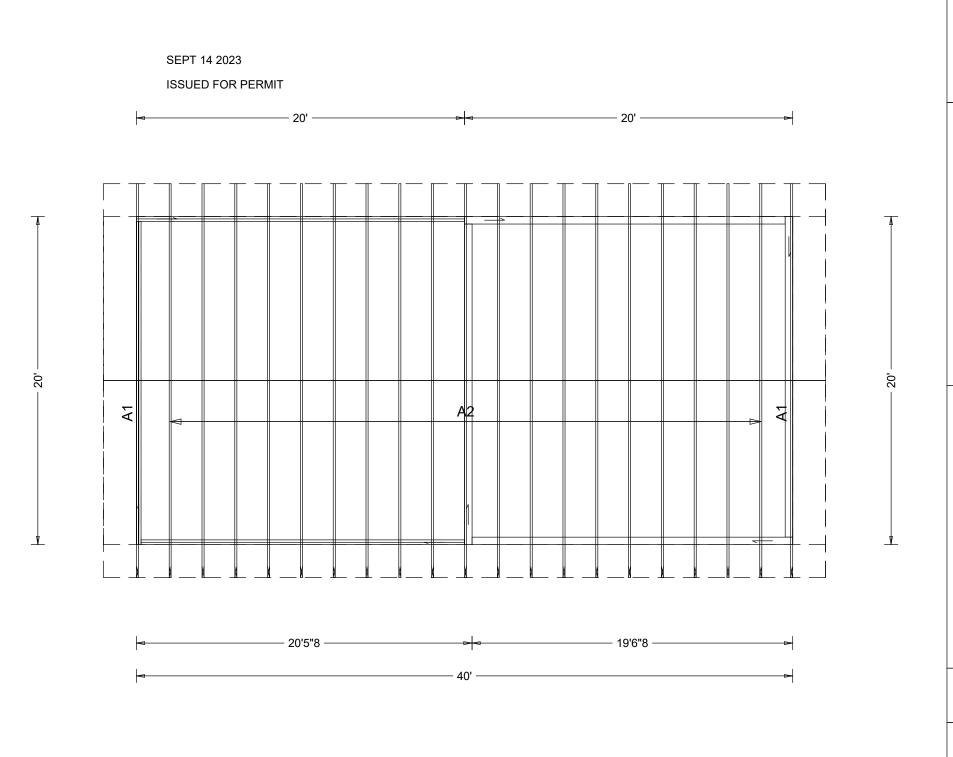
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CONTRACTOR NAME & ADDRESS: **THRIVE** 2870 NORFOLK COUNTY ROAD 45 LANGTON, ON. PROJECT NORTH: TRUE NORTH: DLX23-195

Checked by

PROJECT NAME & ADDRESS: THRIVE GRADING PLAN 2870 NORFOLK COUNTY ROAD 45 Scale LANGTON, ON.

PROPOSED GRADING PLAN

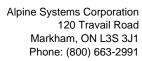




Job Description: Pavillion Job Location: 2870 Norfolk County Rd 45 Designed By: Nadia Pankratz Customer: Verhey, Lauren

> JOB NO: 231096-q

PAGE NO: 1 OF 1







Site Information:	Page 1:
Customer: Turkstra Lumber	Job Number: 231096-q
Job Description: Verhey, Lauren	
Address: 2870 Norfolk County Rd 45, Langton, ON N0E 1G0	

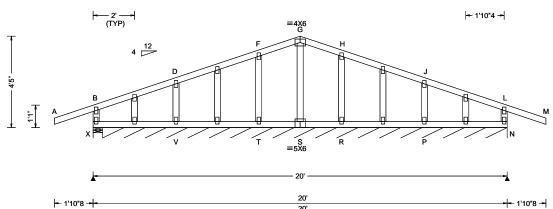
Job Engineering Criteria:				
Building Code: NBCC 2015	Ground Snow Load (psf): 29.25	JRef #: 1XT393240004		
Design Criteria: RESIDENTIAL Rain Load (psf): 8.35	Floor Load (psf): N/A	Wind Pressure (psf): N/A		
TPIC Standard: TPIC 2014	IntelliVIEW Version: 22.02.02B			
CSA Standard: CSA O86-14				

This package contains general notes pages, 2 truss drawing(s) and 1 detail(s).

Item	Drawing Number	Truss
1	257.23.1025.34597	A1
3	A100	

Item	Drawing Number	Truss
2	257.23.1025.39523	A2

SEQN: 41820 GABL Ply: 1 Job Number: 231096-q Cust: R 9324 JRef: 1XT393240004 T6 FROM: NP Qty: 2 Verhey, Lauren DrwNo: 257.23.1025.34597 Loc Ht /W Truss Label: A1 / FS 09/14/2023 20' 10' – 2' – (TYP) - 1'10"4 -- ≡4X6 G



Conforms To:	Loading Criteria (psf)		
Bldg Code: NBCC 2015	TCLL: 24.44		
Design Criteria: Residential	TCDL: 5.00		
TPIC Std: TPIC 2014	BCLL: 0.00		
CSA Std: CSA 086-14	BCDL: 7.30		
Ground Snow Load: 29.25	Des Ld: 36.74		
Rain Load: 8.35	Lumber Duration: 1.00		
Cb: 0.55	Plate Duration: 1.00		
Cs: 1.00	Spacing: 24.0 "		
Cw: 1.00	Load Sharing: Varies by Ld Case		
If: 1.00	PT/IT/RT: 4sx/10%/ 5 deg Standard Pressed		
Slippery Roof: N/A	Plate Type:		
Wind Exposed: N/A	Wave-Canada		

Wind Criteria q: NA Ref Ht: NA Calc'd Int. Press: NA Exposure: NA BLDG Cat: NA Ceiling Attached: NA TCDL: NA BCDL: NA Duration of Load: NA

PP Deflection in loc L/defl L/D VERT(LL): 0.001 F 999 360 VERT(TL): 0.002 F 999 360 HORZ(LL): 0.001 B -HORZ(TL): 0.002 B - 1.00 Creep Factor: 1.0 Overhang: Removable Max TC CSI: 0.47 Max BC CSI: 0.02 Max Web CSI: 0.07 VIEW Ver: 22.02.02B.0309.19

Defl/CSI Criteria

Lumber

Top Chord: 2x4 SPF #1/#2; Bot Chord: 2x4 SPF #1/#2; Webs: 2x4 SPF #1/#2;

Plating Notes

See A-100, Specification Note 7.E for standard plate positioning. Plates designed for fabrication using seasoned lumber.

All plates are 2X4 except as noted.

In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows: Chord Spacing(in oc) Start(ft) 120 0.00 20.00 Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Loading spec'd by auth. having jurisdiction @ time of design.

Additional Notes

Interaction equation as per Clause 6.5.10 of CSA-O86-14.

Note: This truss design conforms to OBC 2012 O.REG. 88/19.

This truss design conforms to BCBC 2018, NBC-2019 Alberta

Edition, OBC 2012 O.RE G. 88/19.

Properly fasten sheathing to one face of this gable as per the National Building Code of Canada, latest edition.

▲ Bearing Locations

/ Min Req / Ctrl X 8'1"2 /5"8 /1"8 / Truss X 8'1"2 / 19'6"8 / -Bearings X & X Fcperp = 768.4psi.

▲ Bearing Reactions (lbs)

Loc	/8	/ L	/ D	/ F	/ HZ	<i>/</i> U
х	/ 394	/ 0	/ 90	/ 704	/ 0	/
Х	/ 394 / 1927	/0	/ 667	/ 190	/ 0	/

Members not listed have forces less than 375# Maximum Gable Forces Per Ply (lbs) Gables Tens.Comp. Gables Tens. Comp.

X - B D - V F - T	0 -707	R-H	0 -413
D - V	0 -392	P-J	0 - 392
F-T	0 -414	L-N	0 -708

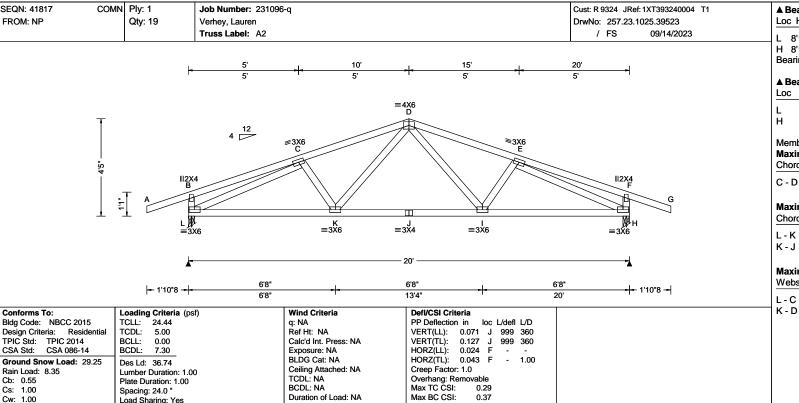




THIS DRAWING MUST BE REVIEWED BY A REGISTERED PROFESSIONAL ENGINEER BEFORE USE. SEE A100 FOR GENERAL NOTES, IMPORTANT SPECIFICATIONS AND WARNINGS. CCMC #12182-L, 12802-L, 13124-L THIS DWG PREPARED FROM COMPUTER IMPUT (LOADS AND DIMENSIONS) SUBMITTED BY TRUSS MFR

Turkstra Lumber 304 Station Road Smithville ON L9R 2A0 (905)957-3319





Max Web CSI:

0.69

VIEW Ver: 22.02.02B.0309.19

Lumber

If: 1.00

Slippery Roof:

Wind Exposed:

Top Chord: 2x4 SPF #1/#2; Bot Chord: 2x4 SPF #1/#2; Webs: 2x4 SPF #1/#2;

N/A

Plating Notes

See A-100, Specification Note 7.E for standard plate positioning. Plates designed for fabrication using seasoned lumber.

Plate Type:

Wave-Canada

Purline

In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:
Chord Spacing(in co: Start(ft) End(ft) BC 120 0.00 20.00
Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Loading

Loading spec'd by auth. having jurisdiction @ time of design.

Additional Notes

Interaction equation as per Clause 6.5.13 of CSA-086-14.
Note: This truss design conforms to OBC 2012 O.REG. 88/19.
This truss design conforms to BCBC 2018, NBC-2019 Alberta Edition, OBC 2012 O.RE G. 88/19.

THIS DRAWING MUST BE REVIEWED BY A REGISTERED PROFESSIONAL ENGINEER BEFORE USE.
SEE A100 FOR GENERAL NOTES, IMPORTANT SPECIFICATIONS AND WARNINGS. CCMC #12182-L, 12802-L, 13124-L
THIS DWG PREPARED FROM COMPUTER IMPUT (LOADS AND DIMENSIONS) SUBMITTED BY TRUSS MFR

PT/IT/RT: 4sx/10%/ 5 deg Standard Pressed

Turkstra Lumber 304 Station Road Smithville ON L9R 2A0 (905)957-3319



▲ Bearing Locations Loc Ht /W / Min Req / Ctrl L 8'1"2 / 3"8 / 1"8 / Truss H 8'1"2 / 3"8 / 1"8 / Truss Bearings L & H Fcperp = 768.4psi. ▲ Bearing Reactions (lbs) Loc /S /L /D /F /Hz /U /580 /0 /264 /1201 /0 /580 /0 / 264 /1201 / 0 Members not listed have forces less than 375# Maximum Top Chord Forces Per Ply (lbs) Chords Tens.Comp. Chords Tens. Comp.

Maximum Bot Chord Forces Per Ply (lbs) Chords Tens.Comp. Chords Tens. Comp. L - K 1604 0 J - I 1219 0

0 - 1635

0 - 1636 D - E

K - J 1219 0 I - H 1603 0 Maximum Web Forces Per Ply (lbs) Webs Tens.Comp. Webs Tens. Comp.

					· · · · · · · ·
L-C	0 -1	787	D-I	406	0
K - D			E - H	0	- 1787



SPECIFICATIONS

Design standards conform to applicable provisions of TPIC, CSA 086 and NBCC, BCBC, ABC, and DBC (latest adopted editions) Albine Systems Corporation certifies that trusses manufactured to its design are suitable for the use specifically indicated provided that:

- 1. The truss loading, as well as load transfer mechanism, is indicated on the drawing.
- The building matches the type of building requested by the manufacturer, which is indicated on the drawing.
- Compression chords, typically Top Chords, are braced using a continuous rigid diaphragm sheathing, or are braced at intervals not exceeding 12.5 times their thickness [18.75] o.c.], or as specified on the individual design. Tension chords, typically Botton Chords, are braced using a continuous rigid diaphragn sheathing, or are braced at intervals not exceeding 80 time their thickness, 10-0° o.c. maximum, or as specified on the individual design. All other members are to be braced as indicated by the individual design. Bracing that is referred to here is to be securely anchored to prevent overall movement of the structures as a whole.
- A properly designed bracing system, maintaining the trusses in a plumb position and providing resistance to wind, seismic loads and sway is installed. Bracing appearing on Alpine drawings is used as a component of the truss and forms an integral part of the truss component design
- Proper care and handling of trusses during fabrication, shipping and erection are the responsibilities of the fabricator and the erectors respectively. Procedures consistent with good workmanship and good building practices are the responsibility of the building contractor.
- Trusses are supported where indicated on the design sheet and anchored where considered necessary by the designer of the overall structure. Bearing sizes and bearing details shown on the design are adequate or more than adequate to prevent crushing of the truss member. This does not however, take into account the overall stability of the supporting structure. Alpine does not design supporting structures.
- - The lumber used shall be of the size and species, or better, as indicated on the truss drawing.
 - Unless expressly noted, this truss design is not applicable for use with fire retardant, preservative treated or unseasoned lumber.
 - The moisture content of the lumber shall not exceed 19% at time of fabrication, unless otherwise noted.
 - Plates used by the fabricator are supplied by Alpine and are of that type, size and gauge as indicated on the
 - drawings and placed on both faces of the truss.
 Plate positioning: Laterally centered on the joint left to right. Chord and web member bites according to Table 5.1.77, TPIC 1996/2011 or Table 7.1.7, TPIC 2014, unless otherwise specified on plate positioning table or when shown
 - The truss is manufactured by an authorized fabricator in accordance with a design approved by a registered
 - professional engineer authorized by Alpine. Unless otherwise specified on the individual design sheets, the component is designed for a Dry Service Condition, le. the in-service average moisture content of the lumber is not to exceed 15% in any one year and is never to exceed 19%. Fallure to comply with this requirement will affect the structural integrity of the component and Alpine Systems will not guarantee the components performance.
- Dimensions and geometry of the installed truss match that of the design sheet.
- Brace Locations and Lengths:
 - One (1) continuous lateral brace, (CLB) to be placed at the center of the web length.
 - Two (2) CLB's to be placed at third points of web length.
 - T-Brace, Scab Brace & L-Braces are to be a minimum of 90% of the length of the web
- 10.

Maximum truss deflection shall be based on the greater of live or dead load deflection for trusses; 1-1/3 live plus dead load deflection for Part 9 Housing and Small Bullding and Sectional/Mobile home roof trusses Live Load or Total Load deflection for Part 4 and Part 4 Low Human [Eccupancy [Farm] Trusses Live Load or Total Load deflection for Part 4 Floor truss designs for Residential and Small Bullding occupancy

MAXIMUM DEFLECTION shall be limited as follows:

- With plaster or gypsum board celling finish:
 Part 4: LL= L/360 TL= L/240
- Part 9: TL= L/360
- Other than plaster or gypsun board celling finish:

 Part 4 including Low Human Occupancy: LL= L/240 TL= L/180

 Part 9: TL= L/360
- Part 4 floor truss design:
 - With plaster or gypsum board ceiling: LL= L/360 TL= L/240
- with plaster or gypsum board ceiling: LL= L/3bu | LL= L/2bu |
 Other than plaster or gypsum board ceiling: LL= L/2bd | TL= L/2bd |
 Cantilever deflection shall be limited to length of cantilever/120.
 Derhang Deflection Maximum overhang deflection shall be based on total load and shall be limited to overhang length/120.
- Top Chord Panel Deflection Maximum top chord panel deflection shall be based on total load and shall be limited to panel length/190.

 Bottom Chord Panel Deflection - Maximum bottom chord panel deflection shall be based on total load and
- shall be limited to panel length/360.
- Horizontal Deflection at Supports Maximum horizontal total load deflection shall not exceed 25 mm

SPECIAL ENGINEERING NOTES:

- Handling care should be taken during shipping and erection of trusses. Warning: Special handling care should be taken during shipping and erection. We recommend seeking the advice of a local Professional Engineer.

 Warning: The configuration/length of this truss is such that extreme caution must be exercised

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- In handling and installation to prevent damage. Refer to BCSI-BIC for recommendations. We
- taken to insure that these trusses do not bend more than 30° out of plane during fabrication, handling, shipping and installation. Special attention is required so that the handling and bracing recommendations set forth in TPI publication BCSI-BIC are strictly adhered to. Ensure that the temporary and permanent bracing is adequate and that trusses are installed straight and plumb. Be advised that trusses with broken or damaged members or connector plates shall be scrapped and replaced. Repair of any member is impossible due to the critical nature of this structure. A temporary support at the center of the span is strongly recommended during the erection of these trusses and should remain there until all permanent bracing is in place. Seek the advice of a local Professional Engineer.
- Truss shall be used in enclosed buildings in non-corrosive environments with adequate ventilation. Failure to provide proper ventilation will result in the eventual damage to the component.
- The bottom chord of an attic frame must be adequately braced by using cross bracing and/or strapping as required by the National Building Code, latest adopted edition, in conjunction with appropriate chord size and room size.

HARSH ENVIRONMENTAL CONDITIONS:

NOTE: If this truss is to be used in harsh environmental conditions, we recommend the following: Relative humidity must not exceed 70% for more than six consecutive days.

- End of lumber segments are to be coated with sealant such as 'Thompsons Water Seal' to prevent movement of moisture through lumber. After fobrication, all connector plates are to recieve two coats of Glidden Coal Tar Epoxy #5270/5271. All material is to be applied at a rate of 10.5 Mils wet to achieve 8.0 Mils dry. Plates must be completely coated to prevent air access to exposed portions of plate including teeth outside the surface of the wood.
- Trusses to be inspected periodically for signs of corrosion in metal connector plates. Plates that become corroded must be immediately repaired or replaced.
- Lumber and plate values have been reduced to take into account the harsh environmental conditions.

TO THE BEST OF DUR KNOWLEDGE THESE RECOMMENDATIONS WILL EXTEND SERVICEABLE LIFE OF THE TRUSS UNDER HARSH ENVIRONMENT CONDITIONS. NO WARRANTY OR GUARANTEE OF ANY KIND IS EXPRESSED OR IMPLIED. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION OF PRODUCTS USED.

DUE TO THE CORROSIVE NATURE OF THE ENVIRONMENT IN WHICH THIS DESIGN IS TO BE USED, THE PERFORMANCE OF THIS FRAME AND ITS CONNECTIONS CAN NOT BE GUARANTEED BY ALPINE SYSTEMS

MAXIMUM ALLOWABLE CHORD CSI'S FOR 4 & 5 PLY GIRDERS

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0.96	0.96	0.97	0.98
0.95	0.96	0.97	0.97
0.95	0.96	0.97	0.97
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CCMC #12182-L, 12802-L, 13124-L

Planning Justification Report

On-Farm Diversified Use

Thrive Norfolk – 2870 Norfolk County Road 45

November 2023

Alamac Planning Inc.



Planning Justification Report for Thrive Norfolk – 2870 Norfolk County Road 45

Proposal

This minor site plan amendment application is to amend an existing site plan application (SPPL2021174) for an on-farm diversified use (OFDU) of an on-farm dining experience.

Introduction

The Demarest family has owned and operated the family farm at 2870 Norfolk County Road 45 for many years. The farm currently grows cash crops, rotating between corn and soybeans. The applicant, Matt Demarest, is the owner's son and operates a seasonal restaurant on the subject lands, which hosts up to 18 patrons at a time. The restaurant is called Thrive Norfolk and functions as an on-farm dining experience that creates six course meals from one acre of the farm. The applicant has an approved site plan for an on-farm diversified use from 2021 and is now proposing to amend that approval by removing an existing shed and food truck and replacing them with a 74.3 square metre (800 square foot) building, half of which is a covered pavilion. The indoor half of the building will be used as a kitchen and public washroom. The building will allow Thrive Norfolk to operate year-round and will provide shelter during inclement weather. The maximum number of 18 patrons will remain unchanged. This Planning Justification Report (PJR) confirms the appropriateness of the OFDU and includes all requirements of Norfolk County staff as outlined in the December 7, 2022 Pre-Submission Consultation Meeting Minutes.

Site Description

The subject lands are part of a 20.2 hectare (50 acre) farm parcel fronting onto the south side of Norfolk County Road 45 in the geographic township of North Walsingham, approximately 1.2 kilometres south of the hamlet of Silver Hill. The area of the OFDU is approximately 1,223.24 square metres (0.3 acres) in size as shown on Figure 1 (below) and contains a shed, trailer, garden, dining area, and parking. The shed and trailer are proposed to be removed and replaced with a 74.3 square metre (800 square foot) building, half of which is an indoor kitchen and washroom, with the other half being a covered pavilion. The OFDU shares a driveway with the farm operation and an existing/additional site-specific business (vehicle repair business). Outside of the OFDU area, there is a single detached dwelling, vehicle repair business, personal workshop, two greenhouses, a shed, and additional gardens. Figure 2 (below) outlines the entirety of the farm parcel on which the OFDU is located.

The farm is used for growing various cash crops. A single detached dwelling is located to the northwest of the subject lands across Norfolk County Road 45. Most of the lands surrounding the subject property are in agricultural production.

The gross floor area of the proposed building is 74.3 square metres (800 square feet), which is less than 20 percent of the acceptable land area of the OFDU.

Figure 1: Subject Lands



Figure 2: Farm Parcel Containing the Subject Lands



Water and Wastewater

The OFDU is serviced by an on-site well and on-site sewage disposal system (as identified on the site plan drawing). Both were established in recent years and are in good working order. The on-farm dining experience is considered a dry use, as the water and wastewater requirements are limited to a small kitchen and a washroom.

Grading

The grading of the lands will only be altered within the area of the proposed new building. A grading plan has been submitted as part of the minor site plan amendment application.

Stormwater Management

The new proposed building will replace an existing shed and trailer. Stormwater management on the subject lands will not be altered in any meaningful way. It is understood that any rainwater or melted snow on the farm property (including the OFDU area) travels through the sandy farm soils and dissipates quickly and efficiently. The geographic township of North Walsingham is known for its very sandy soils. The property owner has confirmed that no standing water has ever been identified on the farmlands (including the OFDU area). It is understood that the natural path of water (legal and adequate outlet) is the sandy soils of the farm property and or the shallow ditch along Norfolk County Road 45. The property will continue to primarily operate as an active working cash crop farm, with most of the land being used for crop production.

Traffic and Parking

A traffic impact study was not submitted as part of the subject application. The removal of the shed and trailer and their replacement with the new building will not result in any increased patrons on the property; as such, no traffic impacts are anticipated.

The fire route is illustrated on the site plan drawing and will be signed appropriately as identified on the site plan drawing. The parking area will also be signed as appropriate as identified on the site plan drawing. No parking lines are anticipated as per the parking lot and driveways are gravel or grass surface.

Section 4.9 jj) of the Zoning By-law requires one parking space for every 10 square metres of kitchen space and Section 4.9 mm) requires one parking space for every four patio seats. This results in four spaces for the kitchen and five spaces for the patio, for a total of nine spaces. 12 spaces are being provided. One Type A accessible space is required.

The shared OFDU/farm entrance will be paved as per the request of Norfolk County staff in the Pre-Consultation Meeting Minutes and identified on the site plan drawing.

Lighting

Only low ambiance lighting will be used on the property, and all lighting will be dark sky compliant. Very limited lighting is proposed on the site, similar to the illumination found on most farms.

<u>Garbage</u>

No outdoor garbage storage will be provided as part of the OFDU. The garbage will be located inside the new building and will be disposed of off-site every evening.

Snow Storage

There is significant open space available on the property for snow storage. The OFDU is small scale and only includes a limited area that requires snow removal.

Buffering of Neighbouring Uses

No buffering is required as the OFDU is located at the back of the property and the only neighbour is located approximately 165 metres (541 feet) across the road. The OFDU operates during evening hours (generally 6:00 p.m. until 9:00 p.m.) and the automobile repair workshop operates during the day. Therefore, the uses do not conflict and are separated by space and time.

Land Use Policies and Zoning By-law Requirements

All relevant land use policies and zone provisions are analyzed and addressed below.

Provincial Policy Statement

The Canada Land Inventory classifies the subject lands as class 3, 4, and 6 soil; as such, they are considered part of the prime agricultural area. While class 4 and 6 lands are not considered prime agricultural lands, the property is located in an area where prime agricultural lands predominate. The Provincial Policy Statement (PPS) awards a high level of protection to prime agricultural areas, permitting only agricultural uses, agriculture-related uses, and OFDUs. OFDUs are required to be compatible with, and not hinder, surrounding agricultural operations.

The PPS defines OFDUs as "uses that are secondary to the principal agricultural use of the property, and are limited in area. OFDUs include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as OFDUs." The existing on-farm dining experience use is considered an OFDU as per the current PPS.

Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

The Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) released Publication 851: Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas ("the Guidelines") in 2016 to help guide land use authorities in making determinations in what should be permitted in prime agricultural areas. The Guidelines state, "OFDUs should be related to agriculture, supportive of agriculture or able to co-exist with agriculture without conflict. OFDUs are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and agri-tourism uses in prime agricultural areas."

Section 2.3.1 of the Guidelines address the PPS criteria for OFDUs. The below identifies how these criteria are met in relation to the amended on-farm dining experience OFDU:

Policy	Application Compliance	Comments
1. Located on a farm.	√	The use is located on a 20.2 hectare (50 acre) farm. The property will continue to be used for farming.
2.Secondary to the principal agricultural use of the property.	✓	Agricultural uses must remain the dominant use of the property. The onfarm dining experience use was previously established through a site plan in 2021 and did not remove any agricultural land from production. The new proposed building is small scale and will replace an existing shed and trailer in the same area of the farm. The overall area of the OFDU is very limited in area at 1,223.24 square metres (0.3 acres). Farming remains the primary use of the subject lands.
3. Limited in area.	√	Zoning By-law 1-Z-2014 has limited the area of OFDUs to a maximum of one hectare. The total area of this OFDU is less than one hectare (2.5 acres), totalling approximately 1,223.24 hectares (0.3 acres). This is well under the one-hectare area limit.
4. Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products.	√	The criteria notes that beyond the examples listed, other uses may also be suitable, subject to meeting all PPS criteria. The proposed use is similar in concept to an agri-tourism use, as all the food served is comprised of ingredients from the farm or the nearby area.
5. Shall be compatible with, and shall not hinder, surrounding agricultural operations.	√	The on-farm dining experience use is limited in size and scale. Dining generally occurs in the garden with a maximum of 18 patrons in one seating. The proposed new building would allow for indoor dining as well. Each seating begins at 6:00 p.m. and lasts approximately three hours. There is one seating per day and there are a limited number of dates available each week. The use is located to the rear

of the existing dwelling and farm
buildings, but within the existing farm
cluster. It is set back from surrounding
agricultural operations. The OFDU has
appropriate servicing, low traffic,
maintains the rural character of the area
and does not create cumulative impacts.
More specifically, the servicing and
infrastructure are available in the form of
an on-site well and on-site septic system,
which are in good working order. No new
impacts on the transportation system are
anticipated as the establishment of the
new building will not allow for any
additional patrons beyond the 18 already
permitted. The use operates mainly
outdoors, and maintains the rural
character of the area.

The subject application complies with the criteria outlined in the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.

Norfolk County Official Plan

The subject lands are designated "Agricultural" and "Hazard Lands" in the Official Plan. The Agricultural designation aims to protect Norfolk County's prime agricultural area from incompatible uses and to preserve their long-term agricultural use. OFDUs are permitted within the Agricultural designation. The use is located outside the Hazard Lands designation.

Section 7.2.2 of the Official Plan includes the land use policies for the Agricultural designation. The following subsections address OFDUs specifically:

b) OFDUs comprise a gainful occupation conducted in whole or in part of an accessory building (shed or farm building) by a member of the farm family. OFDUs shall be subject to all of the following policies:

Policy	Application Compliance	Comments
i) the use is located on a parcel of land which has an existing farm operation established on it;	√	The use is located on a 20.2 hectare (50 acre) parcel of land which has an existing farm operation on it. The property will continue to be used for farming.
ii) the use is secondary to the principal agricultural use of the property;	√	The on-farm dining experience use was previously established through a site plan application in 2021 and did not remove any agricultural land from production. The

		new proposed building is small scale and will replace an existing shed and trailer in the same area of the farm. The overall area of the OFDU is very limited at 1,223.24 square metres (0.3 acres). Farming remains the primary use of the subject lands, with the OFDU remaining secondary to the principal agricultural use.
iii) the use is limited in area, as outlined in Section 7.2.2 c);	✓	The area of the OFDU is limited to 1,223.24 square metres (0.3 acres). This is less than the maximum permitted area outlined in Section 7.2.2 c) (outlined in detail below).
iv) the use may include, but is not limited to, home occupations, home industries, agri-tourism uses including overnight tourist accommodation and uses that produce value-added agricultural products, including those that use crops from other producers;	√	The use is similar to an agri-tourism use.
v) the use is compatible with, and will not hinder, surrounding agricultural operations;	✓	The use is compatible with, and will not hinder, surrounding agricultural operations. The OFDU is already established on the property through a site plan approval from 2021, and the proposed amendment will not change the nature or intensity of the use. There have been no by-law complaints or infractions regarding the OFDU since its establishment.
vi) the use is appropriate to available rural services and infrastructure;	√	The use will be appropriately serviced by an on-site well and septic system. It is small scale and will not impact available rural infrastructure. The grading and stormwater management of the lands will not be affected by the proposed use. No additional traffic will be generated by the proposed new building.
vii) the use maintains the agricultural/rural character of the area;	✓	The use maintains the agricultural and rural character of the area. It is located mainly outdoors, with the new building

		being small in size. The rural character of the area will not be altered.
viii) the use meets all applicable environmental standards; and	√	The use is very small scale and will not be affected by environmental standards.
ix) outside storage areas, associated with the onfarm diversified use shall be included in the limited area calculations outlined in Section 7.2.2 c). Outside storage areas shall be screened from the road and residential buildings on adjacent properties.	>	There is no outside storage currently associated with the use, and none is proposed through the amendment.

c) OFDUs shall be limited in size in accordance with the following policies:

Policy	Application	Comments
	Compliance	
i) the acceptable area occupied by an on-farm diversified use is up to 2% of a farm parcel to a maximum of 1 ha (10,000m2)	✓	The OFDU is approximately 1,223.24 square metres (0.3 acres) in size, which is 0.6% of the farm parcel, where a maximum of 2% is permitted.
ii) the gross floor area of buildings used for on-farm diversified uses is limited to an approximate 20% of the acceptable land area, as calculated in 7.2.2 c) i)	✓	The gross floor area of the building will be 74.3 square metres (800 square feet). This is 0.7% of the acceptable land area, where the OFDU must be less than 20% of the acceptable land area.
iii) the land area and the area of existing buildings used for on-farm diversified uses may be discounted at the rate of 50%. Where the on-farm diversified use occupies the same footprint as a	√	No existing buildings will be used. The shed and trailer currently on the site will be removed and replaced with the proposed new building; however, no discount is requested as the use is well within the maximum permitted area on the farm.

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demolished building, the land area for the use may be similarly discounted by 50%		
iv) where the on-farm diversified use uses an existing farm laneway, the area of the laneway will not be included in the area calculations	✓	The existing laneway is included in the site plan control area and has been included in the calculation as it remains under 1 hectare (2.5 acres). No discount is requested.
v) 100% of the area needed for parking and outdoor storage for the on- farm diversified uses will be included in the area calculation	√	Section 4.9 jj) requires one parking space for every 10 square metres of kitchen space and Section 4.9 mm) requires one parking space for every four patio seats. This results in four spaces for the kitchen and five spaces for the patio, for a total of nine spaces. 12 spaces are being provided. The parking area is included in the area calculation.
vi) If more than one on- farm diversified use is proposed on a single property, the combined area of all on-farm diversified uses shall be within the land area and building area requirements	√	Only one OFDU is proposed on the property.
vii) On-farm diversified uses that are proposed to grow beyond the area limits, either incrementally or otherwise, will not be permitted and will be encouraged to locate in areas of the County appropriately designated for the use.	✓	The use is not proposed to grow beyond the area limits. However, the OFDU is well within the permitted area, leaving significant room to grow on the farm if necessary. The lands are a farm first, and if the use were to expand beyond the permitted area it is understood that it will be required to relocate to an urban area.
viii) On-farm diversified uses will be subject to site plan control, where warranted and appropriate (e.g. for those uses requiring outdoor storage areas, visitor parking and/or a new farm access, etc.), in accordance with	√	A minor site plan amendment application has been submitted. No agreement is anticipated as the on-site works are very minor in nature.

the policies of Section		
9.6.5 (Site Plan Control).		
ix) Severances to separate the on-farm diversified uses from the farm property will not be permitted.	√	A severance is not proposed.

The subject application conforms to the policies of the Norfolk County Official Plan.

Norfolk County Zoning By-law 1-Z-2014

The subject lands are zoned "Agricultural (A)" in the Zoning By-law. Part of the lands are also subject to special provision 14.775, which states, "In addition to the uses permitted in the A Zone, a farm machinery and vehicle repair business shall also be permitted." The OFDU is not located within the special provision area. OFDUs are permitted in the A Zone, subject to Subsection 12.3 of the Zoning By-law.

12.3.1 requires that any OFDU be subject to the following provisions:

Provision	Application Compliance	Comments
a) an on-farm diversified use shall only be permitted on an existing farm operation	√	The OFDU is located on an existing farm operation.
b) no on-farm diversified use shall exceed a combined total of one (1) hectare	√	The OFDU is approximately 1,223.24 square metres (0.3 acres) in size, totalling less than one hectare.
c) the gross floor area of all buildings used for an on-farm diversified use shall not exceed 20 percent of the acceptable land area, as calculated in 12.3.1 b)	√	The gross floor area of the buildings is 74.3 square metres (800 square feet). This is 0.7% of the acceptable land area where a maximum of 20% is permitted.
d) the land area and the area of existing buildings used for an on-farm diversified use may be discounted at the rate of 50 percent. Where an onfarm diversified use uses the same footprint as a demolished building, the land area for the use may	√	No existing buildings are being used for the OFDU, and the new building does not occupy the same footprint as the shed and trailer being removed from the property. No discount applies in this circumstance.

be similarly discounted by 50 percent		
e) 100 percent of the area needed for a parking space and outdoor storage for the on-farm diversified use will be included in the area calculation	√	Section 4.9 jj) requires one parking space for every 10 square metres of kitchen space and Section 4.9 mm) requires one parking space for every four patio seats. This results in four spaces for the kitchen and five spaces for the patio, for a total of nine spaces. 12 spaces are being provided. The parking area is included in the area calculation.
f) where an on-farm diversified use uses an existing farm laneway, or parking area, the area of the laneway or parking area will not be included in the area calculations	~	The existing laneway and parking area are included in the site plan control area and has been included in the calculation as it remains under 1 hectare (2.5 acres).

Agreement

It is expected that a site plan agreement will not be required. This application is for a minor site plan amendment, and on-site works are minor in nature. The OFDU is already an established permitted use on the property, with a new building being proposed that will not result in any changes to the overall use of the site. Paved entrances and fire route/parking signage are required, which are not a significant cost. Should the County desire a more formal arrangement, it is suggested that an undertaking could be provided, guaranteeing the completion of the work.

Conclusion

The minor site plan amendment application for an on-farm dining experience OFDU is consistent with the PPS and conforms with the policies of the Official Plan and the Zoning By-law. The proposed amended OFDU represents good planning.

Next Steps

Building comments were received as part of the Pre-Submission Consultation Meeting Minutes dated December 7, 2022 and are appreciated and understood. They will be factored into the pending building permit as appropriate. No additional requirements are anticipated as part of the minor site plan amendment process. Due to the minimal costs of this work, no securities or a site plan agreement are required. Pending weather, the owner will commence with the required works in early spring of 2024.

Overall, it is my professional recommendation that the requested expansion of Thrive Norfolk is an appropriate on-farm diversified use, meets the intent of the Provincial Policy Statement, OMAFRA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas,

the policies of the Norfolk County Official Plan and the provisions of the Norfolk County Zoning By-law.

Prepared and submitted by:

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