For Office Use Only:

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

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

- [x] Site Plan – Regular
- [ ] Site Plan – Major
- [ ] Site Plan Minor or Amendment
- [ ] Site Plan for On-Farm Diversified Use

Please describe the proposed development

Site plan for a Seasonal Farm Market

Property Assessment Roll Number: _____

A. Applicant Information

Note: It is the responsibility of the owner to notify the Planner of any changes in ownership or authorized applicant within 30 days of such a change

Registered Owner(s)	Dave & Eva Teichroeb
Address	715 North Rd.
Town and Postal Code	Langton, N0E 1G0
Phone Number	519-909-0224
Cell Number	
Email	evat2009@live.ca
Name of Authorized Applicant	
Address	

Town and Postal Code

Phone Number

Tere
Cell Number

Email

Name of Authorized Agent Girard Engineerig - Tom Sprague

Address 682 Peel Street

Town and Postal Code Woodstock, N4S 1L3

Phone Number 519-879-6875

Cell Number

Email info@girardengineeing.ca

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

☑ Owner ☑ Agent ☐ Applicant

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

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Part of Lot 6, Concession 4, North of Talbot Road, Geographic Township of Middleton

Municipal address: 441 Highway 19

Date of acquisition of the subject property (if known):

Present Official Plan Designation(s): Hamlet

Present Zoning: CR - Rural Commercial

2. Is there a special provision or site specific zone on the subject lands?
☐Yes ☑ No If yes, please specify the corresponding number:

3. Present use of the subject lands:
Rural Commercial, seasonal farm market

4. Please describe **all existing** buildings **and** structures on the subject lands and whether they will be retained, demolished or removed.
Farm market, to be removed and replaced, 2 greenhouses to be removed, shed to be removed

5. If an addition to an existing building is being proposed, please explain what it will be used for. If new fixtures are proposed, please describe.
Seasonal farm market

6. Please describe **all proposed** buildings **and** structures/additions on the subject lands.
30.48mx14.63m building complete with covered porch for outdoor display area

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

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:
November 2018

9. Existing use of abutting properties:
Residential

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

Yes ☑ No

If yes, describe the easement or restrictive covenant and its effect:

_____

1. Has the subject property ever been or currently is the subject of a Planning Act application:

- Plan of Subdivision ☐ Yes ☑ No
- Official Plan Amendment ☐ Yes ☑ No
- Zoning Bylaw, or Zoning Order Amendment ☐ Yes ☑ No
- Site Plan ☑ Yes ☐ No
- Consent/Minor Variance ☑ Yes ☐ No

If yes, please indicate the file number and the status of the application_____

C. Zoning Review (chart must be completed in metric units)

1. Please provide a review of the zoning by-law compliance for the proposed development

	Zoning by-law Requirement	Proposed
Lot frontage (m)	30.0m	64.57m
Lot depth (m)		
Lot width (m)		
Lot area (m^2)	1860m2	2640.91m2
Lot coverage %		
Front yard (m)	12.0m	15.69m
Rear yard (m)	9.0m	6.0m
Left Interior side yard (m)	3.0m	4.0m
Right Interior side yard (m)	3.0m	30.07m
Exterior side yard (corner lot) (m)		
Landscaped open space %		

Entrance access width (m)		Existing to remain - 13.81m
Exit access width (m)		Existing to remain - 13.81m
Size of fencing or screening		N/A
Type of fencing		
Building Size		585.22m2
Number of storeys		1
Building height (m)	11.0m	7.76m
Total ground floor area (m^2)		526.76m2
Total gross floor area (m^2)		445.92m2
Total usable floor area (m^2)	300m2	582.22m2

Off Street Parking and Loading Facilities

Number of off street parking spaces	13	14
Number of visitor parking spaces		
Number of accessible parking spaces	1	1
Number of off street loading facilities		

2. Please provide the following information for **proposed residential use** (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

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

If yes, please describe: _____

Number of existing dwelling units per lot: _____

3. Please provide the following information for **proposed Commercial/Industrial Uses** (if applicable)

Number of buildings existing: 5

Number of buildings proposed: 1

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

If yes, describe: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):
Seating Capacity (for assembly halls or similar):

445.92m2 indoor use, 139.35m2 outdoor display area

Total number of fixed seats: 0

Describe the type of business(es) proposed: Seasonal farm market

Total number of staff proposed initially: 6

Total number of staff proposed in five years: 6

Maximum number of staff on the largest shift: 6

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:

4. Please provide the following information for **proposed institutional use** (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):

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☑ Yes ☐ No ☐ Unknown

   If yes, specify the uses (for example: gas station or petroleum storage):
   Existing seasonal farm market

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

   Please provide the information you used to determine the answers to the above questions:

3. If you answered yes to any of the above questions in Section D, a previous land use inventory showing all known former uses of the subject lands, and/or when applicable, the adjacent lands, is required.

   Is the land use inventory of former land uses attached? ☐ Yes ☑ No

E. Provincial Planning Statement

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

   ☑ Yes ☐ No

   If no, please explain:

2. Complete the following Environmental Features, Infrastructure and Development Context table as required:

Environmental Features, Infrastructure and Development Context	On-site	Within 500 metres
Class I Industrial Use[1]	☐	☐
Class II Industrial Use[1]	☐	☐
Class III Industrial Use[1]	☐	☐

Landfill site	☐	☐
Sewage treatment plant and waste stabilization plant	☐	☐
Significant wetlands Type text here	☐	☐
Significant fish habitat, valley lands, areas of natural and scientific interest, wildlife habitat	☐	☐
Sensitive groundwater recharge areas, headwaters and aquifers	☐	☐
Erosion hazards	☐	☐
Floodplains	☐	☐
Active railway line	☐	☐
Existing and/or planned controlled access highways or freeways	☐	☐
High voltage electric transmission line	☐	☐
Agricultural operations	☐	☐
Mineral aggregate resource area	☐	☐
Mineral aggregate operations	☐	☐
Existing pits and quarries	☐	☐
Significant built and /or cultural heritage resources	☐	☐
Significant archaeological resources	☐	☐
Hazardous sites[4]	☐	☐
Source Water Protection (Wellhead Protection Area (WHPA) A, B or C; Issue Contributing Area; Intake Protection Zone	☐	☐

[1] *Class 1, 2,3 Industrial Use – Refer to D-6-1 Industrial Categorization Criteria of the Ministry of the Environment Conservation and Parks*

[4] *Hazardous sites - means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards.*

3. It is the 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 Planning Statement ?

☑ Yes ☐ No Type text here

If no, please explain:_____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply		**Storm Drain**	
Municipal piped water	☐	Storm sewers	☑
Individual wells	☑	Open ditches	☐
Communal wells	☐	Other (describe below): _____	☐
Sewage Treatment		**Existing or proposed access to subject lands**	
Municipal sewers	☐	Municipal road	☑
Communal system	☐	Provincial highway	☐
Septic tank and tile bed in good working order	☑	Unopened road	☐
Other (describe below): _____	☐	Name of road/street Highway 19	
		Other (describe below): _____	☐

G. Other Information

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

If yes, how many jobs are provided on the subject lands? _____

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

_____

H. Supporting Material to be submitted by Applicant

1. Site Plan Control applications will require the following supporting materials:

   i. An electronic version in PDF format
   ii. Securities prepared by the applicant's engineer when applicable
   iii. An estimate for Parkland dedication by a certified land appraiser
   iv. Property Identification Number (PIN) and legal description printout provided by the Land Registry Office

2. General required information for the site plan drawings

   ☐ Concept/Layout Plan
   ☐ All measurements in metric
   ☐ Scale, legend and north arrow
   ☐ Legal description and municipal address
   ☐ Development name
   ☐ Drawing title, number, original date and revision dates
   ☐ Owner's name, address and telephone number
   ☐ Engineer's name, address and telephone number
   ☐ Professional engineer's stamp
   ☐ Existing and proposed easements and right of ways
   ☐ Zoning compliance table – required versus proposed
   ☐ Parking space totals – required and proposed
   ☐ All entrances to parking areas marked with directional arrows
   ☐ Loading spaces, facilities and routes (for commercial developments)
   ☐ All dimensions of the subject lands
   ☐ Dimensions and setbacks of all buildings and structures
   ☐ Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
   ☐ Gross, ground and useable floor area
   ☐ Lot coverage
   ☐ Floor area ratio
   ☐ Building entrances, building type, height, grades and extent of overhangs
   ☐ Names, dimensions and location of adjacent streets including daylighting triangles
   ☐ Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
   ☐ All exterior stairways and ramps with dimensions and setbacks
   ☐ Retaining walls including materials proposed
   ☐ Fire access and routes

☐ Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
☐ Location of mechanical room, and other building services (e.g. A/C, HRV)
☐ Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
☐ Winter snow storage location
☐ Landscape areas with dimensions
☐ Natural features, watercourses and trees
☐ Floodline boundaries
☐ Fire hydrants and utilities location
☐ Fencing, screening and buffering – size, type and location
☐ All hard surface materials
☐ Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
☐ Business signs (make sure they are not in sight lines)
☐ Sidewalks and walkways with dimensions
☐ Pedestrian access routes into site and around site
☐ Bicycle parking
☐ Architectural elevations of all building sides

All other requirements as per the pre-consultation meeting will apply. All final plans must include the owner's signature as well as the engineer's signature and seal.

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

☐ Zoning Deficiency Form
☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
☐ Architectural Plan
☐ Buildings Elevation Plan
☐ Cut and Fill Plan
☐ Erosion and Sediment Control Plan
☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
☐ Landscape Plan
☐ Photometric (Lighting) Plan

T text here

- ☐ 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
- ☐ Heritage Impact Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Stormwater Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

I. Development Agreements

A development agreement may be required prior to site plan control 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(s), 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 to undertake 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 purpose of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

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

Nov 26-2025

Owner/Authorized Applicant Signature | Date

Norfolk COUNTY

M. Owner's Authorization 13.81m

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

I/We Dave Teichroeb, Eva Teichroeb am/are the registered and authorized owner(s) of the lands that is the subject of this application.

I/We authorize Girard Engineering - Tom Sprague to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. This shall be your good and sufficient authorization for so doing.

Dave Teichroeb — Nov 26-2025

Owner — Date

Eva Teichroeb — Nov 26-2025

Owner — Date

N. Declaration

I,_____ of _____

solemnly declare that:

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

Declared before me at:

Langton — [signature]

Owner/Authorized Applicant Signature

In _____

This _____ day of _____

A.D., 20____

_____

A Commissioner, etc.

K. Declaration

I, TOM SPRAGUE of NORFOLK COUNTY

solemnly declare that:

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

Declared before me at:

Simcoe

In Norfolk County

Owner/Applicant/Agent Signature

This 29 day of Jan

A.D., 2026

A Commissioner, etc.

Brenda Joanne Bruley, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 17, 2027.

OWNERS:

D&E FAMILY FARM MARKET

441 VIENNA ROAD
TILLSONBURG, ONTARIO, N4G 4G9

SEASONAL FARM MARKET

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
EMAIL: INFO@GIRARDENGINEERING.CA

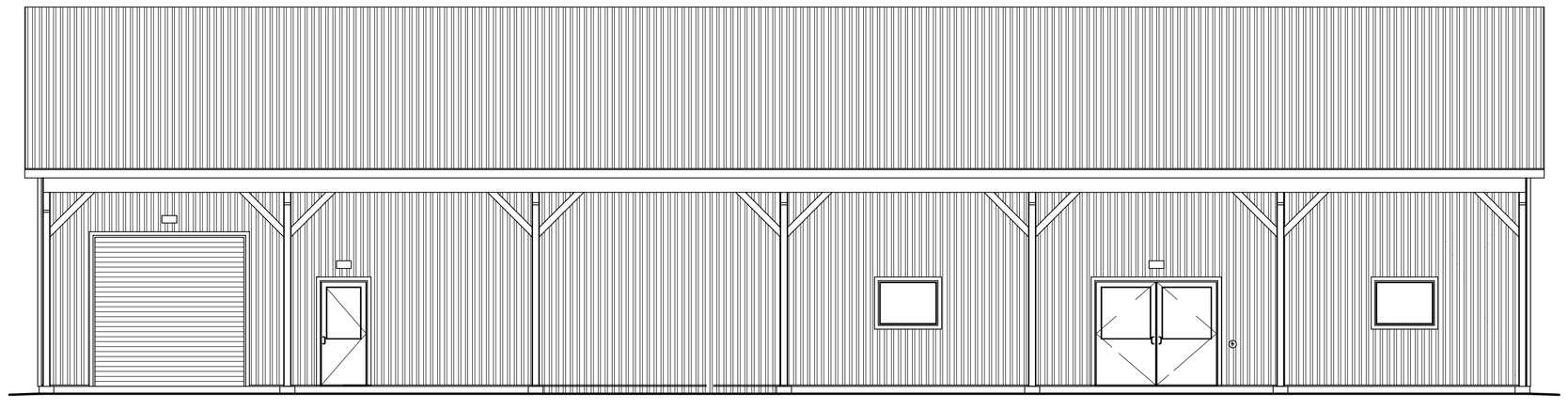
MUNICIPALITY:

NORFOLK COUNTY
50 COLBORNE ST S.,
SIMCOE, ONTARIO, N3Y 2Z4
PHONE: (519) 426-5870

CONSTRUCTED BY:

WOLF HOMES INC.
PHONE: (519) 403-5251
EMAIL: WOLFHOMES20@GMAIL.COM

DRAWING LIST:



CONSTRUCTION NOTES AND SPECIFICATIONS

1. GENERAL
   - 1.1. THIS PLAN NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED NORFOLK COUNTY
   - 1.2. THIS PLAN IS TO BE USED FOR SERVICING AND GRADING ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
   - 1.3. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER, THE CITY AND THE COUNTY.
   - 1.4. THIS PLAN IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF GIRARD ENGINEERING.
   - 1.5. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
     - 1.5.1. CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
     - 1.5.2. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
     - 1.5.3. VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
     - 1.5.4. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
   - 1.6. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
   - 1.7. ALL WORKS ON A MUNICIPAL RIGHT-OF-WAY WILL BE INSTALLED BY OWNER'S CONTRACTOR UPON APPLICATION AND APPROPRIATE PAYMENT TO COUNTY. THE CONTRACTOR IS TO MAKE CONNECTION TO THE SERVICES AND RESTORE ALL AFFECTED PROPERTY TO ORIGINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL BOULEVARD AREAS.
   - 1.8. ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND IN COMPLIANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
   - 1.9. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
   - 1.10. PLAN TO BE READ IN CONJUNCTION WITH SWM REPORT PREPARED BY GIRARD ENGINEERING
   - 1.11. SITE PLAN INFORMATION TAKEN FROM PLAN PREPARED BY KIM HUSTED SURVEYING.
   - 1.12. EXISTING TOPOGRAPHIC AND LEGAL INFORMATION TAKEN FROM PLAN PREPARED BY KIM HUSTED SURVEYING, GIRARD ENGINEERING ASSUMES THAT ALL TOPOGRAPHICAL INFORMATION IS AN ACCURATE REPRESENTATION OF CURRENT CONDITIONS.
   - 1.13. SITE SERVICING CONTRACTOR TO TERMINATE ALL SERVICES 1.0 METER FROM FOUNDATION WALL.
   - 1.14. FILTER FABRIC TO BE TERRAFIX 200R OR APPROVED EQUIVALENT.
   - 1.15. MAXIMUM GRASSED SLOPE TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER.
   - 1.16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF NORFOLK COUNTY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
   - 1.17. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVER-GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
   - 1.18. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNERS PRIOR TO ANY WORK BEING DONE ON PRIVATE PROPERTY.
2. COMMON CONTROL MEASURES
   - 2.1. ALL WORK TO BE DONE IN COMPLIANCE WITH MINISTRY OF LABOUR STANDARDS AND DIRECTIVES.
   - 2.2. TRAFFIC CONTROL MEASURES TO BE UNDERTAKEN IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK.
   - 2.3. MAINTAIN MINIMUM OF ONE LANE OF TRAFFIC IN BOTH DIRECTIONS AT ALL TIMES ON WORK DONE ON EXISTING ROADS OR STREETS.
   - 2.4. ALL GRAVEL SURFACES TO BE MAINTAINED IN A SAFE AND SATISFACTORY MANNER AT ALL TIMES.
   - 2.5. ALL ACCESS (ENTRANCE AND EXIT) TO EXISTING RESIDENCES AND BUSINESSES WITHIN THE WORK AREA ARE TO BE MAINTAINED.
   - 2.6. DUST CONTROL MEASURES TO BE IMPLEMENTED TO REDUCE AND CONTROL DUST WITHIN THE WORK AREA.
3. EROSION AND SEDIMENT CONTROL
   - 7.1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
   - 7.2. ALL SILT FENDING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
   - 7.3. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT A MINIMUM OF 2.5M FROM ALL PROPERTY LINES.
   - 7.4. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MHs AND CBs.
   - 7.5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
   - 7.6. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY BY ENGINEER AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF ONE THIRD (1/3) THE HEIGHT OF THE SILT FENDING.
   - 7.7. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
   - 7.8. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
   - 7.9. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEERS REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.

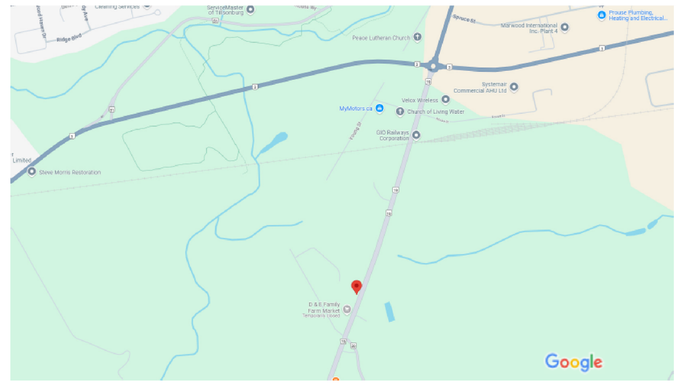
APPROVED BY:

REG'D PROFESSIONAL ENGINEER
M. K. VASANTHA
100175148
November 25, 2025
PROVINCE OF ONTARIO

ISSUED FOR:

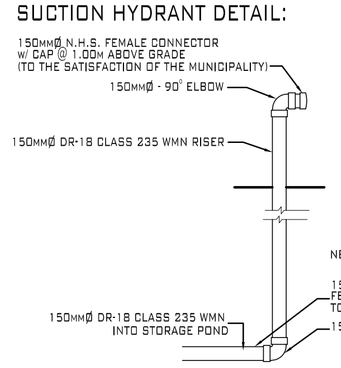
SITE PLAN APPROVAL - 1ST SUBMISSION

NOVEMBER 13, 2025



KEY MAP - NOT TO SCALE

SUCTION HYDRANT DETAIL:



PROVISIONS FOR ON SITE FIRE FIGHTING:

FLOW RATE x 30min.
WATER SUPPLY CALCULATIONS: $Q = K \times V \times S_{tf}$
$Q = 39 \times 3025.32 \times 1.9 = 224\ 167.4L$

FLOW RATE OF 1800L/min. (O.B.C. Div. B - A-3.2.5.7)
VOLUME REQUIRED = 6300L (Q= >1900001 & ≥270 000L) x 30min. = 224 167.4L REQUIRED

SITE STATISTICS & ZONING DATA TABLE:

EXISTING USE: SEASONAL FARM MARKET
PROPOSED BUILDING USE: SEASONAL FARM MARKET
EXISTING ZONE: CR - RURAL COMMERCIAL ZONE

ZONE REGULATION	REQUIRED	PROVIDED	COMMENTS
LOT AREA - MINIMUM	1860m2	2640.91m2	
LOT FRONTAGE - MINIMUM	30.0m	64.57m	
FRONT YARD DEPTH - MINIMUM	13.0m	15.69m	
EXTERIOR SIDE YARD - MINIMUM	N/A	N/A	
INTERIOR SIDE YARD (NORTH) - MINIMUM	3.0m	30.07m	
INTERIOR SIDE YARD (SOUTH) - MINIMUM	3.0m	4.0m	
REAR YARD DEPTH - MINIMUM	9.0m	6.0m	- MINOR VARIANCE REQUIRED
HEIGHT OF BUILDING - MAXIMUM	11.0m	±6.4m	
GROSS FLOOR AREA		445.92m2	
USABLE FLOOR AREA - MAXIMUM	300m2	585.22m2	- MINOR VARIANCE REQUIRED
LOT COVERAGE		22.16%	
PARKING SPACE REQUIREMENTS	RATE	PROVIDED	
NON RESIDENTIAL USE 1/35m2 OF USABLE FLOOR AREA	USABLE AREA - 431.71m2 13 SPACES REQUIRED	14 SPACES	
BARRIER FREE - 126-50: **	1 TYPE A 0 TYPE B	1	
SITE STATISTICS	RATE	PROVIDED	
BUILDING AREA (w/ COVERED DISPLAY AREA)		585.22m2	
GRAVEL AREA		676.07m2	
GRASS AREA		1274.57m2	

** - WHERE AN EVEN NUMBER OF ACCESSIBLE PARKING SPACES ARE REQUIRED AN EQUAL NUMBER OF TYPE A AND TYPE B SPACES MUST BE PROVIDED. WHERE AN ODD NUMBER OF TOTAL ACCESSIBLE PARKING SPACES ARE REQUIRED THE ADDITIONAL SPACE MAY BE A TYPE B SPACE

PROPERTY DESCRIPTION:

PART OF LOT 6
CONCESSION 4 NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NORFOLK COUNTY

ACCESSIBLE PARKING SPACES:

ACCESSIBLE PARKING SPACES ARE TO BE PROVIDED IN TWO SIZES FOR ALL NON-RESIDENTIAL USES

A) TYPE A, A WIDER ACCESSIBLE PARKING SPACE WHICH HAS A MINIMUM WIDTH OF 3.4m WITH SIGNAGE THAT CLEARLY IDENTIFIES THE SPACE AS "VAN ACCESSIBLE" PLUS AN ACCESS AISLE IN ACCORDANCE WITH SUBSECTION 4.3.2;

B) TYPE B, A STANDARD ACCESSIBLE PARKING SPACE WHICH HAS A MINIMUM WIDTH OF 2.4m PLUS AN ACCESS AISLE IN ACCORDANCE WITH SUBSECTION 4.3.2.

ACCESSIBLE PARKING AISLE REQUIREMENTS:

A PARKING AISLE SHALL BE PROVIDED FOR ALL ACCESSIBLE PARKING SPACES AND MAY BE SHARED BY TWO ADJACENT PARKING SPACES, IN ACCORDANCE WITH THE FOLLOWING PROVISIONS:

A) A PARKING AISLE SHALL HAVE A MINIMUM WIDTH OF 1.5m (4.9ft) AND EXTEND THE FULL LENGTH OF THE PARKING SPACE.

B) A PARKING AISLE SHALL BE MARKED WITH HIGH TONAL CONTRAST DIAGONAL LINES, WHICH DISCOURAGES PARKING, WHERE THE SURFACE IS ASPHALT, CONCRETE OR SOME OTHER HARD SURFACE.

ACCESSIBLE PARKING SPACES ARE TO HAVE SIGNAGE INSTALLED AS PER THE COUNTY ZONING BY-LAWS

GARBAGE / RECYCLING STORAGE:

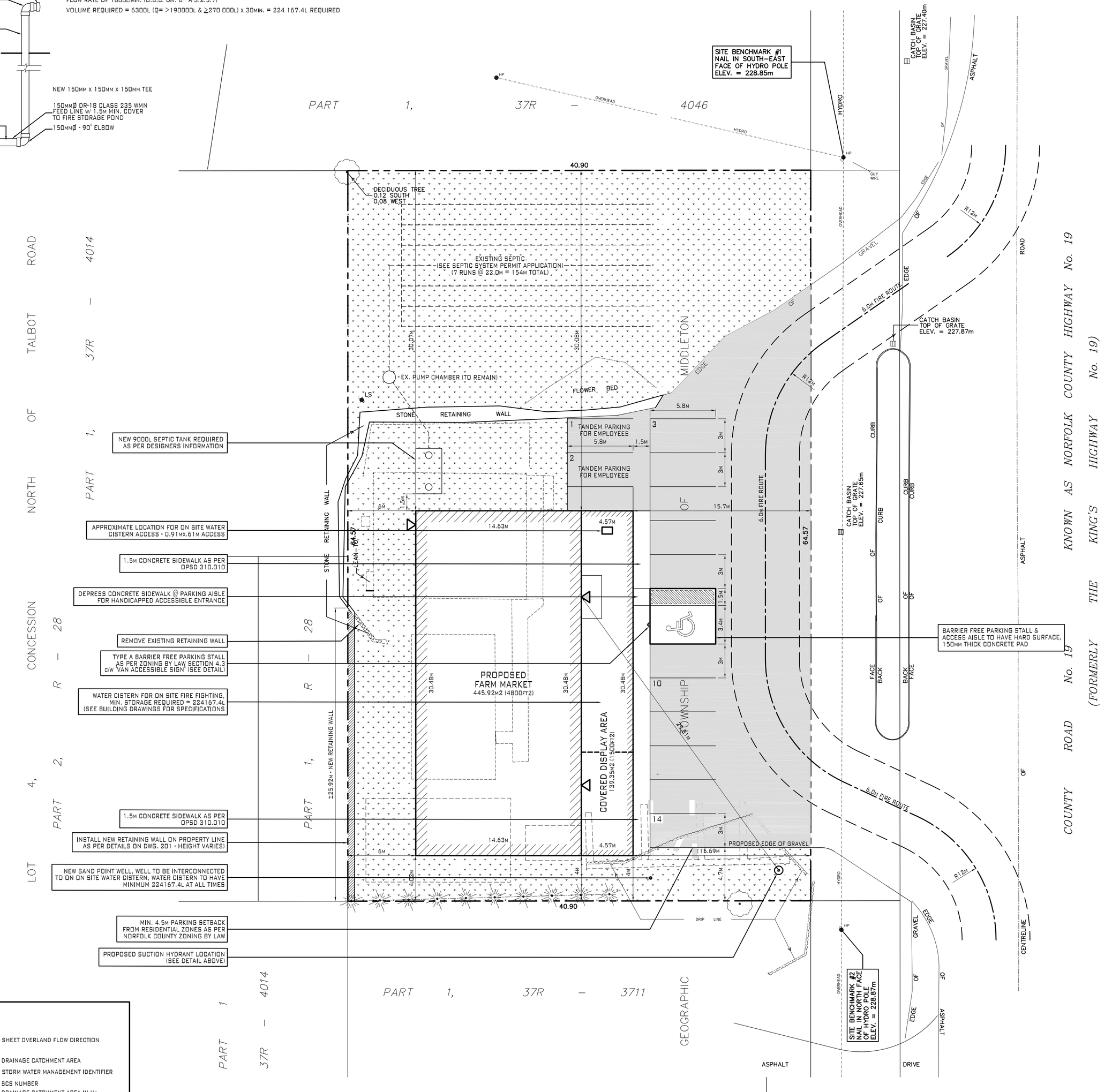
GARBAGE / RECYCLING WILL BE STORED INTERNALLY AND WILL BE COLLECTED PRIVATELY

SNOW STORAGE

THIS BUILDING IS DESIGNED AS A SEASONAL BUILDING ONLY OPERATIONAL DURING THE WARMER MONTHS. THIS BUILDING WILL NOT BE USED IN THE WINTER, NO SNOW REMOVAL REQUIRED.

BARRIER FREE PARKING STALLS SIGNS:

RESERVED PARKING SIGN



LEGEND:

- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- HP · DENOTES HYDRO POLE
- LS · DENOTES LIGHT STANDARD
- DENOTES CATCH BASIN
- DENOTES GRASS AREA
- DENOTES PROPOSED GRAVEL AREA
- DENOTES HANDICAPPED ACCESSIBLE PARKING
- DENOTES PRINCIPAL ENTRANCE
- DENOTES SECONDARY ENTRANCE
- 29.34 · DENOTES EXISTING ELEVATIONS
- 1.0% · DENOTES PROPOSED SWALE C/W SLOPE
- 228.55 · DENOTES PROPOSED GRADES @ BUILDING
- 228.55 x · DENOTES PROPOSED GRADES
- DENOTES SHEET OVERLAND FLOW DIRECTION
- XXX / X.XXX XX · DENOTES DRAINAGE CATCHMENT AREA; DENOTES STORM WATER MANAGEMENT IDENTIFIER; DENOTES SCS NUMBER; DENOTES DRAINAGE CATCHMENT AREA IN Ha
- DENOTES SEDIMENT CONTROL FENCE
- DENOTES TRAFFIC FLOW DIRECTION

ACTUAL NORTH

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THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

NO:	REVISION:	BY:	DATE:
1	ISSUED FOR PRE-CONSTRUCTION MEETING	TS	NOV. 2024
2	ISSUED FOR FINAL REVIEWS	TS	NOV. 13, 2025
3	ISSUED FOR SITE PLAN APPROVAL - 1st SUBMISSION	TS	NOV. 13, 2025

ORIGINAL SURVEY COMPLETED BY:

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639
PROJECT: 24-19493TOPO WOLF HOMES C/O JOHN WOLF 441 NORFOLK COUNTY HIGHWAY 19, TILLSONBURG

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
EMAIL: INFO@GIRARDENGINEERING.CA

REGISTERED PROFESSIONAL ENGINEER
M. K. VASANTHA
100175148
November 25, 2025
PROVINCE OF ONTARIO

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

DESIGNED FOR:

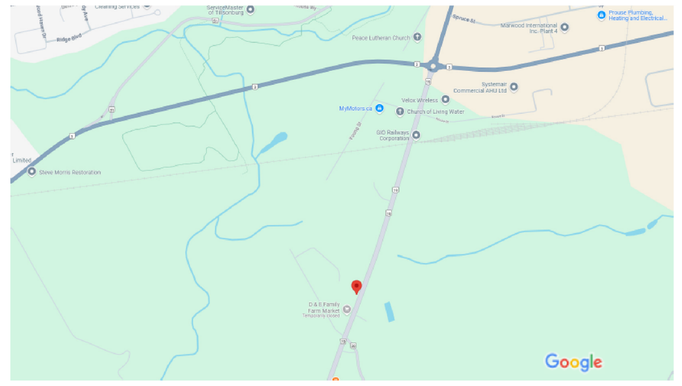
WOLF HOMES INC.
JOHN & LISA WOLF
TEL: 1-519-403-5251
EMAIL:WOLFHOMES20@GMAIL.COM

D & E FAMILY FARM MARKET

441 VIENNA ROAD
TILLSONBURG, ONTARIO, N4G 4G9

SITE PLAN

SCALE:	1:200	DRAWING NO:	100
DATE:	NOVEMBER 2024		
DRAWING BY:	T. SPRAGUE		
DESIGNED BY:	T. SPRAGUE		
CHECKED BY:	M. VASANTHA		
PROJECT NO:	24-221		



PROPERTY DESCRIPTION:

PART OF LOT 6
CONCESSION 4 NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NORFOLK COUNTY

TOPOGRAPHIC SURVEY

FOR: WOLF HOMES C/O JOHN WOLF
#441 NORFOLK COUNTY HIGHWAY 19
P.I.N. 50146-0023

CAUTION

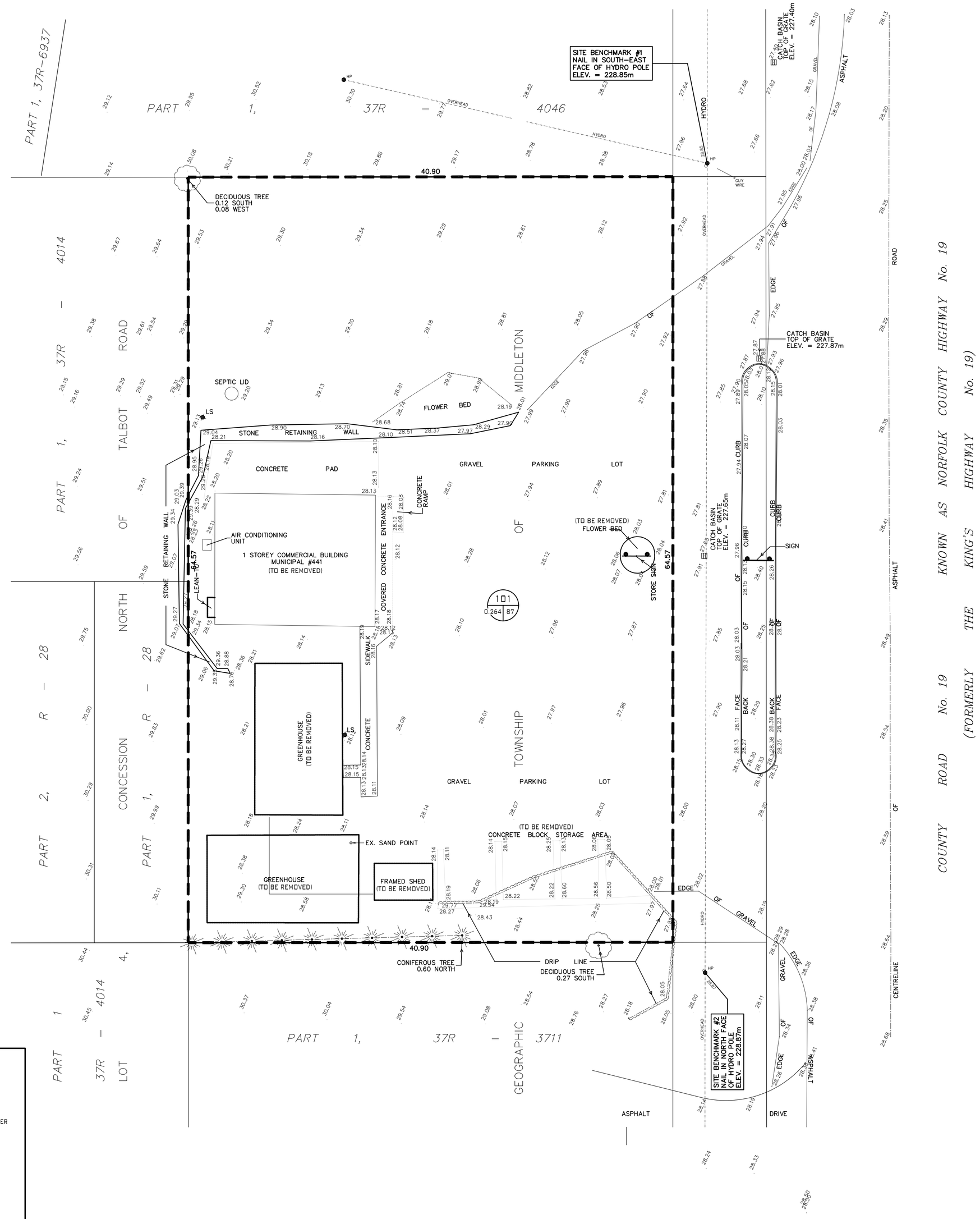
- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- LOCATION OF UNDERGROUND UTILITIES NOT DETERMINED

NOTES

(1) – PROPERTY DIMENSIONS ARE FROM SURVEY COMPETED BY KIM HUSTED SURVEYING LTD. DATED JULY 31st, 2024 PROJECT 24-19493

(2) – SITE BENCHMARK #1 SPIKE SET IN SOUTH-WEST FACE OF HYDRO POLE LOCATED AT THE NORTH-EAST CORNER OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 228.85 metres
– SITE BENCHMARK #2 SPIKE SET IN NORTH FACE OF HYDRO POLE LOCATED AT THE SOUTH-EAST CORNER OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 228.87 metres
– ADD 200.00m TO ELEVATIONS SHOWN HERON TO OBTAIN GEODETIC DATUM
– ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CGVD 1928 VERTICAL DATUM, GEOID MODEL HT2_2010v70

(3) – THIS TOPOGRAPHIC SURVEY WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 1st DAY OF AUGUST, 2024



LEGEND:

- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES HYDRO POLE
- DENOTES LIGHT STANDARD
- DENOTES CATCH BASIN
- DENOTES GRASS AREA
- DENOTES PROPOSED GRAVEL AREA
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- DENOTES DRAINAGE CATCHMENT AREA
- DENOTES STORM WATER MANAGEMENT IDENTIFIER
- DENOTES SCS NUMBER
- DENOTES DRAINAGE CATCHMENT AREA IN Ha
- DENOTES SEDIMENT CONTROL FENCE
- DENOTES TRAFFIC FLOW DIRECTION

KNOWN AS NORFOLK COUNTY HIGHWAY No. 19 (FORMERLY KING'S HIGHWAY No. 19)
THE COUNTY ROAD No. 19

ACTUAL NORTH

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NO:	REVISION:	BY:	DATE:
1	ISSUED FOR PRE-CONSTRUCTION MEETING	TS	NOV. 2024
2	ISSUED FOR FINAL REVIEWS	TS	NOV. 13, 2025
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ORIGINAL SURVEY COMPLETED BY:

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 24-19493TOPO WOLF HOMES C/O JOHN WOLF 441 NORFOLK COUNTY HIGHWAY 19, TILLSONBURG

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
EMAIL: INFO@GIRARDENGINEERING.CA

REGISTERED PROFESSIONAL ENGINEER
M. K. VASANTHA
100175148
November 25, 2025
PROVINCE OF ONTARIO

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DESIGNED FOR:

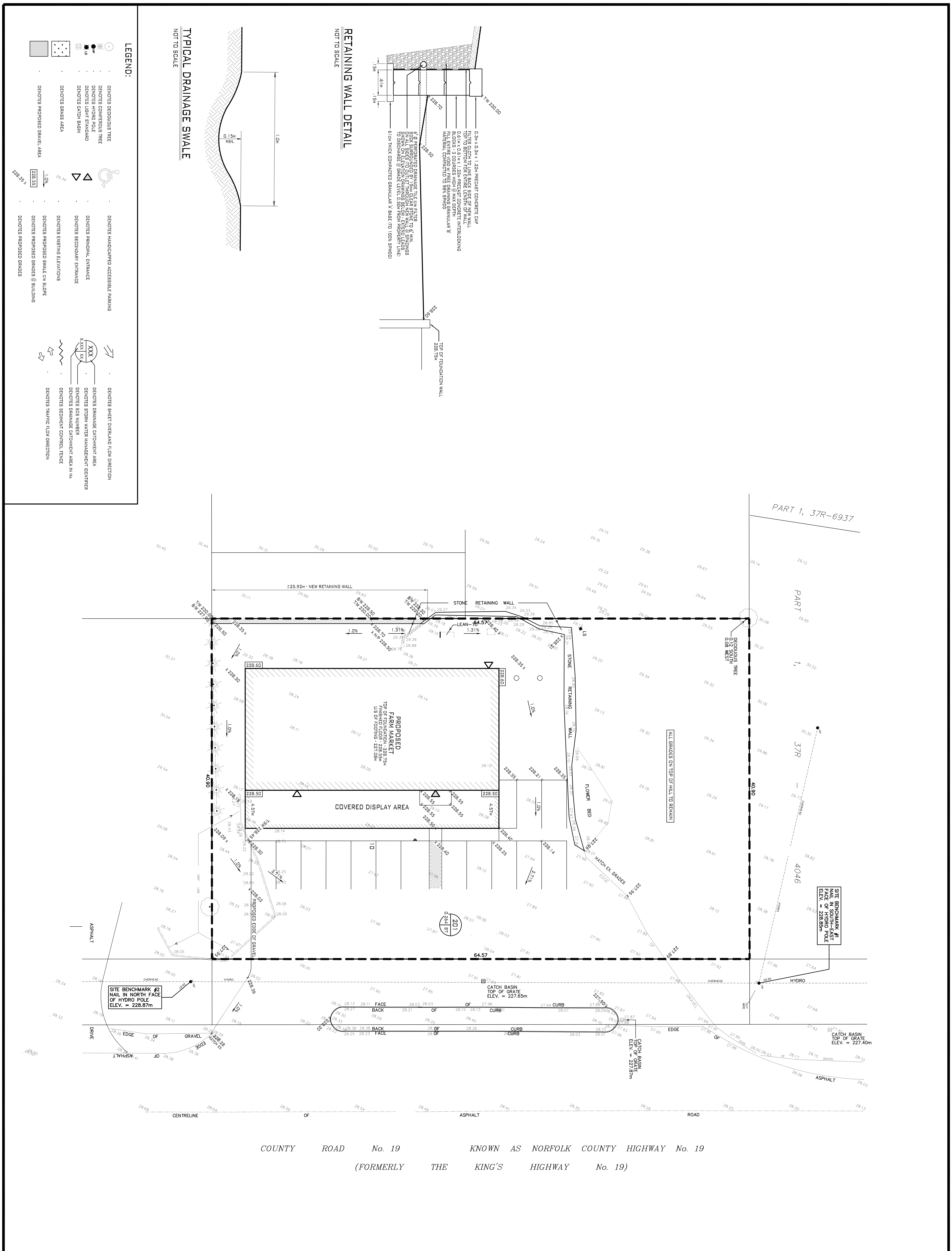
WOLF HOMES INC.
JOHN & LISA WOLF
TEL: 1-519-403-5251
EMAIL:WOLFHOMES20@GMAIL.COM

D & E FARM MARKET

441 VIENNA ROAD
TILLSONBURG, ONTARIO, N4G 4G9

PRE-DEVELOPMENT PLAN

SCALE:	1:400	DRAWING NO:	200
DATE:	NOVEMBER 2024		
DRAWING BY:	T. SPRAGUE		
DESIGNED BY:	T. SPRAGUE		
CHECKED BY:	M. VASANTHA		
PROJECT NO:	24-221		



ACTUAL NORTH

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ORIGINAL SURVEY COMPLETED BY:

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639
PROJECT: 24-19493TOPO
WOLF HOMES C/O JOHN WOLF
441 NORFOLK COUNTY HIGHWAY 19, TILLSONBURG

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
EMAIL: INFO@GIRARDENGINEERING.CA

REGISTERED PROFESSIONAL ENGINEER
M. K. VASANTHA
100175148
November 25, 2025
PROVINCE OF ONTARIO

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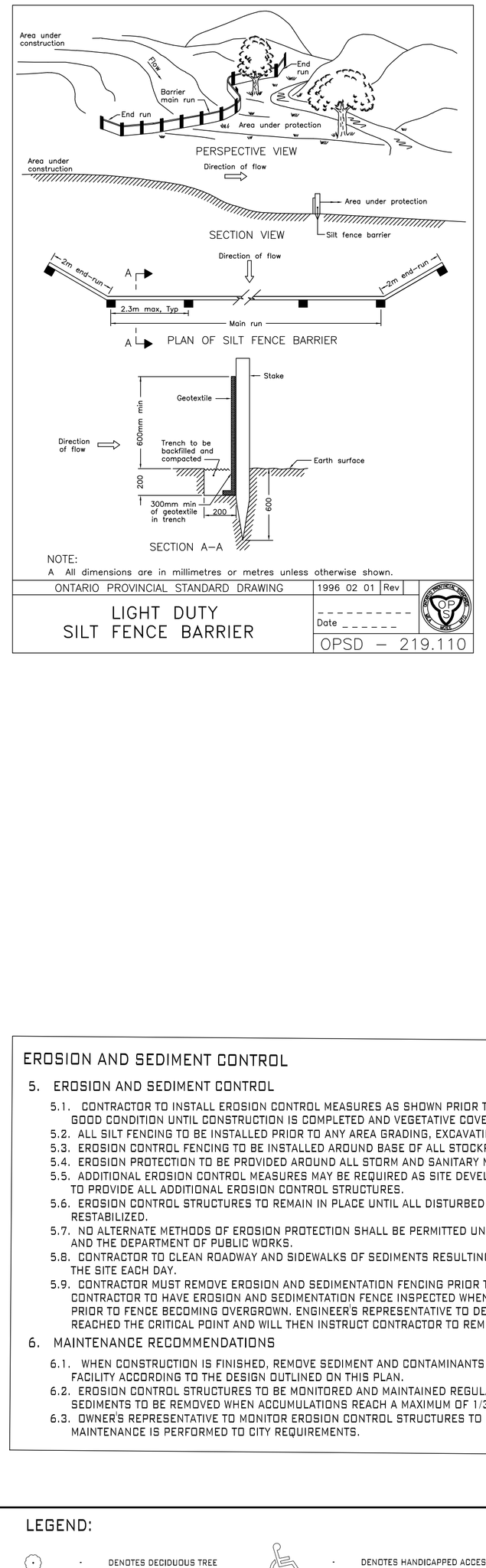
DESIGNED FOR:

WOLF HOMES INC.
JOHN & LISA WOLF
TEL: 1-519-403-5251
EMAIL:WOLFHOMES20@GMAIL.COM

D & E FARM MARKET
441 VIENNA ROAD
TILLSONBURG, ONTARIO, N4G 4G9

GRADING PLAN

SCALE:	1:400
DATE:	NOVEMBER 2024
DRAWING BY:	T. SPRAGUE
DESIGNED BY:	T. SPRAGUE
CHECKED BY:	M. VASANTHA
PROJECT NO:	24-221
DRAWING NO:	201



NOTE:
A. All dimensions are in millimetres or metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	1996 02 01	Rev
LIGHT DUTY SILT FENCE BARRIER	Date _ _ _ _ _ _	
	OPSD – 219.110	

EROSION AND SEDIMENT CONTROL

5. EROSION AND SEDIMENT CONTROL

5.1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
5.2. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
5.3. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES.
5.4. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MHs AND CBs.
5.5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
5.6. EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED.
5.7. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
5.8. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
5.9. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.

6. MAINTENANCE RECOMMENDATIONS

6.1. WHEN CONSTRUCTION IS FINISHED, REMOVE SEDIMENT AND CONTAMINANTS AND REINSTATE STORMWATER MANAGEMENT FACILITY ACCORDING TO THE DESIGN OUTLINED ON THIS PLAN.
6.2. EROSION CONTROL STRUCTURES TO BE MONITORED AND MAINTAINED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
6.3. OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.

LEGEND:

- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES HYDRO POLE
- DENOTES LIGHT STANDARD
- DENOTES CATCH BASIN
- DENOTES GRASS AREA
- DENOTES PROPOSED GRAVEL AREA
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- DENOTES PRINCIPAL ENTRANCE
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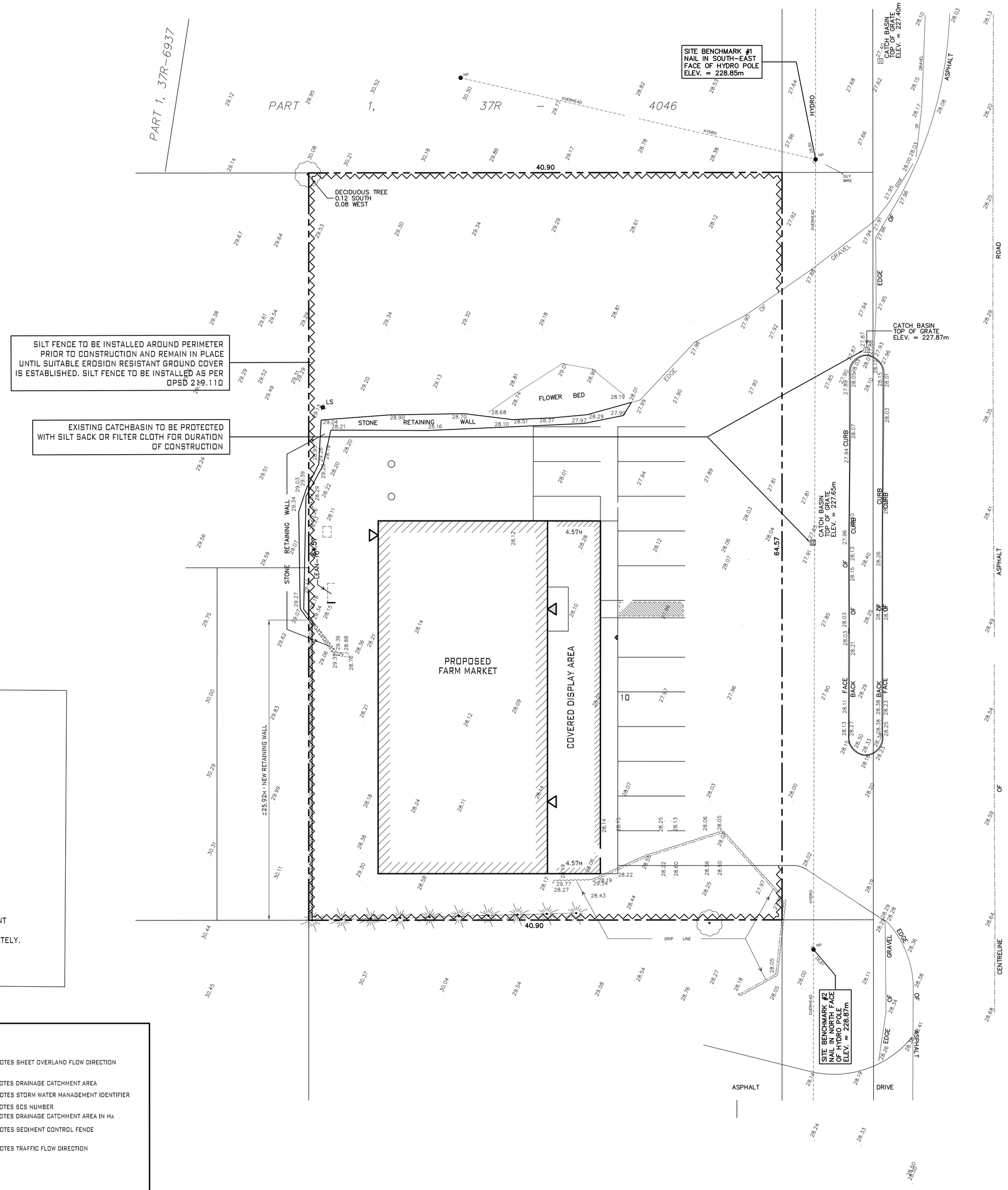
- 29.34 DENOTES EXISTING ELEVATIONS
- 1.0% DENOTES PROPOSED SWALE c/w SLOPE
- 228.55 DENOTES PROPOSED GRADES @ BUILDING
- 228.35 x DENOTES PROPOSED GRADES
- DENOTES SHEET OVERLAND FLOW DIRECTION
- XXX DENOTES DRAINAGE CATCHMENT AREA
- X.XXX | XX DENOTES STORM WATER MANAGEMENT IDENTIFIER; DENOTES SCS NUMBER; DENOTES DRAINAGE CATCHMENT AREA IN HA
- DENOTES SEDIMENT CONTROL FENCE
- DENOTES TRAFFIC FLOW DIRECTION



ACTUAL NORTH

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2	ISSUED FOR FINAL REVIEWS	TS	NOV. 13, 2025
3	ISSUED FOR SITE PLAN APPROVAL - 1st SUBMISSION	TS	NOV. 13, 2025

ORIGINAL SURVEY COMPLETED BY:

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639
PROJECT: 24-19493TOPO WOLF HOMES C/O JOHN WOLF 441 NORFOLK COUNTY HIGHWAY 19, TILLSONBURG

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
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REGISTERED PROFESSIONAL ENGINEER
M. K. VASANTHA
100175148
November 25, 2025
PROVINCE OF ONTARIO

DESIGNED FOR:

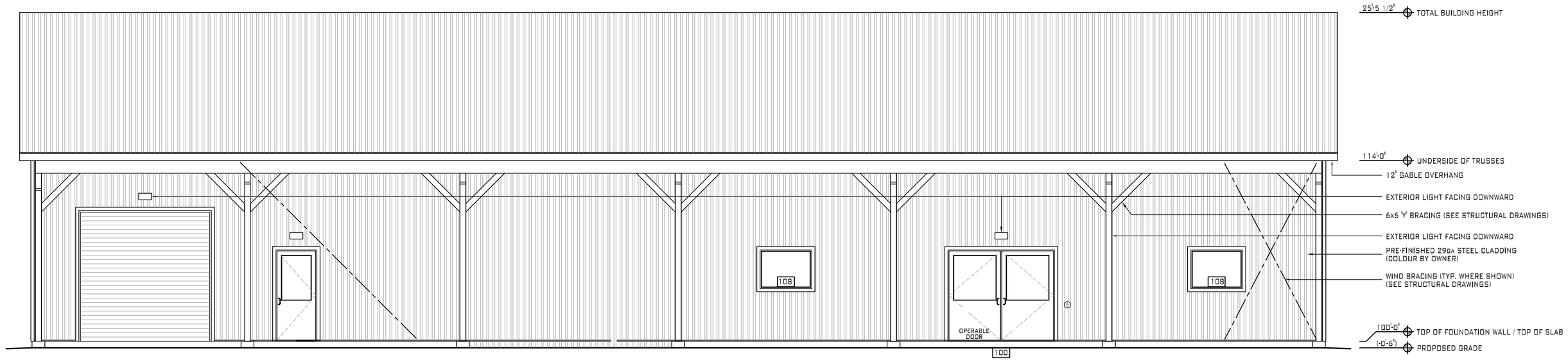
WOLF HOMES INC.
JOHN & LISA WOLF
TEL: 1-519-403-5251
EMAIL:WOLFHOMES20@GMAIL.COM

D & E FARM MARKET

441 VIENNA ROAD
TILLSONBURG, ONTARIO, N4G 4G9

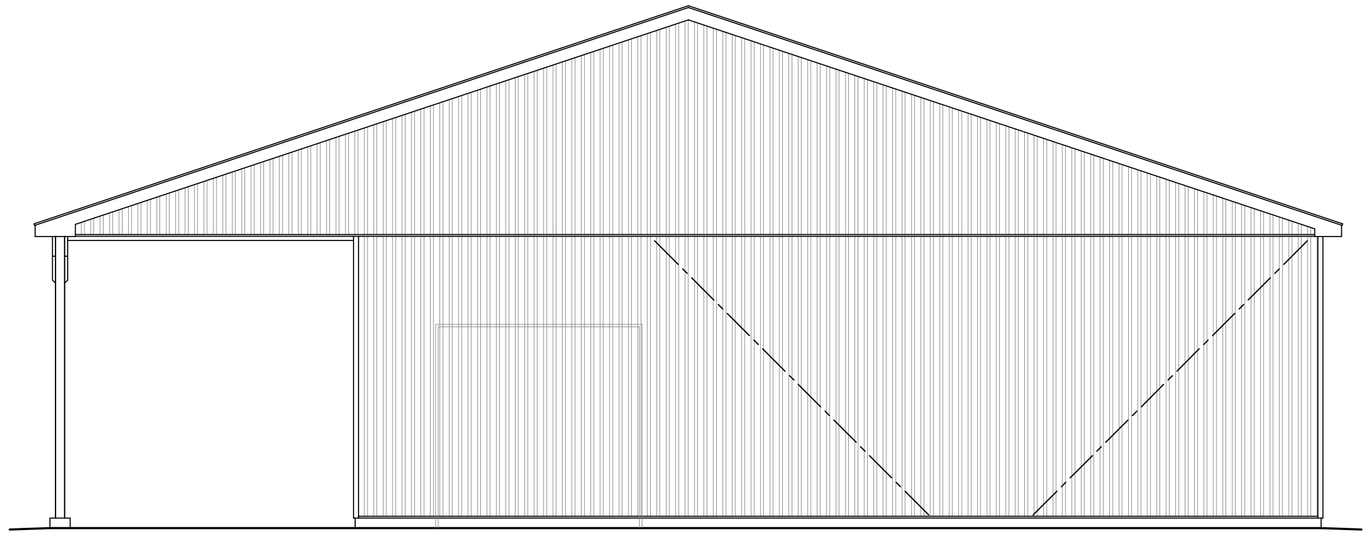
SEDIMENT & EROSION CONTROL PLAN

SCALE:	1:400	DRAWING NO: 300
DATE:	NOVEMBER 2024	
DRAWING BY:	T. SPRAGUE	
DESIGNED BY:	T. SPRAGUE	
CHECKED BY:	M. VASANTHA	
PROJECT NO:	24-221	

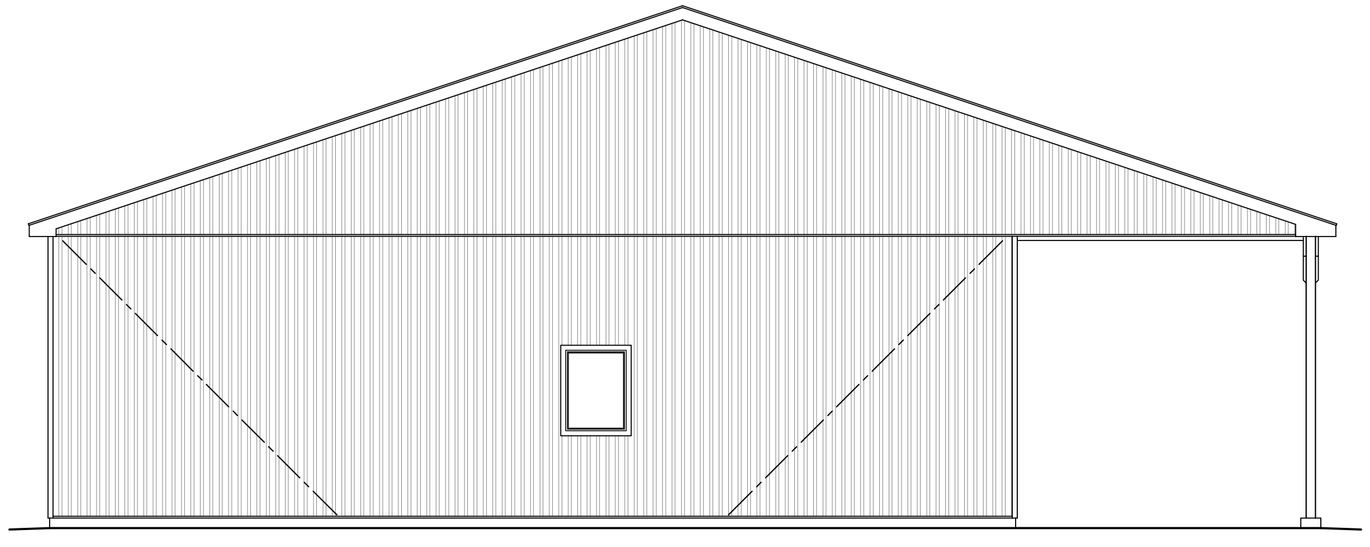


FRONT (EAST) ELEVATION
SCALE: 3/16" = 1'-0"

BACK (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



SIDE (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



SIDE (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

CONSTRUCTION NORTH

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NO:	REVISION:	BY:	DATE:
1	ISSUED FOR PRELIMINARY REVIEWS	TS	JULY 23, 2025
2	REVISED AS PER CLIENTS REQUEST	TS	NOV. 4, 2025
3	ISSUED FOR SITE PLAN APPROVAL	TS	NOV. 13, 2025

CLIENT:

WOLF HOMES INC.
JOHN & LISA WOLF
415 10TH CONCESSION ROAD
LANGTON, ONTARIO, N0E 1G0
TEL: 1-519-403-5251
EMAIL: WOLFHOMES20@GMAIL.COM

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
EMAIL: DFALLOWFIELD@GIRARDENGINEERING.CA

REGISTERED PROFESSIONAL ENGINEER
M. K. VASANTHA
100175148
November 25, 2025
PROVINCE OF ONTARIO

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

DESIGNED FOR:

D&E FAMILY
FARM MARKET
441 VIENNA ROAD
TILLSONBURG, ONTARIO, N4G 4G9

SEASONAL FARM MARKET

BUILDING ELEVATIONS

SCALE:	3/16" = 1'-0" OR AS NOTED
DATE:	JULY 2025
DRAWING BY:	T. SPRAGUE
DESIGNED BY:	M. VASANTHA
CHECKED BY:	M. VASANTHA
PROJECT NO:	24-221

DRAWING NO:
A-3

FUNCTIONAL SERVICING REPORT

FOR

D & E FAMILY FARM MARKET
441 VIENNA ROAD
EDEN, ON N0J 1H0

SUBMITTED: NOVEMBER 25, 2025

BY

682 PEEL STREET
WOODSTOCK, ON N4S 1L3
TEL: 519-879-6875
EMAIL: INFO@GIRARDENGINEERING.CA

JOB NUMBER: 24-221

Table of Contents

List of Tables

List of Figures

List of Abbreviations

LPRCA	Long Point Region Conservation Authority
MOECC	Ministry of the Environment and Climate Change
MTO	Ministry of Transportation – Ontario
MECP	Ministry of the Environment, Conservation, and Parks - Ontario
SWM	Storm Water Management
OBC	Ontario Building Code

1.0 Background

Girard Engineering has been retained by Wolf Homes Inc. c/o John Wolf to prepare a Functional Servicing and Storm Water Management (SWM) Report and subsequent detailed designs in support of the site plan application for the Proposed Farmers Market Building planned to be constructed at 441 Vienna Road in Tillsonburg, Ontario. The purpose of this report is to analyze, assess and address the Sanitary, Water, and Storm Water Management requirements for the proposed development according to the criteria established by Norfolk County, Long Point Region Conservation Authority (LPRCA), the Ministry of Transportation (MTO) – Ontario, the Ministry of Environment and Climate Change (MOECC) – Ontario, and the Ministry of Environment, Conservation, and Parks (MECP) - Ontario. Details of the design are illustrated in this report and drawings have been attached accordingly.

1.1 Existing (Pre-Development) Conditions

The site (Figure 1) is located on the West side of Vienna Road, North of Laplante Road and South of Michael's Lane. The legal description of the property is Part of Lot 6, Concession 4 North of Talbot Road, in the Geographic Township of Middleton, Norfolk County. It is a Rural Commercial (CR) zoned property that currently has a single storey market building, two greenhouses, and a shed building. The site is a 2,640.71m^2 (0.2641Ha) site which is bordered by Vienna Road to the East, and residential lands to the North, South and West. Under the pre-development conditions, the subject site is split with a little less than half of the site area as open green space, with the buildings and parking areas making up the remainder of the site area. The site drains from the West to the East where most run-off is collected in the two

municipal catch basins, with the remainder of the run-off directed off site to municipal ditches. All site features noted above, as well as current grading and drainage patterns are shown on the Site Plan (100), and Pre-Development Plan (200) drawings as prepared by Girard Engineering and submitted as Appendix B of this report.

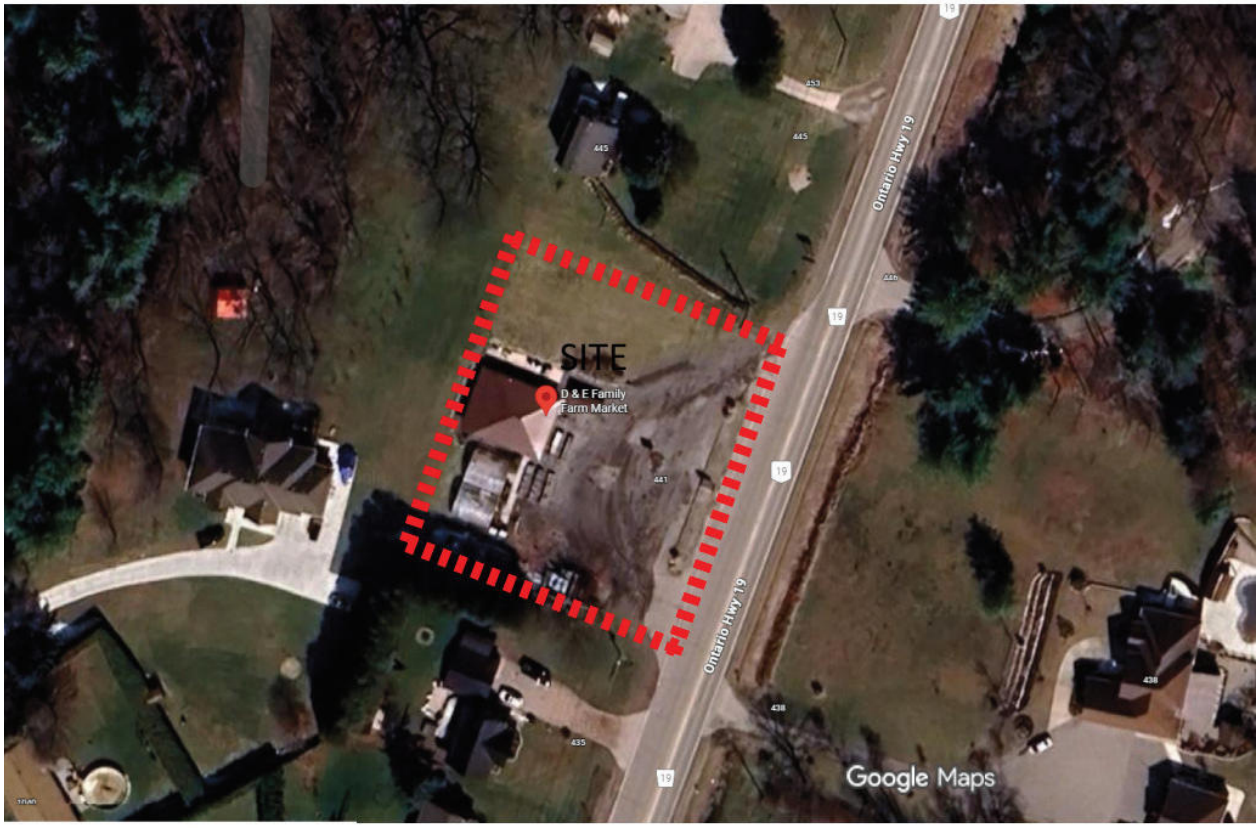


Figure 1. Site location (Source: Google Maps)

1.2 Proposed (Post-Development) Conditions

The Rural Commercial (CR) zoning is consistent with the requirements of the post-developed site. Under the post-development conditions, the subject site will include a newly re-built farmers market building with a driveway and parking area. These site features, as well as proposed grading and drainage patterns are shown on the Site Plan (100), and Grading Plan (201) drawings as prepared by Girard Engineering and submitted as Appendix B of this report.

2.0 Sanitary Design

As municipal Sanitary Sewers are not available to service this site, an On-site Sewage System conforming to Ontario Building Code – Part 8 will be implemented to address the sanitary design needs of the proposed building.

2.1 Septic System Summary

The proposed development consists of a market building that will have its sanitary needs met with an on-site septic system. The system is to be sized accordingly to accommodate a farmers market building that is 445.92m^2 in size and has a prep area that has two sinks, as well as two washrooms that have collectively two sinks, two toilets, a urinal, and two floor drains.

2.2 Septic System Design

The on-site septic system in its current configuration, including the new tank, is as shown on the Site Plan (100) drawing as prepared by Girard Engineering and submitted as Appendix B of this report. The on-site septic system design has been completed by Richard Millen of Millen Construction with the Septic System Permit Application – Permit Package / Worksheets submitted as Appendix C of this report.

It is anticipated that the current on-site septic system has been inspected by Richard Millen of Millen Construction and been found to be in good working order. It is also anticipated that the current system has been verified to have sufficient capacity to accommodate the proposed septic load for the new building.

3.0 Water Design

As municipal Water Main is not available to service this site, a drilled well will be implemented to address the water servicing design needs of the proposed building.

3.1 Water System Summary

All water distribution systems including water mains, services, private water mains and appurtenances shall be designed and installed to the following – the Ministry of Environment Design Guidelines for Drinking Water Systems, and Regulations 435/93, 170/03 and any other regulations under the Safe Drinking Water Act and the Ontario Water Resources Act. The water system parameters for this site are as follows:

- As this is considered to be a commercial development, an average daily demand equal to that of 28m^3/Ha per day has been considered (as prescribed by Section 3 Of the MECP Design Guidelines). As such, this translates to a rate of 7,390L per day for this site.

- Peaking Factors (as discussed in Section 3.4.3. of the MECP Design Guidelines) of 1.5 for maximum daily demand and for peak hourly demand have been considered as there are no records available that would indicate historic values for this site. Comprehensive water demand calculations have been submitted as Appendix D of this report.

Table 1. Water Demand Summary

	Total Demand Flow (L/s)
Average Daily	0.0855
Maximum Daily	0.1283

Peak Hourly	0.1283
Fire Flow	30.0000

- Water supply for fire demand has been calculated in accordance with OBC 2024 Div. B – A.3.2.5.7. and as such, the volume of water that is to be provided on site at the required flow of 1,800L/min will be approximately 224,167.39L. Comprehensive fire flow demand calculations have been submitted as Appendix D of this report.

- It is anticipated that the combination of the well and the cistern will have the capacity to accommodate the required volume of water to be stored on site to provide for the fire flow demand. A waterline from the well is to be connected to the cistern with a float sensor on it that allows the cistern to re-fill at any time a volume loss occurs so that the cistern is always kept at the minimum volume requirement noted above.

- Minimum 150mm diameter distribution pipe size for systems designed to provide fire protection – see detail on the Site Plan (100) drawing as prepared by Girard Engineering and submitted as Appendix B of this report.

- The water distribution system is as shown on the Site Plan (100) drawing as prepared by Girard Engineering and submitted as Appendix B of this report.

4.0 Storm Design

As municipal Storm Sewers are not available to service this site, overland flow routes and swales will be implemented to address the storm design needs of the proposed development.

4.1 Existing Drainage Conditions

In the sites pre-developed condition, the site drains from the West to the East where most run-off is collected in the two municipal catch basins, with the remainder of the run-off directed off site to municipal ditches. The site has been considered as a single catchment area (Area 101) as a Pre-Developed Site. The site has a lot area of 2,640.71m^2 or 0.2641Ha. The pre-development impervious surface area (building roof area / concrete area of which C=0.95) is equal to 486.77m^2, semi-impervious surface area (gravel area of which C=0.70) is equal to 738.49m^2, and the open green space area (grass area of which C=0.15) is equal to 1,073.33m^2. The pre-development coefficient of this site is therefore calculated to be C=0.53. The pre-developed conditions convey minor and major storm flows from the hard surfaced and grassed areas through the sites overland flow routes and swales where it is directed to the municipal catch basins and ditches as shown on the Pre-Development Plan (200) drawing as prepared by Girard Engineering and submitted as Appendix B of this report.

4.2 Proposed Drainage Conditions

The site has been considered as a single catchment area (Area 201) as a Post Developed Site. The site has a lot area of 2,640.71m^2 or 0.2641Ha. The post-development impervious surface area (building roof area / concrete area of which C=0.95) is equal to 689.95m^2, semi-impervious surface area (gravel area of which C=0.70) is equal to 473.25m^2, and the open green space area (grass area of which C=0.15) is equal to 1,274.57m^2. The post-development coefficient of this site is therefore calculated to be C=0.50. The site drainage will remain, aside from some minor re-grading at the rear of the building to direct run-off around the sides of the building towards

the front, as per the pre-developed conditions to convey minor and major storm flows from the hard surfaced and grassed areas through the sites overland flow routes and swales where it is directed to the municipal catch basins and ditches as shown on the Grading Plan (201) drawing as prepared by Girard Engineering and submitted as Appendix B of this report.

4.3 Quantity Control

As demonstrated above in sections 4.1 and 4.2, Storm Water Management quantity control has not been considered for this development as the hard surface area of the property is decreasing in turn causing less run-off.

4.4 Quality Control

Storm Water Management quality control has not been considered for this development as the hard surface area of the property is decreasing causing less run-off and there is no change proposed to the existing driveway and parking area. The quality of the run-off generated by this site is anticipated to remain the same as it was pre-development.

5.0 Sediment & Erosion Control Measures

In addition to the site servicing and grading designs, sediment & erosion control notes and details have been included. These are meant to alleviate the off-site mitigation of sediments by setting in place a series of best management practises and control measures. Sediment & erosion control measures may include, but are not limited to, silt fencing, silt sacks, tree preservation fencing, and erosion control blankets. Suitable measures and precautions should be considered, used, maintained, and monitored during the construction phase. The following is

a list of control measures to be implemented on site, however, the contractor is encouraged to include additional measures that may not be included should the site warrant:

- Protect all exposed surfaces and control all runoff during construction.

- Contractor to install erosion control measures as shown prior to construction and maintain in good condition until construction is completed and vegetative cover is established.

- All silt fencing to be installed prior to any area grading, excavating or demolition commencing.

- Erosion control fencing to be installed around base of all stockpiles. All stockpiles to be kept a minimum of 2.50m from all property lines.

- Erosion protection to be provided around all Storm and Sanitary MH's and CB's.

- Protect all catch basins, maintenance holes, and pipe ends from sediment intrusion with filter cloth, silt sacks, or approved alternate methods. All structure sumps to be kept clean during construction.

- Additional erosion control measures may be required as site development progresses. Contractor to provide all additional erosion control structures.

- Erosion control structures to be monitored regularly by Engineer and any damage repaired immediately. Sediments to be removed when accumulations reach a maximum of one third (1/3) the height of the silt fencing.

- No alternate methods of erosion protection shall be permitted unless approved by the Engineer and Norfolk County Public Works.

- Contractor to clean roadway and sidewalks of sediments resulting from construction traffic from the site each day.

- Contractor must remove erosion and sedimentation fencing prior to completion of project. Contractor to have erosion and sedimentation fence inspected when vegetation has established, but prior to fence becoming overgrown. Engineer's representative to determine if vegetation has reached the critical point and will then instruct contractor to remove fencing.

The above noted items are included on the Sediment & Erosion Control Plan (300) drawing as prepared by Girard Engineering and submitted as Appendix B of this report.

6.0 Limitations

This report has been prepared for use by D & E Family Farm Market, Wolf Homes Inc., and Norfolk County. It is based on the existing site conditions and the reports or plans provided by qualified professionals.

When field reviewing existing conditions, especially when not completely exposing all elements, it cannot completely eliminate the possibility of surmising or obtaining some or all relevant information. In some cases, professional judgment and field experience was used in gathering and analyzing the information that was used to determine an adequate design for the proposed works noted within this report. As professionals providing designs, we do not act as absolute insurers of the designs provided, but do commit ourselves to the care and competence when completing these designs and instructing property owners on how to bring these designs to fruition. No warranty, whether expressed or implied, is included or intended in this report.

This report is not to be used in any other context, situation, or for a location other than that of the property in which this report is addressed for. Written authorization is to be obtained from Girard Engineering prior to use by any other entities not listed above, or any future use of the information contained within. Any use, reliance, or decision which a third party or non-authorized user makes based on this report is done so at the responsibility of that party. Girard Engineering accepts no responsibility for damages, losses, etc., if any, suffered by any third party or non-authorized user as a result of decisions made or actions taken based on the information within this report.

7.0 Conclusion

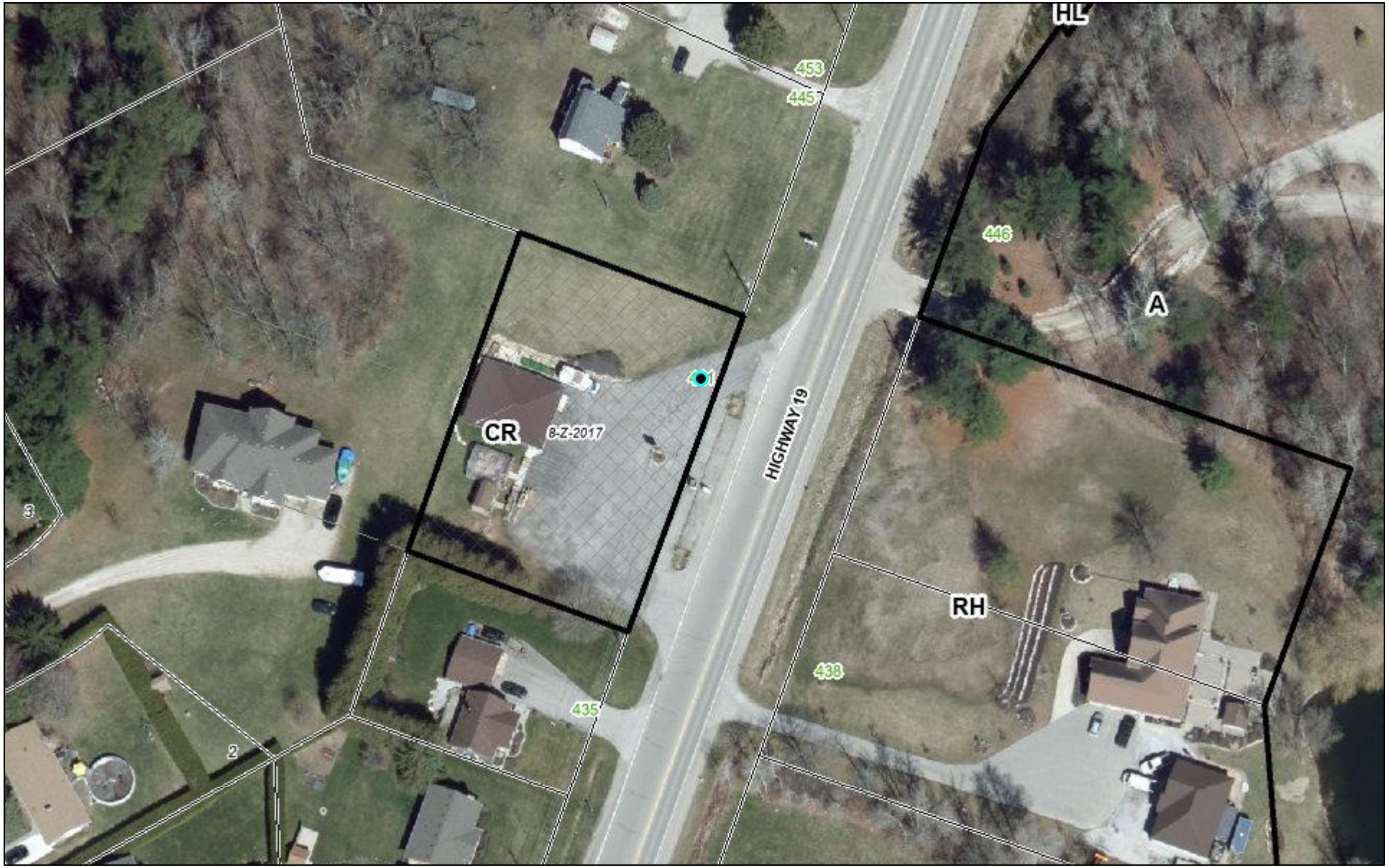
It can be concluded that based on the information presented in this report, the proposed development meets the requirements of Norfolk County and the Ontario Building Code from a Storm Water Management and Functional Servicing perspective. We trust this report will meet

the satisfaction of all governing bodies. Should any questions arise or further information is required, please feel free to contact us at any time.

Submitted By:
Madana Vasantha, P.Eng
2478153 Ontario Inc. o/a Girard Engineering

Appendix A – Zoning Map

MAP NORFOLK - Community Web Map



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1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Norfolk GIS

Zones 1-Z-2014

- Zone
- Zone with Holding Provision
- Special Provisions
- Site Plan Control
- Lakeshore Erosion Prone Areas
- Land Parcels
- Civic Address
- Plan Lines

Appendix B – Detailed Design Drawings

OWNERS:

D&E FAMILY FARM MARKET

441 VIENNA ROAD
TILLSONBURG, ONTARIO, N4G 4G9

SEASONAL FARM MARKET

DESIGNED BY:

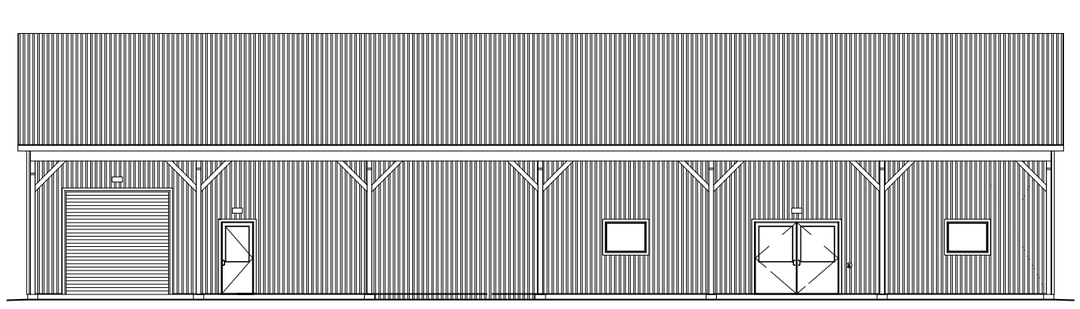
girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
EMAIL: INFO@GIRARDENGINEERING.CA

MUNICIPALITY:

NORFOLK COUNTY
50 COLBORNE ST S.,
SIMCOE, ONTARIO, N3Y 2Z4
PHONE: (519) 426-5870

CONSTRUCTED BY:

WOLF HOMES INC.
PHONE: (519) 403-5251
EMAIL: WOLFHOMES20@GMAIL.COM



DRAWING LIST:

APPROVED BY:

ISSUED FOR:

SITE PLAN APPROVAL - 1ST SUBMISSION
NOVEMBER 13, 2025

CONSTRUCTION NOTES AND SPECIFICATIONS

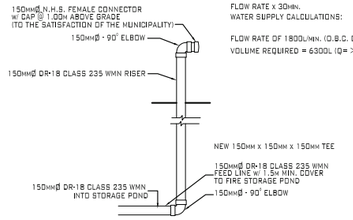
1. GENERAL
   - 1.1. THIS PLAN NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED NORFOLK COUNTY
   - 1.2. THIS PLAN IS TO BE USED FOR SERVICING AND GRADING ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
   - 1.3. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER, THE CITY AND THE COUNTY.
   - 1.4. THIS PLAN IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF GIRARD ENGINEERING.
   - 1.5. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
     - 1.5.1. CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
     - 1.5.2. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
     - 1.5.3. VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
     - 1.5.4. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
   - 1.6. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
   - 1.7. ALL WORKS ON A MUNICIPAL RIGHT-OF-WAY WILL BE INSTALLED BY OWNERS CONTRACTOR UPON APPLICATION AND APPROPRIATE PAYMENT TO COUNTY. THE CONTRACTOR IS TO MAKE CONNECTION TO THE SERVICES AND RESTORE ALL AFFECTED PROPERTY TO ORIGINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL BOULEVARD AREAS.
   - 1.8. ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND IN COMPLIANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
   - 1.9. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
   - 1.10. PLAN TO BE READ IN CONJUNCTION WITH SWM REPORT PREPARED BY GIRARD ENGINEERING
   - 1.11. SITE PLAN INFORMATION TAKEN FROM PLAN PREPARED BY KIM HUSTED SURVEYING.
   - 1.12. EXISTING TOPOGRAPHIC AND LEGAL INFORMATION TAKEN FROM PLAN PREPARED BY KIM HUSTED SURVEYING. GIRARD ENGINEERING ASSUMES THAT ALL TOPOGRAPHICAL INFORMATION IS AN ACCURATE REPRESENTATION OF CURRENT CONDITIONS.
   - 1.13. SITE SERVICING CONTRACTOR TO TERMINATE ALL SERVICES 1.0 METER FROM FOUNDATION WALL.
   - 1.14. FILTER FABRIC TO BE TERRAFIX 200R OR APPROVED EQUIVALENT.
   - 1.15. MAXIMUM GRASSED SLOPE TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER.

1. GENERAL CONTINUED
   - 1.16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF NORFOLK COUNTY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
   - 1.17. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVER-GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
   - 1.18. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNERS PRIOR TO ANY WORK BEING DONE ON PRIVATE PROPERTY.
2. COMMON CONTROL MEASURES
   - 2.1. ALL WORK TO BE DONE IN COMPLIANCE WITH MINISTRY OF LABOUR STANDARDS AND DIRECTIVES.
   - 2.2. TRAFFIC CONTROL MEASURES TO BE UNDERTAKEN IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK.
   - 2.3. MAINTAIN MINIMUM OF ONE LANE OF TRAFFIC IN BOTH DIRECTIONS AT ALL TIMES ON WORK DONE ON EXISTING ROADS OR STREETS.
   - 2.4. ALL GRAVEL SURFACES TO BE MAINTAINED IN A SAFE AND SATISFACTORY MANNER AT ALL TIMES.
   - 2.5. ALL ACCESS (ENTRANCE AND EXIT) TO EXISTING RESIDENCES AND BUSINESSES WITHIN THE WORK AREA ARE TO BE MAINTAINED.
   - 2.6. DUST CONTROL MEASURES TO BE IMPLEMENTED TO REDUCE AND CONTROL DUST WITHIN THE WORK AREA.
3. EROSION AND SEDIMENT CONTROL
   - 7.1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
   - 7.2. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
   - 7.3. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT A MINIMUM OF 2.5m FROM ALL PROPERTY LINES.
   - 7.4. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MHs AND CBs.
   - 7.5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
   - 7.6. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY BY ENGINEER AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF ONE THIRD (1/3) THE HEIGHT OF THE SILT FENCING.
   - 7.7. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
   - 7.8. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.

3. EROSION AND SEDIMENT CONTROL CONTINUED
   - 7.9. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.

KEY MAP - NOT TO SCALE

SUCTION HYDRANT DETAIL:



PROVISIONS FOR ON SITE FIRE FIGHTING:

FLOW RATE X 30MIN.
WATER SUPPLY CALCULATIONS: $Q = K \times V \times S_w$
$Q = 39 \times 3025.32 \times 1.9 = 224\ 167.4L$

FLOW RATE OF 1800L/MIN. (O.B.C. Div. B • A-3.2.5.7)
VOLUME REQUIRED = 6300L (Q= >1900000L & ≥270 000L) x 30MIN. = 224 167.4L REQUIRED

SITE STATISTICS & ZONING DATA TABLE:

EXISTING USE: SEASONAL FARM MARKET
PROPOSED BUILDING USE: SEASONAL FARM MARKET
EXISTING ZONE: CR • RURAL COMMERCIAL ZONE

ZONE REGULATION	REQUIRED	PROVIDED	COMMENTS
LOT AREA • MINIMUM	1860m2	2640.91m2	
LOT FRONTAGE - MINIMUM	30.0m	64.57m	
FRONT YARD DEPTH - MINIMUM	13.0m	15.69m	
EXTERIOR SIDE YARD • MINIMUM	N/A	N/A	
INTERIOR SIDE YARD (NORTH) • MINIMUM	3.0m	30.07m	
INTERIOR SIDE YARD (SOUTH) • MINIMUM	3.0m	4.0m	
REAR YARD DEPTH - MINIMUM	9.0m	6.0m	- MINOR VARIANCE REQUIRED
HEIGHT OF BUILDING • MAXIMUM	11.0m	≥6.4m	
GROSS FLOOR AREA		445.92m2	
USABLE FLOOR AREA - MAXIMUM	300m2	585.22m2	- MINOR VARIANCE REQUIRED
LOT COVERAGE		22.16%	
PARKING SPACE REQUIREMENTS	RATE	PROVIDED	
NON RESIDENTIAL USE 1/35m2 OF USABLE FLOOR AREA	USABLE AREA • 431.71m2 13 SPACES REQUIRED	14 SPACES	
BARRIER FREE - (26-50) **	1 TYPE A 0 TYPE B	1	
SITE STATISTICS	RATE	PROVIDED	
BUILDING AREA (w/ COVERED DISPLAY AREA)		585.22m2	
GRAVEL AREA		676.07m2	
GRASS AREA		1274.57m2	

** - WHERE AN EVEN NUMBER OF ACCESSIBLE PARKING SPACES ARE REQUIRED AN EQUAL NUMBER OF TYPE A AND TYPE B SPACES MUST BE PROVIDED. WHERE AN ODD NUMBER OF TOTAL ACCESSIBLE PARKING SPACES ARE REQUIRED THE ADDITIONAL SPACE MAY BE A TYPE B SPACE

PROPERTY DESCRIPTION:

PART OF LOT 6
CONCESSION 4 NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NORFOLK COUNTY

ACCESSIBLE PARKING SPACES:

ACCESSIBLE PARKING SPACES ARE TO BE PROVIDED IN TWO SIZES FOR ALL NON-RESIDENTIAL USES
A) TYPE A, A WIDER ACCESSIBLE PARKING SPACE WHICH HAS A MINIMUM WIDTH OF 3.4m WITH SIGNAGE THAT CLEARLY IDENTIFIES THE SPACE AS "VAN ACCESSIBLE" PLUS AN ACCESS AISLE IN ACCORDANCE WITH SUBSECTION 4.3.2;
B) TYPE B, A STANDARD ACCESSIBLE PARKING SPACE WHICH HAS A MINIMUM WIDTH OF 2.4m PLUS AN ACCESS AISLE IN ACCORDANCE WITH SUBSECTION 4.3.2.

ACCESSIBLE PARKING AISLE REQUIREMENTS:

A PARKING AISLE SHALL BE PROVIDED FOR ALL ACCESSIBLE PARKING SPACES AND MAY BE SHARED BY TWO ADJACENT PARKING SPACES, IN ACCORDANCE WITH THE FOLLOWING PROVISIONS:
A) A PARKING AISLE SHALL HAVE A MINIMUM WIDTH OF 1.5m (4.9FT) AND EXTEND THE FULL LENGTH OF THE PARKING SPACE.
B) A PARKING AISLE SHALL BE MARKED WITH HIGH TONAL CONTRAST DIAGONAL LINES, WHICH DISCOURAGES PARKING, WHERE THE SURFACE IS ASPHALT, CONCRETE OR SOME OTHER HARD SURFACE.

ACCESSIBLE PARKING SPACES ARE TO HAVE SIGNAGE INSTALLED AS PER THE COUNTY ZONING BY-LAWS

GARBAGE / RECYCLING STORAGE:

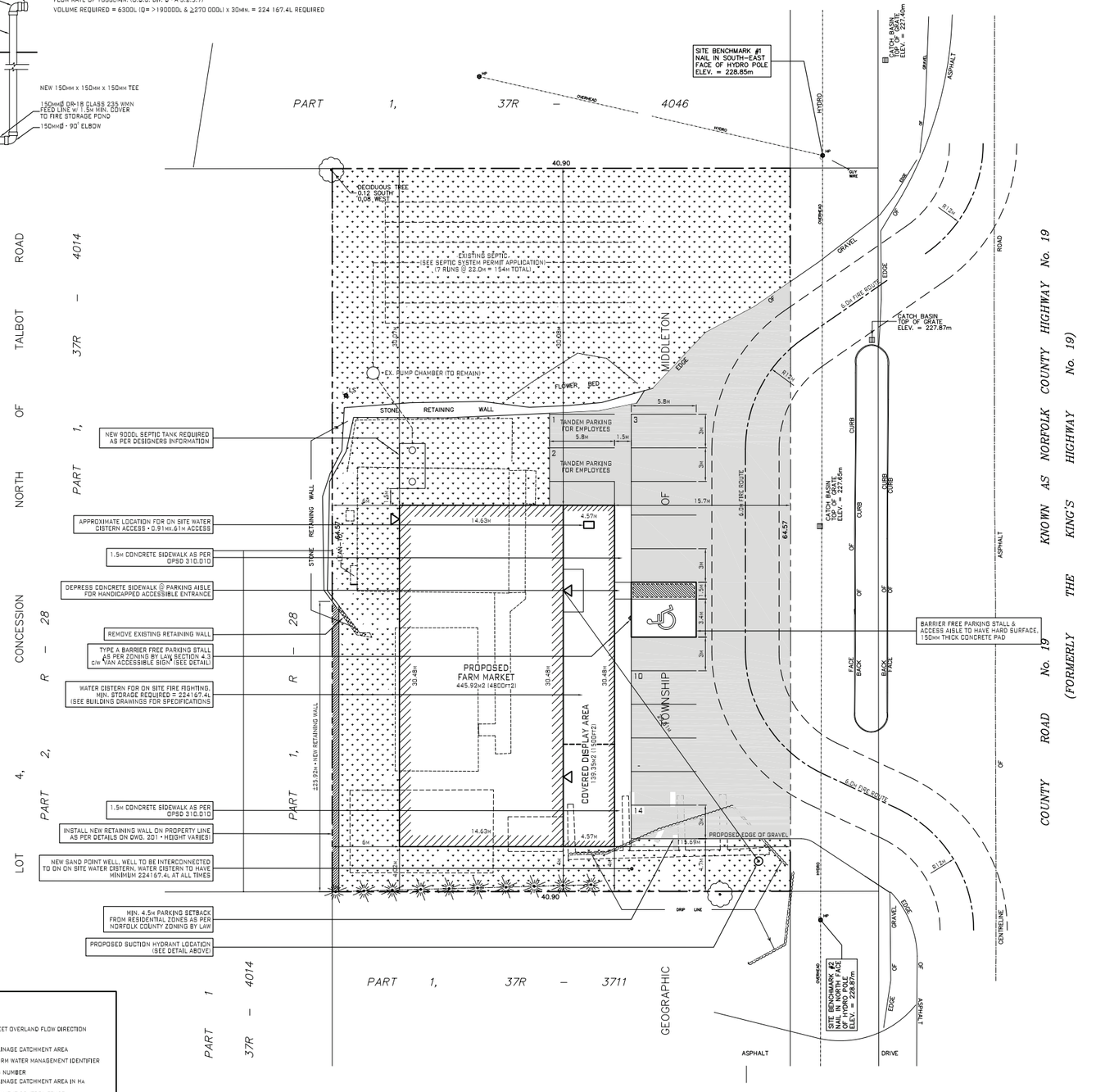
GARBAGE / RECYCLING WILL BE STORED INTERNALLY AND WILL BE COLLECTED PRIVATELY

SNOW STORAGE

THIS BUILDING IS DESIGNED AS A SEASONAL BUILDING ONLY OPERATIONAL DURING THE WARMER MONTHS, THIS BUILDING WILL NOT BE USED IN THE WINTER, NO SNOW REMOVAL REQUIRED.

BARRIER FREE PARKING STALLS SIGNS:

RESERVED PARKING SIGN



LEGEND:

- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES HYDRO POLE
- DENOTES LIGHT STANDARD
- DENOTES CATCH BASIN
- DENOTES GRASS AREA
- DENOTES PROPOSED GRAVEL AREA
- DENOTES HANDICAPPED ACCESSIBLE PARKING
- DENOTES PRINCIPAL ENTRANCE
- DENOTES SECONDARY ENTRANCE
- 29.34 DENOTES EXISTING ELEVATIONS
- 1.0% DENOTES PROPOSED SWALE C/W SLOPE
- 228.55 DENOTES PROPOSED GRADES @ BUILDING
- 228.35 x DENOTES PROPOSED GRADES
- DENOTES SHEET OVERLAND FLOW DIRECTION
- XXX / X.XXX / XX DENOTES DRAINAGE CATCHMENT AREA; DENOTES STORM WATER MANAGEMENT IDENTIFIER; DENOTES SCS NUMBER; DENOTES DRAINAGE CATCHMENT AREA IN HA
- DENOTES SEDIMENT CONTROL FENCE
- DENOTES TRAFFIC FLOW DIRECTION

ACTUAL NORTH

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

NO:	REVISION:	BY:	DATE:
1	ISSUED FOR PRE-CONSTRUCTION MEETING	TS	NOV. 2024
2	ISSUED FOR FINAL REVIEWS	TS	NOV. 13, 2025
3	ISSUED FOR SITE PLAN APPROVAL - 1st SUBMISSION	TS	NOV. 13, 2025

ORIGINAL SURVEY COMPLETED BY:

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639
WOLF HOMES C/O JOHN WOLF
441 NORFOLK COUNTY HIGHWAY 19, TILLSONBURG

PROJECT: 24-19493TOPO

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
EMAIL: INFO@GIRARDENGINEERING.CA

PROFESSIONAL ENGINEER M. K. VASANTHA 100175145 November 25, 2025 PROVINCE OF ONTARIO

DESIGNED FOR:

WOLF HOMES INC.
JOHN & LISA WOLF
TEL: 1-519-403-5251
EMAIL:WOLFHOMES20@GMAIL.COM

D & E FAMILY FARM MARKET

441 VIENNA ROAD
TILLSONBURG, ONTARIO, N4G 4G9

SITE PLAN

SCALE:	1:200
DATE:	NOVEMBER 2024
DRAWING BY:	T. SPRAGUE
DESIGNED BY:	T. SPRAGUE
CHECKED BY:	M. VASANTHA
PROJECT NO:	24-221

DRAWING NO: 100

Map data ©2024 Google 20 m

PROPERTY DESCRIPTION:

PART OF LOT 6
CONCESSION 4 NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NORFOLK COUNTY

TOPOGRAPHIC SURVEY

FOR: WOLF HOMES C/O JOHN WOLF
#441 NORFOLK COUNTY HIGHWAY 19
P.I.N. 50146-0023

CAUTION

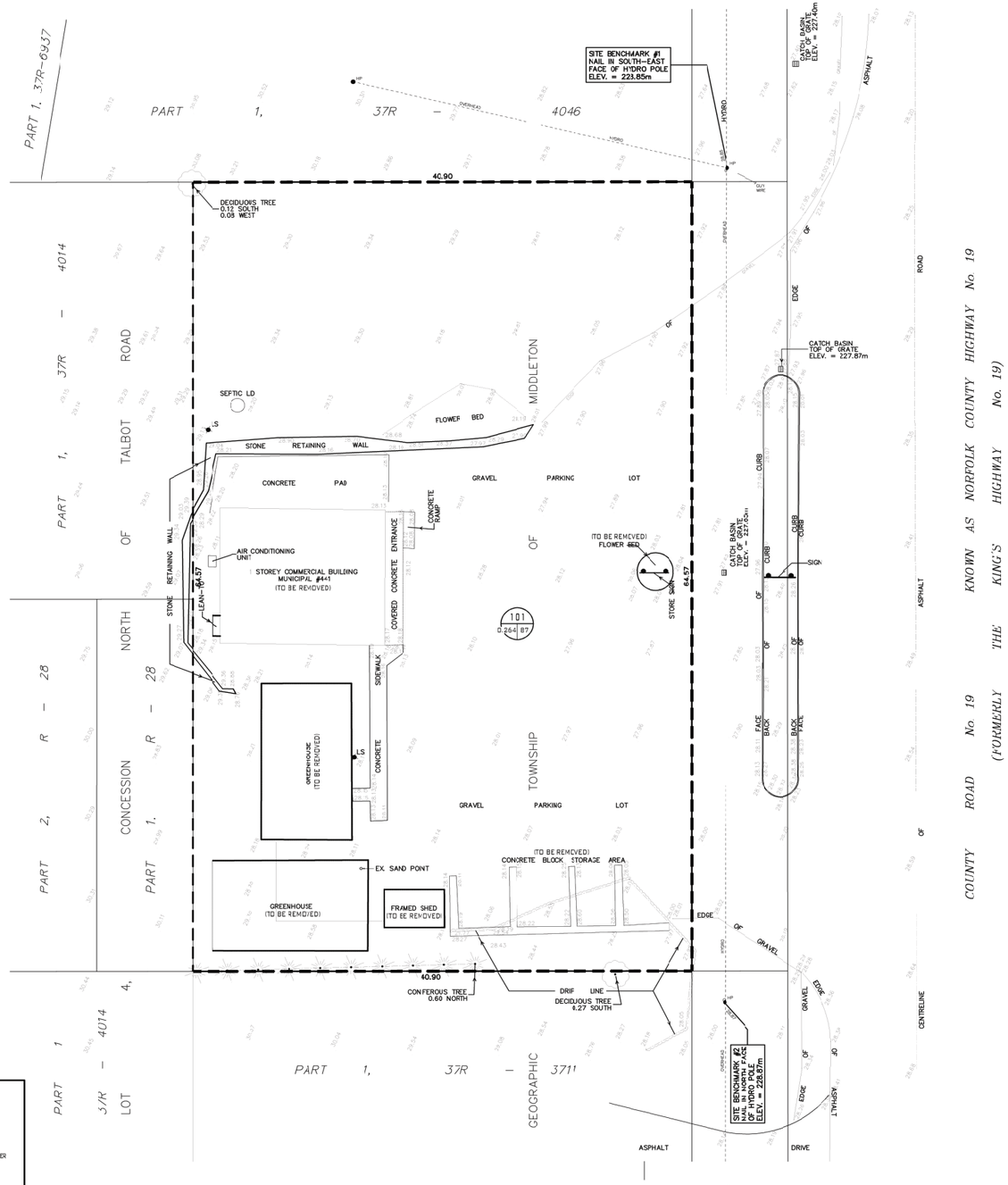
- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- LOCATION OF UNDERGROUND UTILITIES NOT DETERMINED

NOTES

(1) – PROPERTY DIMENSIONS ARE FROM SURVEY COMPLETED BY KIM HUSTED SURVEYING LTD. DATED JULY 31st, 2024 PROJECT 24-13493

(2) – SITE BENCHMARK #1 SPIKE SET IN SOUTH-WEST FACE OF HYDRO POLE LOCATED AT THE NORTH-EAST CORNER OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 229.85 metres
– SITE BENCHMARK #2 SPIKE SET IN NORTH FACE OF HYDRO POLE LOCATED AT THE SOUTH-EAST CORNER OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 228.37 metres
– ADD 200.00m TO ELEVATIONS SHOWN HEREON TO OBTAIN GEODETIC DATUM
– ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CGVD 1928 VERTICAL DATUM, GEOID MODEL HT2_2010v70

(3) – THIS TOPOGRAPHIC SURVEY WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 1st DAY OF AUGUST, 2024



LEGEND:

- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- HP DENOTES HYDRO POLE
- LS DENOTES LIGHT STANDARD
- DENOTES CATCH BASIN
- DENOTES GRASS AREA
- DENOTES PROPOSED GRAVEL AREA
- DENOTES HANDICAPPED ACCESSIBLE PARKING
- DENOTES PRINCIPAL ENTRANCE
- DENOTES SECONDARY ENTRANCE
- 228.55 DENOTES EXISTING ELEVATIONS
- 1.0% DENOTES PROPOSED SWALE C/L SLOPE
- 228.55 DENOTES PROPOSED GRADES @ BUILDING
- 228.55 x DENOTES PROPOSED GRADES
- DENOTES SHEET OVERLAND FLOW DIRECTION
- XXX DENOTES DRAINAGE CATCHMENT AREA
- X.XX XX DENOTES STORMWATER MANAGEMENT IDENTIFIER
- DENOTES SCS NUMBER
- DENOTES DRAINAGE CATCHMENT AREA IN HA
- DENOTES SEDIMENT CONTROL FENCE
- DENOTES TRAFFIC FLOW DIRECTION

ACTUAL NORTH

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THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

NO:	REVISION:	BY:	DATE:
1	ISSUED FOR PRE-CONSTRUCTION MEETING	TS	NOV. 2024
2	ISSUED FOR FINAL REVIEWS	TS	NOV. 13, 2015
3	ISSUED FOR SITE PLAN APPROVAL - 1ST SUBMISSION	TS	NOV. 13, 2015

ORIGINAL SURVEY COMPLETED BY:

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3338 FAX: 519-842-3639

PROJECT: 24-13493TOPO WOLF HOMES C/O JOHN WOLF 441 NORFOLK COUNTY HIGHWAY 9, TILLSONBURG

DESIGNED BY:

girard ENGINEERING
2476153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-875-6875
EMAIL: INFO@GIRARDENGINEERING.CA

PROFESSIONAL ENGINEER PROVINCE OF ONTARIO
M. K. VASANTHA
100175148
November 25, 2024

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JOHN & LISA WOLF
TEL: 1-519-403-5251
EMAIL: WOLFHOMES20@GMAIL.COM

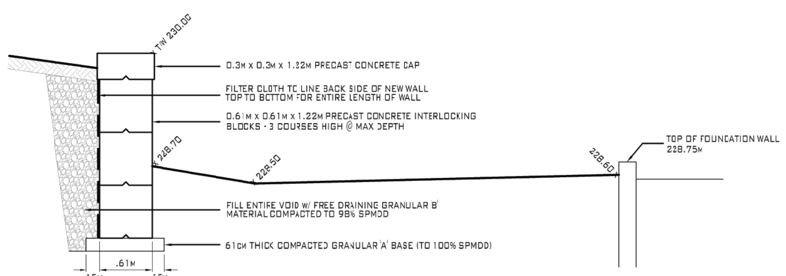
D & E FARM MARKET

441 VIENNA ROAD / HIGHWAY 19 5
TILLSONBURG, ONTARIO, N4G 4G9

PRE-DEVELOPMENT PLAN

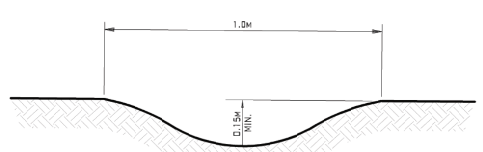
SCALE:	1:400
DATE:	NOVEMBER 2024
DRAWING BY:	T. SIRAGUE
DESIGNED BY:	T. SIRAGUE
CHECKED BY:	M. VASANTHA
PROJECT NO:	24-211

DRAWING NO: 200



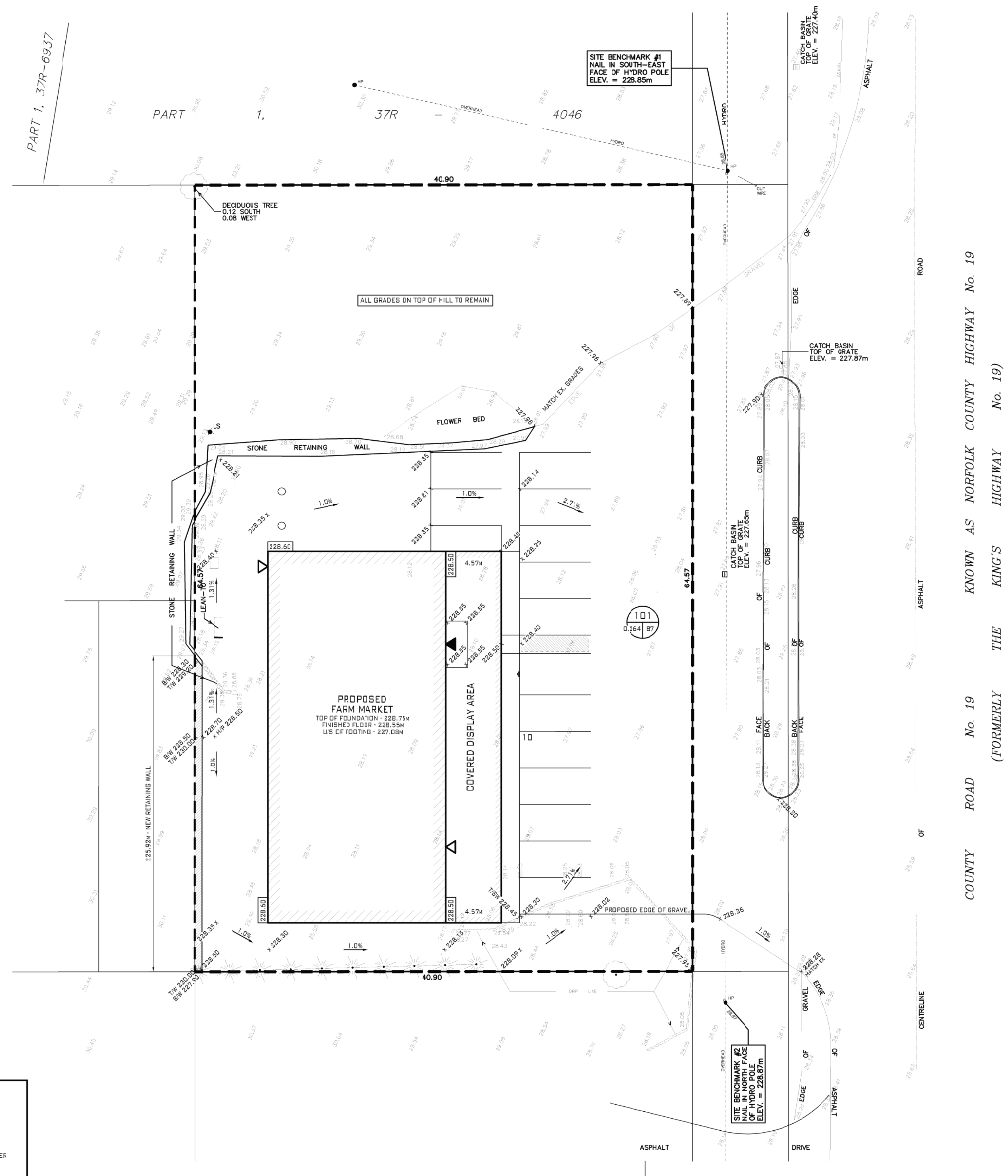
RETAINING WALL DETAIL

NOT TO SCALE



TYPICAL DRAINAGE SWALE

NOT TO SCALE



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- 1.0% - DENOTES PROPOSED SWALE c/w SLOPE
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- XX - DENOTES SDS NUMBER
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ORIGINAL SURVEY COMPLETED BY:

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ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 24-19493TOPO WOLF HOMES C/O JOHN WOLF 441 NORFOLK COUNTY HIGHWAY 19, TILLSONBURG

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
EMAIL: INFO@GIRARDENGINEERING.CA

REGISTERED PROFESSIONAL ENGINEER M. K. VASANTHA 100175148 November 25, 2025 PROVINCE OF ONTARIO

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DESIGNED FOR:

WOLF HOMES INC.
JOHN & LISA WOLF
TEL: 1-519-403-5251
EMAIL:WOLFHOMES20@GMAIL.COM

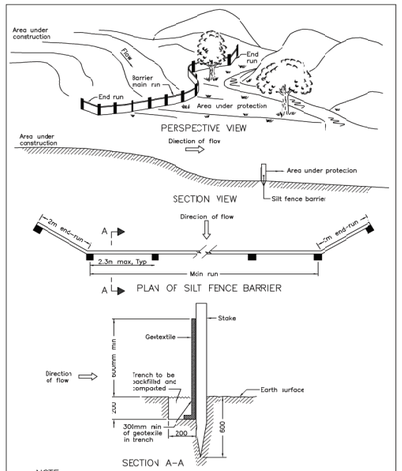
D & E FARM MARKET

441 VIENNA ROAD / HIGHWAY 19 S
TILLSONBURG, ONTARIO, N4G 4G9

GRADING PLAN

SCALE:	1:400
DATE:	NOVEMBER 2024
DRAWING BY:	T. SPRAGUE
DESIGNED BY:	T. SPRAGUE
CHECKED BY:	M. VASANTHA
PROJECT NO:	24-221

DRAWING NO: 201



NOTE:
A All dimensions are in millimetres or metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | 1996 02 01 | Rev

LIGHT DUTY
SILT FENCE BARRIER

Date

OPSD – 219.11C

EROSION AND SEDIMENT CONTROL

5. EROSION AND SEDIMENT CONTROL

5.1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
5.2. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
5.3. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES
5.4. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MHS AND CBS.
5.5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
5.5. EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED.
5.7. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
5.8. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
5.9. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.

6. MAINTENANCE RECOMMENDATIONS

6.1. WHEN CONSTRUCTION IS FINISHED, REMOVE SEDIMENT AND CONTAMINANTS AND REINSTATE STORMWATER MANAGEMENT FACILITY ACCORDING TO THE DESIGN OUTLINED ON THIS PLAN.
6.2. EROSION CONTROL STRUCTURES TO BE MONITORED AND MAINTAINED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
6.3. OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.

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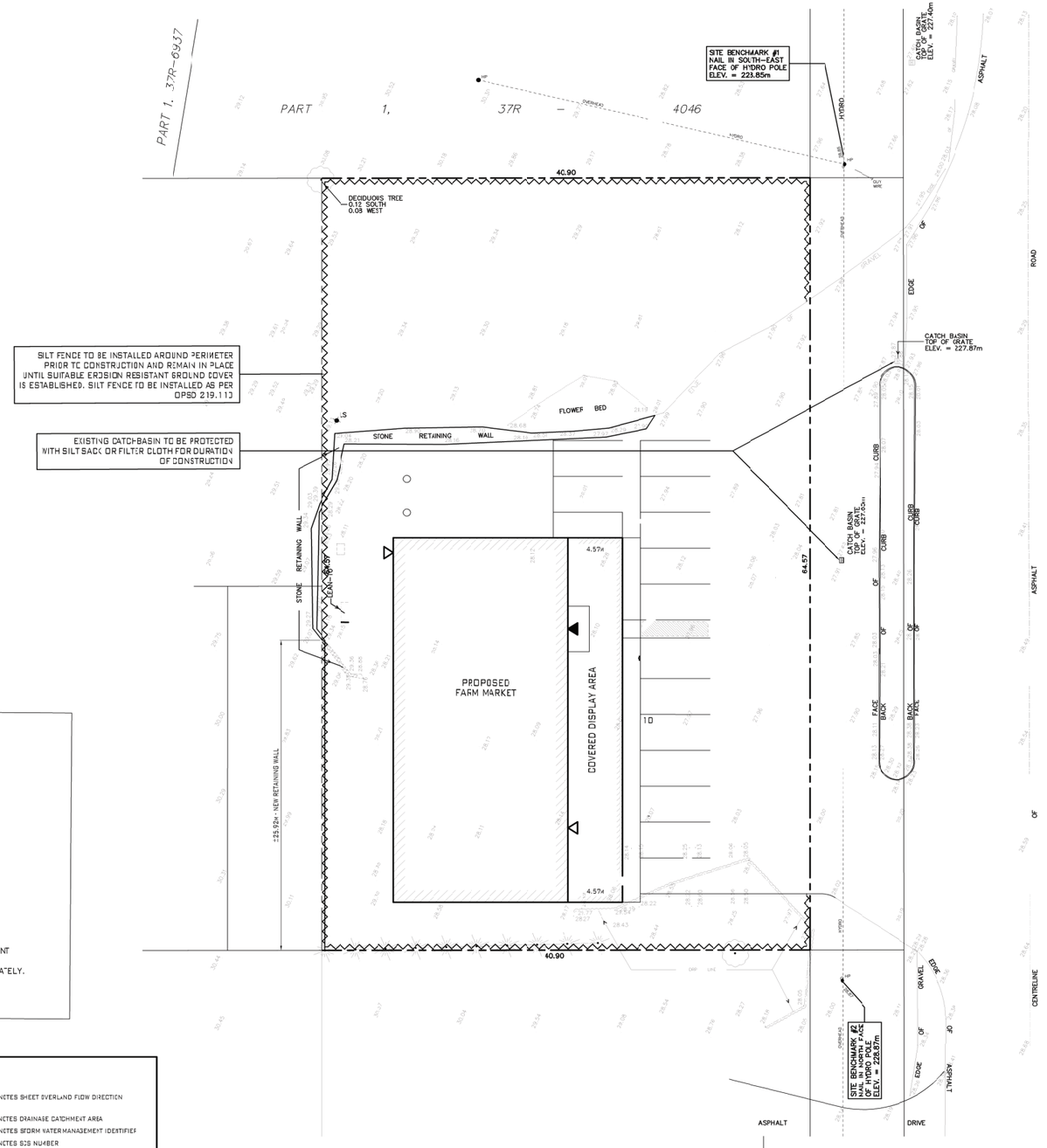

KNOWN AS NORFOLK COUNTY HIGHWAY No. 19
THE KING'S HIGHWAY No. 19
COUNTY ROAD No. 19 (NOVEMBERLY)

ACTUAL NORTH

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ORIGINAL SURVEY COMPLETED BY:

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ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3338 FAX: 519-842-3639
PROJECT: 24-1949-TOPO WOLF HOMES C/O JOHN WOLF - 441 NORFOLK COUNTY HIGHWAY 19, TILLSONBURG

DESIGNED BY:

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M. K. VASANTHA
100751x8
PROVINCE OF ONTARIO
November 25, 2024

DESIGNED FOR:

WOLF HOMES INC.
JOHN & LISA WOLF
TEL: 1-519-403-5251
EMAIL: WOLFHOMES20@GMAIL.COM

D & E FARM MARKET

441 VIENNA ROAD / HIGHWAY 19 S
TILLSONBURG, ONTARIO, N4G 4G9

SEDIMENT & EROSION CONTROL PLAN

SCALE:	1:401
DATE:	NOVEMBER 2024
DRAWING BY:	T. SIRAGUE
DESIGNED BY:	T. SIRAGUE
CHECKED BY:	M. VASANTHA
PROJECT NO:	24-211

DRAWING NO:
300

Appendix C – Septic System Permit Application – Permit Package / Worksheets

Septic System Permit Application
Permit Package / Worksheets

A septic permit is required to install a new septic system, repair or replace any part of the septic system. The daily design flow needs to be 10,000 litres/day or below for the whole site.

Sewage Works is required if the daily design flow exceed 10,000 litres/day for the whole site. An Environmental Compliance Certificate (ECA) is required from the Ministry of Environment, Conservation and Parks (MECP) for a sewage works. Environmental Compliance Approval process can be found online.

Ministry of Environment, Park and Conservation keep well records.

NEW CONSTRUCTION AND FULL SYSTEM REPLACEMENTS

A COMPLETE SEPTIC SYSTEM APPLICATION INCLUDES:

Completed Forms

- ☐ Application to Construct or Demolish
- ☐ Schedule 1: Designers Information signed by system designer.
- ☐ Schedule 2: Septic System Installers Information signed by the applicant.
- ☐ Applicant Authorization Form if applicant is not the property owner.

Required Documents

- ☐ Septic work sheets, plot plan and system cross section.
- ☐ Percolation time ('T' time) from a licensed soil testing agency
- ☐ Building Material Evaluation Commission (BMEC) or CAN/ BNQ "Onsite Residential Wastewater Treatment Technologies" approvals (if applicable)

Fees

- ☐ Septic Permit Fee

BUILDING ADDITIONS, RENOVATIONS AND CONSTRUCTION THAT AFFECT THE SEWAGE DISPOSAL SYSTEM

Renovations to existing buildings may reduce the performance level of the sewage system in the following situations

- The number of bedrooms in a dwelling are increased,
- If the proposed construction exceeds 15% of the gross area of the dwelling unit,
- New plumbing fixtures are added to the dwelling, or
- *If the addition, expansion, alteration or change proposed encroaches on the sewage system or any of its components.*

If any of the above apply, applicants must submit a completed septic application to Norfolk County Building Department for approval to renovate.

D&E FARM MARKET.
441 VIENNA ROAD
HWY 19 TILSONBURG

Community Development Division- Building Department
185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 • 519-426-5870 Ext. 6016

Project Address: 441 VIENNA ROAD

Septic Permit System Summary / Overview

Applicable Law Documents Attached (check all applicable)
- ☐ Conservation Authority Approval
- ☐ Source Water Protection
- ☐ Construction in Hazard Lands
- ☐ Site Plan Approval
- ☐ Minor Variance
- ☐ Grading Plan (raised beds)

Total Number of Bedrooms NA

Total Number of Fixture Units _____

Total Finished Floor Area 401 m² _____ sq.ft

Daily Design Flow (Q) (litre/day) 2460

- ☐ Residential (dwelling)
- ☐ Camp for the Housing of Workers
- ☒ Other occupancy (Identify) STORE

Water Supply:
- ☐ Municipal
- ☐ Dug Well
- ☐ Drilled well
- ☐ Shallow Well Point
- ☐ Other: _____

Type of Native Soil: SAND
- ☐ Soils Analysis attached
- Percolation rate ('T' time): 10
- Depth to water table: _____
- Slope of land in tile bed area 2 %

Type of Imported Fill: _____
- ☐ Soils Analysis attached
- Percolation rate ("t" time): _____

Class of System
- ☐ Class 2 – Greywater
- ☐ Class 4 – Leaching Bed System
- ☐ Class 5 – Holding Tank

System Components (Complete all that apply)
- ☑ Septic tank capacity (L) 9000
- ☑ Pump capacity (L) 855
- ☐ Distribution Box
- ☐ Other (please specify) _____
- ☐ Advance Treatment Unit capacity: (L) _____
- Manufacture and Model _____

Method of Distribution Pipe Detection
- ☑ magnetic means
- ☐ tracer wire (14 gauge TW solid copper light coloured plastic coated)
- ☐ other means (please specify) _____

Complete A, B, C, D, E, or F – Class 4 Systems Only

A. ABSORPTION TRENCH
- ☒ In- ground ☐ Raised
- ☒ Distribution pipe
- ☐ Leaching chambers ☐ Type I ☐ Type II
- Length of pipe 154 m
- ☐ Mantel Required
- Mantel Area _____ m²

B. FILTER BED
- ☐ In- ground ☐ Raised
- Effective Area: _____ m²
- Contact Area: _____ m²
- ☐ Distribution pipe
- ☐ Leaching chambers ☐ Type I ☐ Type II
- ☐ Mantel Required
- Mantel Area _____

C. SHALLOW BURIED TRENCH
- Type: _____
- Length of chamber: _____ m

D. ADVANCE TREATMENT SYSTEM (BMEC & CAN/BNQ)
- ☐ BMEC authorization provided
- ☐ CAN/BNQ authorization provided
- ☐ Service agreement provided
- Mantel area: _____ m²
- Stone layer area: _____ m²
- Sand layer area: _____ m²
- ☐ System specifications provided
- ☐ Manufacturer's installation manual provided

E. TYPE A DISPERSAL BED
- ☐ In- ground ☐ Raised
- Length of pipe _____ m
- Mantel Area _____ m²
- Stone layer area: _____ m²
- Sand layer area: _____ m²

F. TYPE B DISPERSAL BED
- ☐ In- ground ☐ Raised
- Stone layer area _____ m2
- Linear loading rate ☐ 40 L/m ☐ 50 L/m

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	
	4 Bedrooms	2000	
	5 Bedrooms	2500	
		Subtotal (A)	

B) Plus Additional Flow for: **Note:** Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.		Quantity	(Q) Litres	Total
Either	Each bedroom over 5		500	
Or	Floor space for each 10m² over 200m² up to 400m²		100	
	Floor space for each 10m² over 400m² up to 600m²		75	
	Floor space for each 10m² over 600m²		50	
Or	Each Fixture Unit over 20 fixture Units *(Total of Worksheet B - 20 = Quantity)*		50	
			Subtotal (B)	
			Subtotal A+B=Daily Design Flow (Q)	

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?		Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	=	
Bathtub only(with or without shower)	1.5	X	=	
Shower stall	1.5	X	=	
Wash basin / Lavatory (1.5 inch trap)	1.5	X	=	
Water closet (toilet) tank operated	4.0	X	=	
Bidet	1.0	X	=	
Dishwasher	1.0	X	=	
Floor Drain (3 inch trap)	3.0	X	=	
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	=	
Domestic washing machine	1.5	X	=	
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	=	
Other:				
			Total Number of Fixture Units:	

1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.

Worksheet C: Other occupancies types

Camp for the Housing of Workers	Number of Employees	(Q) Litres	Total
Note: building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
		Daily Design Flow (Q)	

Other Occupancy Daily Design Flow Calculation (Q)

To calculate the daily design flow for occupancies, please refer to Ontario Building Code Division B – Part 8 Table 8.2.1.3.B

Establishment	Operator Example: number of seats, per floor area, number of employees/students	Volume Litres	Total
STORE	PER WC	2460	2460
	PER SF SL (401)	2005	
		Daily Design Flow (Q)	2460

Work Sheet D: Septic Tank Size

Minimum septic tank size permitted by the Ontario Building Code is 3600 litres.

Occupancy type	Daily Design Flow (Q)		Minimum tank size (L)
Residential Occupancy house, apartment, camp for housing of workers		x 2 =	
All Other Occupancies	2460	x 3 =	7380

Worksheet E: Leaching Bed Calculations (Class 4)

Part 1: Complete All

Type of leaching bed (select one)

□ A. Absorption trench □ B. Filter Bed □ C. Shallow Buried Trench
□ D. Advance Treatment System □ E. Type A Dispersal Bed □ F. Type B Dispersal Bed

Percolation rate of native soil (T):

Name of licensed testing agency:

□ In ground system □ Raised Bed system	Height raised above original grade (metres)

Mantel (if applicable) □ Imported □ Native Soil
Q/loading rate = _____m2 Configured as: _____ m X _____ m

Part 2: Complete One of A, B, C, D, E, F

□ A. Absorption Trench

Total length of distribution pipe	**Conventional** (Q x T) ÷ 200 = 2460(10) 123 m **Type I leaching chambers** (Q x T) ÷ 200 = _____ m **Type II leaching chambers** (Q x T) ÷ 300 = _____ m **Configured as:** 7 runs of 22 m Total: 154 m

□ B. Filter Bed

Effective Area If Q ≤ 3000 litres per day use Q ÷ 75 If Q > 3000 litres per day use Q ÷ 50 Level II-IV treatment units, use Q ÷ 100 **Distribution Pipe** ***Contact Area = (Q x T) ÷ 850*** **Mantel** (see Part 1)	**Effective area:** _____ (Q) ÷ _____ (75, 50, or 100) = _____ m² Configured as: _____ m x _____ m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m ***Contact Area***: (_____ (Q) X _____ (T)) ÷ 850 = _____ m² _____ m²

□ C. Shallow Buried Trench

Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)
1 < T ≤ 20	Q ÷ 75 metres
20 < T ≤ 50	Q ÷ 50 metres
50 < T < 125	Q ÷ 30 metres

(L) = _____ (Q) ÷ _____ (75, 50, 30) = _____ m
Configured as: _____ runs of _____ m Total: _____ m

□ D. Advance Treatment System

Provided BMEC or CAN/BNQ approval, and manufacturer's system design documentation.

□ E. Type A Dispersal Bed

Stone Layer If Q ≤ 3000 litres per day, use Q ÷ 75 If Q > 3000 litres per day, use Q ÷ 50 **Sand Layer** 1 < T ≤ 15 use (Q x T) ÷ 850 T > 15 use (Q x T) ÷ 400	**Stone Layer** = _____(Q) ÷ _____ (75 or 50) = _____ m² **Sand Layer** = (_____ (Q) x _____ (T)) ÷ (850 or 400) = _____ m²

□ F. Type B Dispersal Bed

Area = (Q X T) ÷ 400 **Linear Loading Rate (LLR)** T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min **Distribution Pipe**	**Area** = (_____(Q) x _____ (T)) ÷ 400 = _____ m2 **Pump chamber capacity** = _____ L **Length (Q ÷ LLR)** = _____ m **Bed configuration** = _____m x _____ m = _____ m2 Number of Beds = _____ Configured as: _____ runs of _____m Total: _____m

Appendix D – Domestic Water Demand

DOMESTIC WATER DEMAND CALCULATIONS

Date:	November 2025
Job Number:	24-221
Client:	D&E Family Farm Market
Contractor:	Wolf Homes Inc. c/o John Wolf
Project Description:	Farm Market Building
Project Address:	441 Vienna Road, Eden, ON N0J 1H0

DEMAND CALCULATION - As per MECP Design Guidelines for Drinking Water Systems

Avg. Day Demand =	7,390	L/day/cap	(3.4.3.)
Avg. Day Demand =	0.0855	L/s/cap	
Min. Hourly Peaking Factor =	N/A		
Max. Day Peaking Factor =	1.5		(3.4.3.)
Max. Hour Peaking Factor =	1.5		(3.4.3.)
Occupancy Load =	N/A		
Number of Bedrooms per Unit =	N/A		
Total Occupancy Load per Unit =	N/A		

	# of Units	Total Population of Property	Avg. Day (L/s)	Min. Hour (L/s)	Max. Hour (L/s)	Max. Day (L/s)
28m3/Ha per day - MECP 3.4.3.	1	N/A	0.0855	N/A	0.1283	0.1283
Total			**0.0855**	**0.0000**	**0.1283**	**0.1283**
				(0.00 L/min)	(7.698 L/min)	(7.698 L/min)

girard ENGINEERING

FIRE FIGHTING FLOW DEMAND CALCULATIONS

Date:	November 2025
Job Number:	24-221
Client:	D&E Family Farm Market
Contractor:	Wolf Homes Inc. c/o John Wolf
Project Description:	Farm Market Building
Project Address:	441 Vienna Road, Eden, ON N0J 1H0

DEMAND CALCULATION - As per OBC 2025 A-3.2.5.7.

Building Classification (OBC 2024 3.1.2.1.):	E	
Type of Construction:	Combustible	
K (OBC 2024 A-3.2.5.7. Table 1):	39	
Building Cross Sectional Area:	99.252	(m2)
Building Length:	30.48	(m)
Building Volume:	3025.20	(m3)
S_{side1} (OBC 2024 A-3.2.5.7. Figure 1):	0.00	(Front)
S_{side2} (OBC 2024 A-3.2.5.7. Figure 1):	0.50	(Left Side)
S_{side3} (OBC 2024 A-3.2.5.7. Figure 1):	0.00	(Right Side)
S_{side4} (OBC 2024 A-3.2.5.7. Figure 1):	0.40	(Rear)
$ST_{ot} = 1.0 + (S_{Side1} + S_{Side2} + S_{Side3} + S_{Side4}) =$	1.90	
if $S_{Tot} \geq 2.0$ then $S_{Tot} =$	1.90	(S_{Tot} need not exceed 2.0)
$Q = K*V*S_{Tot} =$	224167.3911	(L)
Required Supply Fire Flow Rate (OBC 2024 A-3.2.5.7. Table 2):	1800	(L/min)
Required Supply Fire Flow Rate (Municipalities Min. if applicable):		(L/min)
Required Maximum Daily Demand:	7.698	(L/min)
Required Supply Fire Flow Rate + Maximum Daily Demand:	1807.698	(L/min)

Provided Supply Flow Rate - 1 Port:	0	(psi) *	0.00	(L/min) *
Provided Supply Flow Rate - 2 Ports:	0	(psi) *	0.00	(L/min) *
Average Residual Pressure at Hydrant:	0	(psi) *	0	(L/min) *

* - No Hydrant Flow Test available as no Municipal watermain or Hydrants available at this site

Stage 1 Archaeological Background Study

441 Vienna Road
Part of Lot 6, Concession 4 North of Talbot Road East
(Geographic Township of Middleton)
Town of Tillsonburg
Norfolk County, Ontario

Draft Report

Prepared For:
Lisa Wolf
Wolf Homes Inc.

&

Ontario Ministry of Citizenship
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Citizenship, Inclusion and Heritage Division,
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Archaeological License: #P1311 (Alex Cassidy-Neumiller)
MCM PIF#: P1311-0047-2025
Apex Archeology Inc. Project #: **25-58**

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July 14, 2025

APEX ARCHAEOLOGY INC.

CONSULTATION | EVALUATION | PRESERVATION

Executive Summary

Apex Archaeology Inc. (AAI) was contracted by Lisa Wolf & Wolf Homes Inc. to undertake a Stage 1 Archaeological Background Study of 441 Vienna Road, Part of Lot 6, Concession 4 North of Talbot Road East (Geographic Township of Middleton), Town of Tillsonburg, Norfolk County, Ontario. The entirety of the subject property is approximately 0.27 hectares (ha) in size and includes within it a commercial development, which is made up of a former residential building, greenhouses and a semi-circular gravel driveway. The subject property also contains areas of lawn on the northern and western edges. AAI was granted permission to carry out all activities necessary to complete the archaeological background study.

The entirety of the subject property was subject to a desktop Stage 1 Archaeological Background Study on July 14, 2025.

The study area has been identified as a property that exhibits archaeological potential. Consequently, the objectives of the Stage 1 Background Study have been met and, in accordance with the results of this investigation, the following recommendations are made:

1. *The study area exhibits potential for archaeological resources and a Stage 2 Archaeological Property Assessment is recommended;*
2. *No soil disturbances or removal of vegetation shall take place within the study area prior to the* MCM *acceptance of a report into the Provincial Registry of Archaeological Reports that recommends all archaeological concerns for the proposed undertaking have been addressed and no further archaeological investigations are required.*

PROJECT PERSONNEL

PROJECT MANAGER:	Alex Cassidy-Neumiller, M.A. (P1311)
PROJECT ARCHAEOLOGIST:	Alex Cassidy-Neumiller, M.A. (P1311)
LICENSED FIELD DIRECTOR(S):	N/A
FIELD TECHNICIANS:	N/A
REPORT PREPARATION & MAPPING:	Peter Ash Cutajar, B.A. (R1429)

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1.0 PROJECT CONTEXT

1.1 DEVELOPMENT CONTEXT

Apex Archaeology Inc. (AAI) was contracted by Lisa Wolf & Wolf Homes Inc. to undertake a Stage 1 Archaeological Background Study of 441 Vienna Road, Part of Lot 6, Concession 4 North of Talbot Road East (Geographic Township of Middleton), Town of Tillsonburg, Norfolk County, Ontario. The entirety of the subject property is approximately 0.27 hectares (ha) in size and includes within it a commercial development, which is made up of a former residential building, greenhouses and a semi-circular gravel driveway. The subject property also contains areas of lawn on the northern and western edges. AAI was granted permission to carry out all activities necessary to complete the archaeological background study.

The entirety of the subject property was subject to a desktop Stage 1 Archaeological Background Study on July 14, 2025.

The proposed development is an extension to the existing structure on the property. A site plan of the proposed development has been reproduced within this report as Map 4.

1.2 HISTORICAL CONTEXT

Per Section 7.5.7 (1) of the *Standards and Guidelines for Consultant Archaeologist,* this section is meant to describe the past and present land use of the study area, as well as the settlement history and any other relevant land-use information that is gathered through Stage 1 background research (MTC 2011). This section is broken up into two sub-sections: Indigenous Settlement & Land Use, followed by Euro-Canadian Settlement & Land Use.

The subject property is located at 441 Vienna Road, Part of Lot 6, Concession 4 North of Talbot Road East (Geographic Township of Middleton), Town of Tillsonburg, Norfolk County, Ontario. The conditions of the subject property currently consist of a commercial development, which is made up of a former residential building, greenhouses and a semi-circular gravel driveway. The subject property also contains areas of lawn on the northern and western edges.

1.2.1 INDIGENOUS SETTLEMENT & LAND-USE

The subject property is located on the traditional lands of the Anishinaabek, Haudenosaunee, and Attawandaron peoples. This land continues to be home to diverse Indigenous peoples (e.g.,

First Nations, Métis, and Inuit) whom we recognize as contemporary stewards of the land and vital contributors to our society.

Todays' Norfolk County was previously utilized for Indigenous settlement in the past. However, our knowledge of the Indigenous settlement and land use in the area is incomplete. Nevertheless, based on previous archaeological study, it is possible to provide a basic summary of Indigenous settlement in the region and evaluate the potential for the discovery of Indigenous sites within the subject property.

Table 1 illustrates the chronological development of cultures within southern Ontario. This general cultural outline is based on archaeological data and represents a synthesis and summary of research over a long period of time. It is offered here as a general outline to illustrate the relationships of broad cultural groups and time periods.

TABLE 1 PREHISTORIC CHRONOLOGY OF SOUTHERN ONTARIO

Period	Material Culture	Date Range	Attributes
Paleo-Indian			
Early	Gainey, Barnes, Crowfield	9,000 – 8,500B.C.	Big Game Hunters
Late	Hi-Lo, Holcombe, Lanceolate	8,500 – 7,500B.C.	Small Nomadic Groups
Archaic			
Early	Nettling	7,500 – 6,000B.C.	Nomadic Hunters & Gatherers
Middle	Kirk, Stanly, Brewerton, Laurentian	6,000. – 2,000B.C.	Territorial Settlements
Late	Genesee, Lamoka, Crawford Knoll, Innes	2,500B.C. – 500B.C.	Polished & Ground Stone Tools (Small Stemmed)
Woodland			
Early	Meadowood	800 – 400B.C	First Use of Pottery
Middle	Point Peninsula, Saugeen	400B.C. – 800A.D.	Horticulture Develops
Late	Algonkian, Iroquoian	800 – 1,300A.D.	Transition to Agriculture & Villages
	Algonkian, Iroquoian	1,300 – 1,400A.D.	Start of Large Palisaded Villages
	Algonkian, Iroquoian	1,400 – 1,600A.D.	Tribal Variation & Warfare
Historic			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	1,600 – 1,650A.D.	Displacement of Tribes
Late	Six Nations Iroquois, Ojibwa	1,650 – 1,800A.D.	
	Euro-Canadian	1,800A.D. – Present	European Settlement

1.2.2 Euro-Canadian Settlement & Land Use

The County of Norfolk

Norfolk County was established in July 1792. In 1798, the county became part of the London District; it was reduced in size with parts going to the surrounding counties of Oxford, Middlesex and Haldimand. In 1837, Norfolk County was separated from the London District to form the Talbot District with the town of Simcoe as the district town. Talbot District was later abolished (1850) and replaced by Norfolk County (Fothergill 1954).

Being heavily forested, logging was the first major industry in Norfolk County. Agriculture, however, became the most important industry, producing an abundance of wheat, corn and oats through the first half of the 19th century. In the second half of the 19th century, the focus shifted to the growth of tobacco and orchard fruits. Today, Norfolk County is still well-known for its fruit production (Fothergill 1954).

The Township of Middleton

Middleton Township, located in Norfolk County, Ontario, was first opened in 1792. The first settlers arrived following the completion of Talbot Street. The first settlers included Frederick Sovereign, Henry Sovereign, and Joseph Lawson. Who settled in the town of Delhi, originally called Fredericksburg. The name "Delhi" is believed to have been chosen by a postmaster who wished to honor the major city of Delhi, India. (Middleton 1927).

1.2.3 Review of Nineteenth and Twentieth Century Historic Maps

A review of the 1856 *Tremaine Map of the County of Norfolk* (Map 2) indicates that the owner of this lot was Joseph Weeks, but no structures are shown to be within the study area. This map also illustrates a settlement road as adjacent to the study area to the east. This road is the current Vienna Road.

A review of the 1877 *Illustrated Historical Atlas of the County of Norfolk* (Map 3) indicates that the owner of this lot was Joseph Weeks, but no structures are shown to be within the study area. However, one structure is shown to be adjacent to the study area on the southwest. This map also illustrates an unnamed stream channel situated immediately north of the study area and a settlement road is depicted as adjacent to the study area to the east. This road is the current Vienna Road and the stream channel is a unnamed tributary stream of Big Otter Creek. Recent maps no longer show the presence of this stream.

1.2.4 Summary of Historical Context

The brief overview of readily available documentary evidence indicates that the study area is situated within an area that was close to historic transportation routes and in an area well populated during the nineteenth century and therefore has potential for sites relating to early Post-contact settlement in the region. However, it also appears that while the area was moving toward urban development by the fourth quarter of the 19th century, it was still predominantly rural in character and the likelihood of locating significant Post-contact archaeological deposits of cultural heritage value or interest (CHVI) on a very small parcel of the original township lot is not likely. Background research indicates the property has potential for significant archaeological resources of Native origins based on proximity to a natural source of potable water in the past. Although not evident today, there was an unnamed tributary stream of Big Otter Creek depicted on historic atlas maps.

1.3 Archaeological Context

1.3.1 Registered Archaeological Sites

The Ontario Archaeological Sites Database administered by the MCM indicates that there are 8 previously documented sites within 1 kilometre of the subject property. Of these sites, all 8 are pre-contact Indigenous sites. All the archaeological sites within 1km of the subject property are listed in Table 2 below.

Table 2 Registered Archaeological Sites within 1km

Borden #	Site Name	Time Period	Affinity	Site Type
AfHe-81				
AfHe-80				
AfHe-79				
AfHe-78				
AfHe-77				
AfHe-76				
AfHe-75				
AfHe-74				

None of the above noted archaeological sites are situated within 300 metres of the study area. Therefore, they have no impact on determinations of archaeological potential for further

archaeological resources related to Pre-contact activity and occupation with respect to the archaeological assessment of the proposed undertaking.

1.3.2 Previous Archaeological Assessments

Background research indicates that no (0) archaeological assessments have been conducted within 50 metres of the subject property. These assessments are summarized below.

1.3.3 Regional Archaeological Potential Modelling

The study area is situated in an area not yet subject to an archaeological management plan. Nonetheless, the County of Norfolk has developed policies within its Official Plan to identify, conserve, and manage archaeological resources. These policies discourage the disturbance of known archaeological sites and areas of archaeological potential, promoting the mapping of such resources to inform development decisions. (Norfolk County 2023). Additionally, the Official Plan states that the county may begin the process of collaboration with Indigenous communities to prepare an Archaeological Management Plan (AMP) that identifies and maps known archaeological sites and areas of potential, outlining strategies for their conservation. (Norfolk County 2023).

1.3.4 Physiographic Region

The study area is within the Norfolk sand plain; this is a wedge shaped area with a broad, curved base along the shore of Lake Erie and tapers northward to a point at Brantford on the Grand River. The plain declines southward from about 850 feet to the level of Lake Erie (572 feet) or in the west to the top of the shore cliff 100 feet or more above the lake. In good-sized sections of the plain the slope is only a foot or two to the mile, while a noticeable break in the slope occurs five to ten miles from the shore of Lake Erie. The sands and silts of this region were deposited as a delta in glacial Lakes Whittlesey and Warren. The drainage is through small rivers flowing directly to Lake Erie, except in a small area in the north, which is tributary to the Grand River (Chapman and Putnam 1984: 153-156).

1.3.5 Lithic Sources

The closest known chert formation to the study area is the Bois Blanc limestone formation which is located approximately 18 kilometers to the northeast. Bois Blanc chert is a member of the Early Devonian Bois Blanc Formation and occurs in thin beds or nodules located in several areas in the vicinity of Hagersville, Innerkip and Fort Erie Ontario (Eley and von Bitter 1989:29). This material is characterized by a diversity of texture, colour, and composition (Eley and von Bitter

1989:19), ranging from light to dark grey, grey blue, or brown and sometimes exhibit mottling (Eley and von Bitter 1989:19). Types of chert within the Bois Blanc formation include Haldimand, Colbourne, and Saugeen (Armstrong 2018: 64). Bois Blanc and Onondaga cherts share similarities in their colours and since this study relied on macroscopic analysis of lithic materials, there may be an error in representative chert frequencies.

1.3.6 Historic Plaques

There are no relevant plaques associated with the study area, which would suggest an activity or occupation within, or near, the study area that may indicate potential for associated archaeological resources of significant CHVI.

1.3.7 Current Property Conditions

The subject property is approximately 0.27 ha in size. It is bounded on the east by Vienna Road and on the west, north, and south by existing residential development. Based on aerial imagery, the property is made up of a commercial development, which consists of a former residential building, greenhouses and a semi-circular gravel driveway. The subject property also contains areas of lawn on its northern and western edges.

2.0 Property Inspection

2.1 Introduction

A property inspection or field reconnaissance is not required as part of a Stage 1 Background Study unless there is reason to believe that portions of the study area may be excluded from physical assessment on the basis of the conditions of the property or portions thereof and it is desired by the proponent to formally exclude any such areas from a Stage 2 Property Assessment. As this study was undertaken as a desktop assessment, no areas of the study area can be excluded from assessment and a Property Inspection will need to be undertaken concurrently with the Stage 2 Property Assessment.

2.2 Areas of No Archaeological Potential

In accordance with Section 2.1, Standard 2b of the *Standards and Guidelines for Consultant Archaeologists* (2011), areas where existing disturbances are considered to be too deep and/or extensive to warrant further survey do not retain any archaeological potential and, therefore, are not required physical assessment. Based on satellite imagery, the subject property exhibits areas that do not retain archaeological potential. These include a former residential building,

greenhouses and a semi-circular gravel driveway. However, the conditions of the study area will need to be confirmed with a property inspection carried out by a licenced archaeologists concurrently with a Stage 2 Assessment of the study area.

3.0 ANALYSIS AND CONCLUSIONS

3.1 STAGE 1 ANALYSIS AND CONCLUSIONS

3.1.1 CHARACTERISTICS INDICATING ARCHAEOLOGICAL POTENTIAL

Section 1.3.1 of the *Standards and Guidelines for Consultant Archaeologists* specifies the property characteristics that indicate archaeological potential (MTC 2011). Factors that indicate archaeological potential are features of the local landscape and environment that may have attracted people to either occupy the land or to conduct activities within the study area. One or more of these characteristics found to apply to a study area would necessitate a Stage 2 Property Assessment to determine if archaeological resources are present. These characteristics include:

1) Within 300m of Previously Identified Archaeological Sites

2) Within 300m of Primary Water Sources (e.g., lakes, rivers, streams, and creeks)

3) Within 300m of Secondary Water Sources (e.g., intermittent streams and creeks, springs, marshes, and swamps)

4) Within 300 m of Features Indicating Past Water Sources (e.g., glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, and cobble beaches)

5) Within 300m of an Accessible or Inaccessible Shoreline (e.g., high bluffs, swamp, or marsh fields by the edge of a lake, sandbars stretching into marsh)

6) Elevated Topography (e.g., eskers, drumlins, large knolls, and plateaux)
7) Pockets of Well-drained Sandy Soil, especially near areas of heavy soil or rocky ground.

8) Distinctive Land Formations that might have been special or spiritual places, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases. There may be physical indicators of their use, such as burials, structures, offerings, rock paintings or carvings.

9) Resource Areas, including:
    - food or medicinal plants (e.g., migratory routes, spawning areas, and prairie)
    - scarce raw materials (e.g., quartz, copper, ochre or outcrops of chert)
    - resources of importance to early Post-contact industry (e.g., logging, prospecting, and mining)

10) Within 300m of Areas of Early Post-contact Settlement, including:
    - military or pioneer settlement (e.g., pioneer homesteads, isolated cabins, and farmstead complexes)
    - early wharf or dock complexes, pioneer churches and early cemeteries

11) Within 100m of Early Historical Transportation Routes (e.g., trails, passes, roads, railways, portage routes)

12) Heritage Property – A property listed on a municipal register or designated under the Ontario Heritage Act or is a federal, provincial, or municipal historic landmark or site.

13) Documented Historical or Archaeological Sites – property that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations. These are properties which have not necessarily been formally recognized or for which there is additional evidence identifying possible archaeological resources associated with historic properties in addition to the rationale for formal recognition.

The study area is situated within 100m of an early settlement road that appears on the historic atlas maps of 1856 and 1877. This historic road corresponds to the road presently known as Vienna Road which is directly adjacent to the study area on its eastern edge. The historic atlas map of 1877 shows the study area to be within 300m of an unnamed tributary of Big Otter Creek.

3.1.2 Characteristics Indicating Removal of Archaeological Potential

Section 1.3.2 of the Standards and Guidelines for Consultant Archaeologists specifies the property characteristics which indicate no archaeological potential or for which archaeological potential has been removed (MTC 2011). These characteristics include:

1) Quarrying

2) Major Landscaping Involving Grading Below Topsoil

3) Building Footprints

4) Sewage and Infrastructure Development

Base on satellite imagery, the study area is a commercial property which is made up of a former residential building, greenhouses and a semi-circular gravel driveway. However, the conditions of the study area will need to be confirmed with a property inspection carried out by a licenced archaeologists concurrently with a Stage 2 Assessment of the study area.

3.1.3 Summary of Archaeological Potential

Table 3 below summarizes the evaluation criteria of the Ministry of Citizenship and Multiculturalism together with the results of the Stage 1 Background Study for the proposed undertaking. Based on the criteria, the property is deemed to have archaeological potential on the basis of proximity to water and the location of early historic settlement structures and settlement roads adjacent to the study area.

TABLE 3 EVALUATION OF ARCHAEOLOGICAL POTENTIAL

FEATURE OF ARCHAEOLOGICAL POTENTIAL		YES	NO	N/A	COMMENT
1	Known archaeological sites within 300m		**N**		If Yes, potential determined
PHYSICAL FEATURES					
2	Is there water on or near the property?		**N**		If Yes, what kind of water?
2a	Primary water source within 300 m. (lakeshore, river, large creek, etc.)		**N**		If Yes, potential determined
2b	Secondary water source within 300 m. (stream, spring, marsh, swamp, etc.)		**N**		If Yes, potential determined
2c	Past water source within 300 m. (beach ridge, river bed, relic creek, etc.)	**Y**			If Yes, potential determined
2d	Accessible or Inaccessible shoreline within 300 m. (high bluffs, marsh, swamp, sand bar, etc.)		**N**		If Yes, potential determined
3	Elevated topography (knolls, drumlins, eskers, plateaus, etc.)		**N**		If Yes, and Yes for any of 4-9, potential determined
4	Pockets of sandy soil in a clay or rocky area		**N**		If Yes and Yes for any of 3, 5-9, potential determined
5	Distinctive land formations (mounds, caverns, waterfalls, peninsulas, etc.)		**N**		If Yes and Yes for any of 3-4, 6-9, potential determined
HISTORIC/PREHISTORIC USE FEATURES					
6	Associated with food or scarce resource harvest areas (traditional fishing locations, agricultural/berry extraction areas, etc.)		**N**		If Yes, and Yes for any of 3-5, 7-9, potential determined.
7	Early Post-contact settlement area within 300 m.	**Y**			If Yes, and Yes for any of 3-6, 8-9, potential determined
8	Historic Transportation route within 100 m. (historic road, trail, portage, rail corridors, etc.)	**Y**			If Yes, and Yes for any 3-7 or 9, potential determined
9	Contains property designated and/or listed under the Ontario Heritage Act (municipal heritage committee, municipal register, etc.)		**N**		If Yes and, Yes to any of 3-8, potential determined
APPLICATION-SPECIFIC INFORMATION					
10	Local knowledge (local heritage organizations, Pre-contact, etc.)		**N**		If Yes, potential determined
11	Recent disturbance not including agricultural cultivation (post-1960-confirmed extensive and intensive including industrial sites, aggregate areas, etc.)	**Y**			If Yes, no potential or low potential in affected part (s) of the study area.

If **YES** to any of 1, 2a-c, or 10 Archaeological Potential is **confirmed**
If **YES** to 2 or more of 3-9, Archaeological Potential is **confirmed**
If **YES** to 11 or No to 1-10 Low Archaeological Potential is **confirmed** for at least a portion of the study area.

4.0 RECOMMENDATIONS

4.1 STAGE 1 RECOMMENDATIONS

The study area has been identified as a property that exhibits archaeological potential. Consequently, the objectives of the Stage 1 Background Study have been met and, in accordance with the results of this investigation, the following recommendations are made:

1. *The study area exhibits potential for archaeological resources and a Stage 2 Archaeological Property Assessment is recommended;*
2. *No soil disturbances or removal of vegetation shall take place within the study area prior to the MCM acceptance of a report into the Provincial Registry of Archaeological Reports that recommends all archaeological concerns for the proposed undertaking have been addressed and no further archaeological investigations are required.*

5.0 ADVICE ON COMPLIANCE WITH LEGISLATION

While not part of the archaeological record, this report must include the following standard advisory statements for the benefit of the proponent and the approval authority in the land use planning and development process:

a. *This report is submitted to the Minister of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c. 0.18. The report is reviewed to ensure that it complies with the standards and guidelines issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Citizenship and Multiculturalism, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.*

b. *It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the Ontario Heritage Act.*

c. *Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.*

d. *The Cemeteries Act, R.S.O. 1990, c. C.4 and the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.*

e. *Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the Ontario Heritage Act and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence.*

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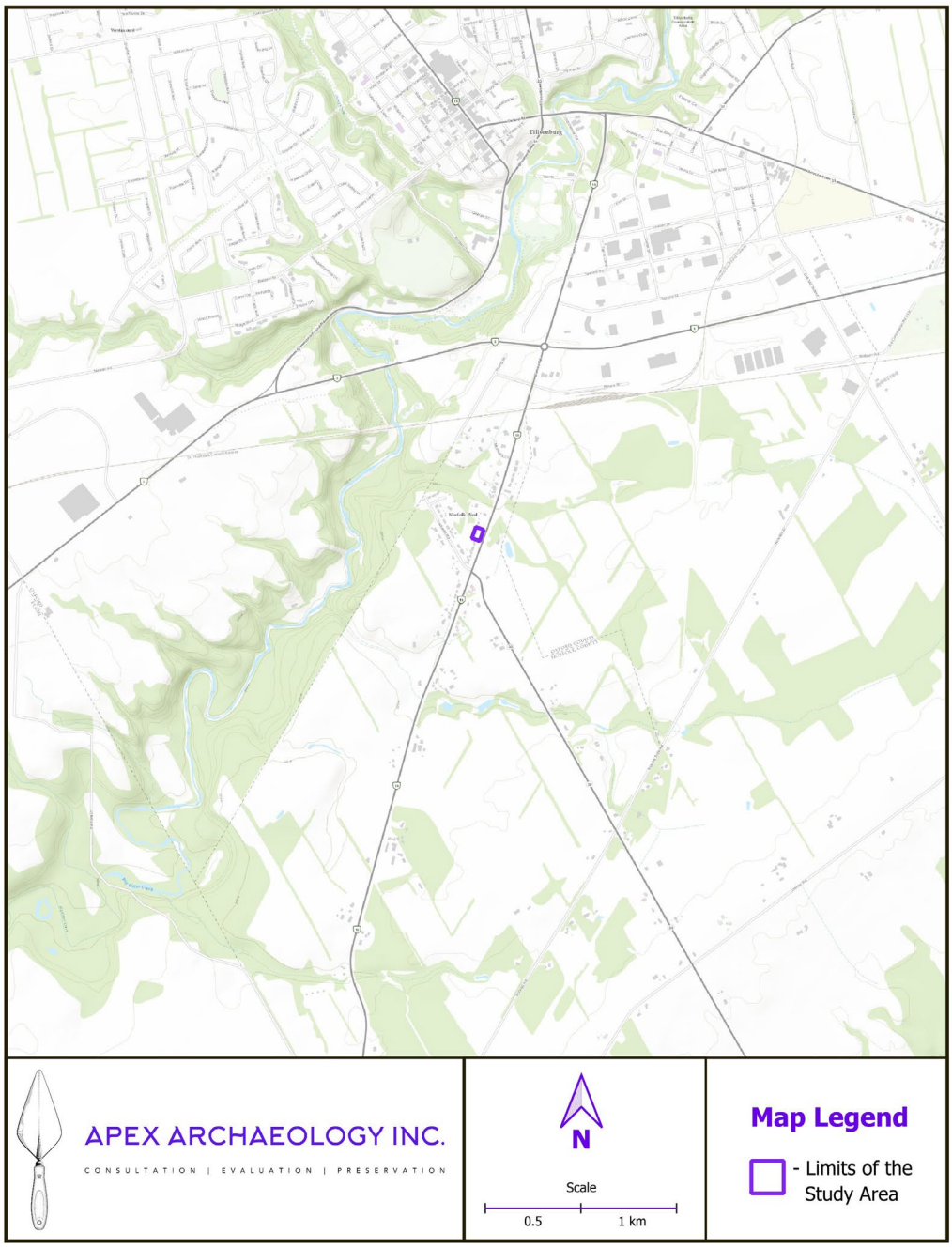
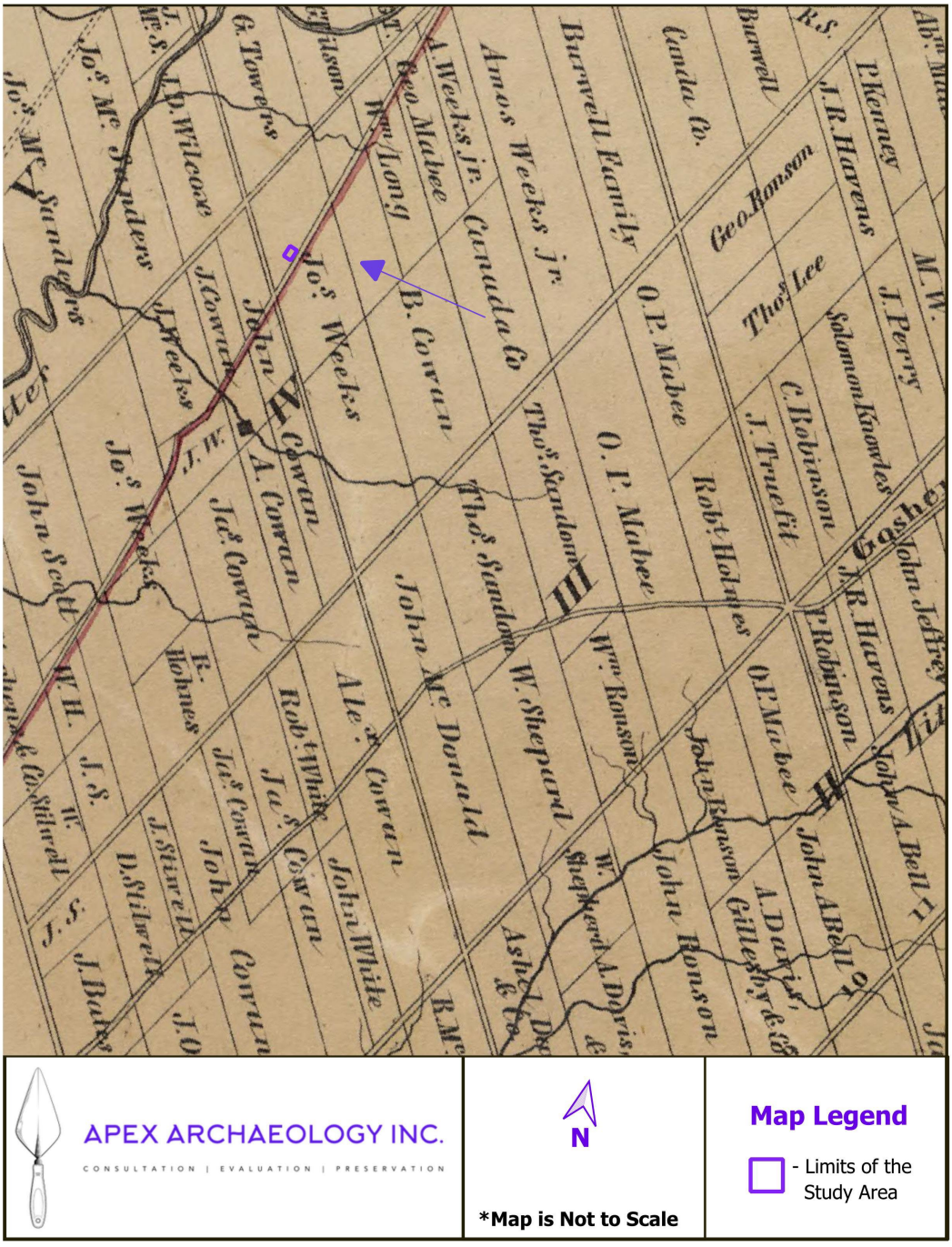
MAPS

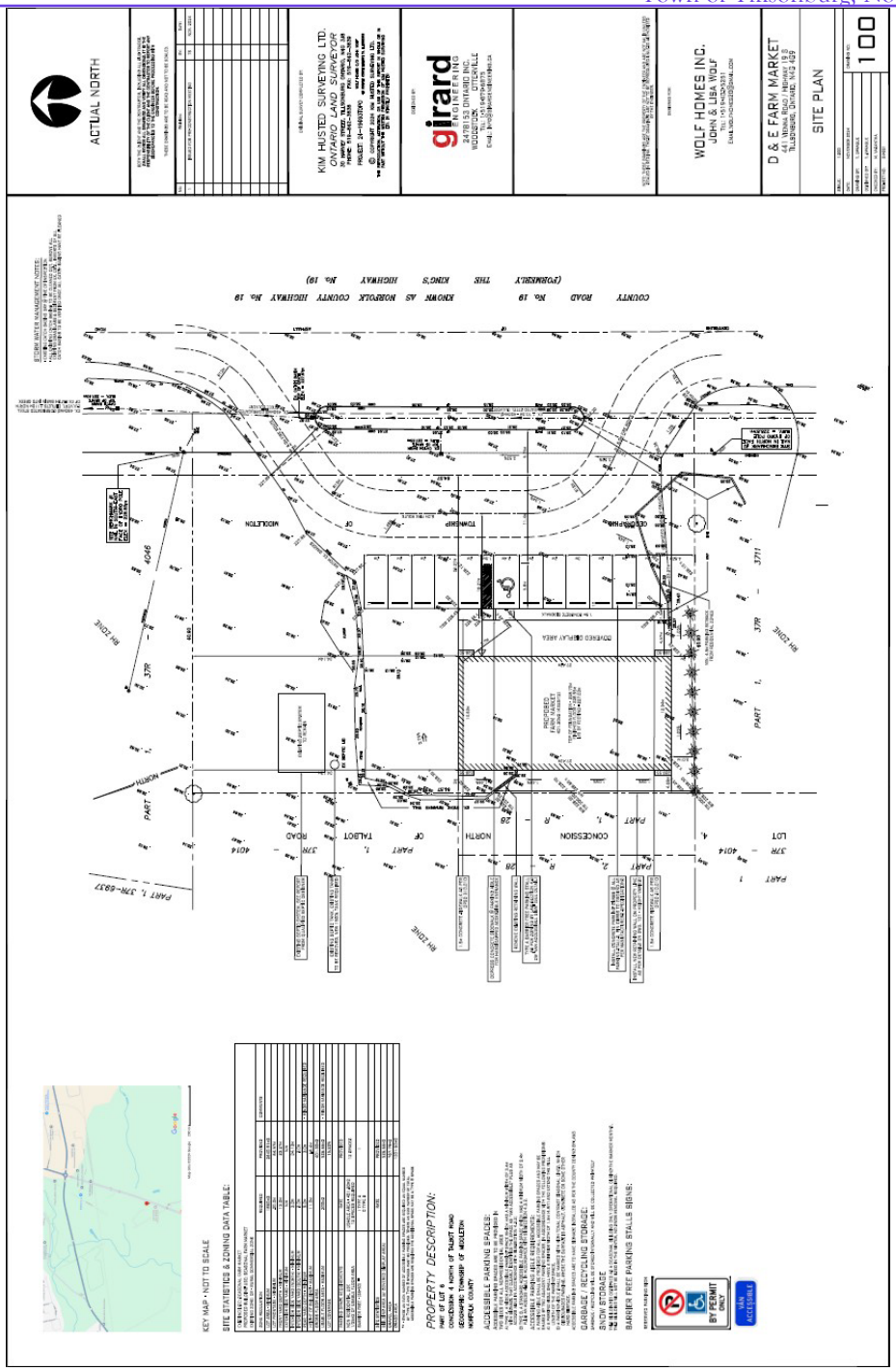


MAP 1 LOCATION OF THE STUDY AREA (ESRI 2019)

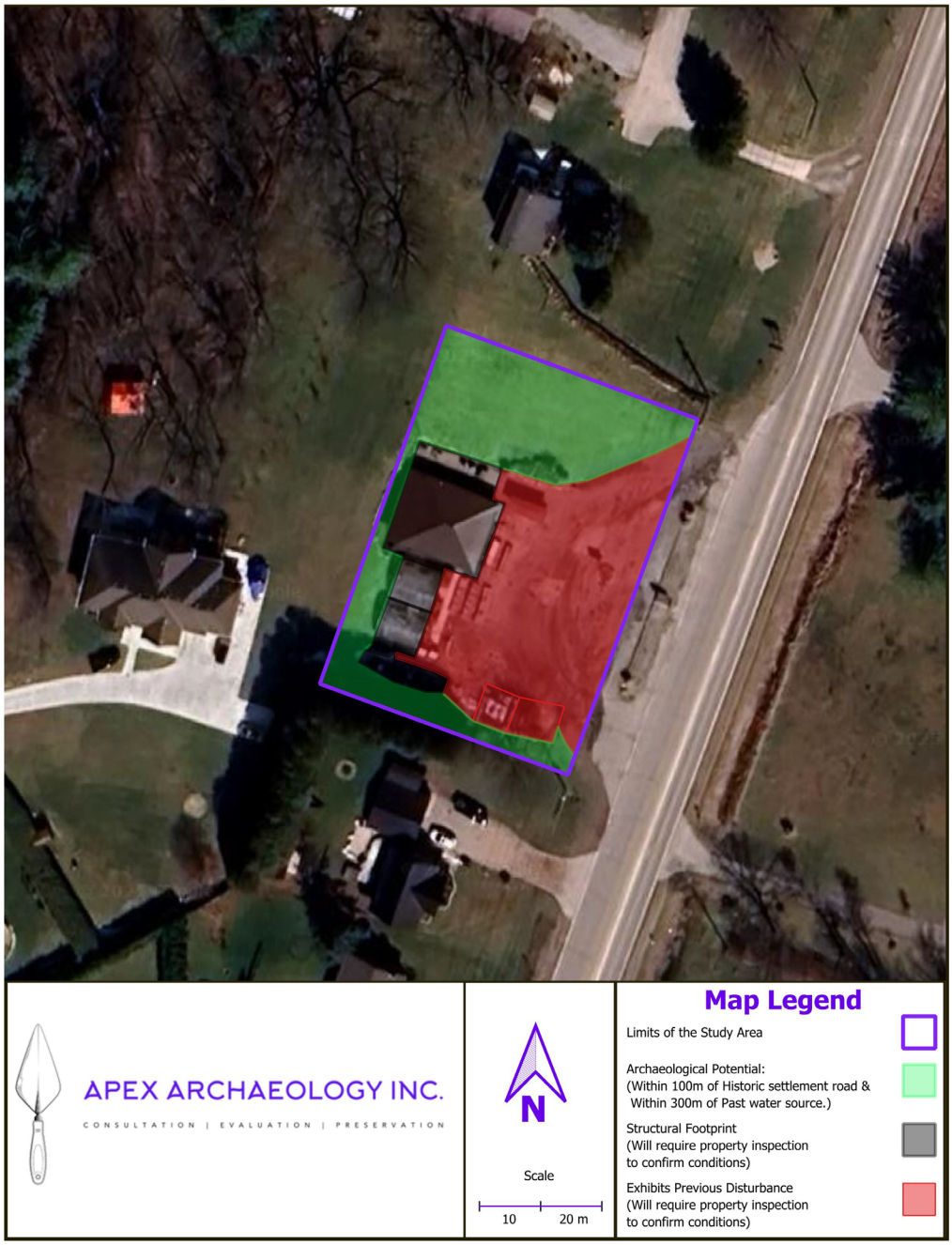


MAP 2 FACSIMILE SEGMENT OF TREMAINE'S MAP OF THE COUNTY OF NORFOLK (TREMAINE 1856)

MAP 3 FACSIMILE SEGMENT OF THE HISTORIC ATLAS MAP OF THE TOWNSHIP OF MIDDLETON (H.R. PAGE & CO. 1877)



MAP 4 SITE PLAN (GIRARD ENGINEERING 2024)



MAP 5 AERIAL PHOTO OF THE STUDY AREA (GOOGLE EARTH 2016)