

REQUIRED INFORMATION

Development Name D and E Family Farm Market
 Property Legal Description Part of Lot 6 Conc 4 North of Talbot Rd Geographic Township of Middleton
 Existing and Proposed Street Names 441 Highway 19
 Site Plan Number **SPPL** _____
 Roll Number **3310** 541010118000000
 PIN Number 501460023

For Residential – Unit Type and Number

Single Detached _____
 Semi-Detached _____
 Duplex _____
 Triplex _____
 Fourplex _____
 Street Townhouse _____
 Stacked Townhouse _____
 Apartment _____
 Affordable _____
 Accessible _____
 Rental _____

Transfer Easements – Block Number and Purpose _____

Transfer – Block Number and Purpose _____

Geotechnical Report prepared for Lands	☒ YES	☐ NO	☐ UNKNOWN
Lands are Within the Source Water Protection Area	☐ YES	☒ NO	☐ UNKNOWN
Lands Contain any Contaminated or Impacted Soil	☐ YES	☒ NO	☐ UNKNOWN
Lands Contain any Natural Watercourse	☐ YES	☒ NO	☐ UNKNOWN
Lands Contain any Wetlands	☐ YES	☒ NO	☐ UNKNOWN
Lands Contain any Archaeological Sites	☐ YES	☒ NO	☐ UNKNOWN
Lands Contain an Existing Well and or Septic Field	☒ YES	☐ NO	☐ UNKNOWN
Species at Risk Branch MECP Screening	☐ YES	☒ NO	☐ UNKNOWN
Lands Contain any Endangered Species	☐ YES	☒ NO	☐ UNKNOWN

OWNER

OWNER NAME (PIN) Dave and Eva Teichroeb
CONTACT NAME Dave Teichroeb
ADDRESS WITH POSTAL CODE 715 North Rd Langton ON N0E 1G0
PHONE NUMBER (519) 909-0224 EMAIL evat2009@live.ca

AGENT

NAME AND CONTACT Wolf Homes Inc
ADDRESS WITH POSTAL CODE 2047 West Quarter Line Rd Langton ON N0E 1G0
PHONE NUMBER (519) 403-5251 EMAIL wolfhomes20@gmail.com

ENGINEER

NAME AND CONTACT Girard Engineering
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SURVEYOR

NAME AND CONTACT Kim Husted Surveying Ltd/ J.D Barnes
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LAWYER / SOLICITOR

NAME AND CONTACT Doyle Prendergast Law Office
ADDRESS WITH POSTAL CODE 10 Sydenham St E Aylmer ON N5H 1L2
PHONE NUMBER (519) 773-3105 EMAIL _____

INSURANCE PROVIDER

NAME AND CONTACT Verhegghe Insurance
ADDRESS WITH POSTAL CODE 19 Queen St Langton ON N0E 1G0
PHONE NUMBER (519) 875-3331 EMAIL _____

FINANCIAL INSTITUTION

NAME AND CONTACT RBC Royal Bank
ADDRESS WITH POSTAL CODE 121 Broadway St Tillsonburg N4G 3P7
PHONE NUMBER (519) 842-7321 EMAIL _____

MORTGAGEE (IF APPLICABLE)

NAME AND CONTACT N/A
ADDRESS WITH POSTAL CODE _____
PHONE NUMBER _____ EMAIL _____

CONTACT FOR FURTHER INFORMATION AND QUESTIONS

Annette Helmig, Agreement and Development Coordinator, Agreement Services
Norfolk County, Community and Development Services Division, Planning and Realty Department
12 Gilbertson Drive, Simcoe Ontario, N3Y 5L6 annette.helmig@norfolkcounty.ca

SPECIES AT RISK SCREENING

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

TRANSFERS, EASEMENTS AND POSTPONEMENT OF INTEREST

The owner acknowledges and agrees that it is their solicitor's responsibility, on behalf of the owner, for the registration of all transfer(s) of land to the County, free and clear of any charges or encumbrances, and/or transfer(s) of easement in favour of the County and/or utilities at no cost to the County. In addition, the owner further acknowledges and agrees that it is their solicitor's responsibility, on behalf of the owner, for the registration of postponements of any charges to the County's agreement.

INSURANCE CERTIFICATES

Prior to the execution of the development agreement, the owner shall, at their expense, obtain and keep in force, during the term of this development agreement, commercial general liability insurance coverage satisfactory to the County. The owner further agrees and authorizes the County to discuss with their insurance provider the specific insurance requirements of the County for agreement purposes only. In addition, the County will require any professionals hired such as an engineer, surveyor or architect to carry professional liability insurance to provide coverage for acts, errors and omissions arising from their professional services performed.

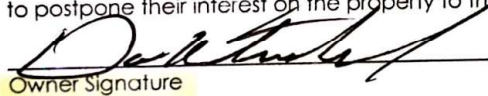
OWNER'S AUTHORIZATION

I/We _____ am/are the registered owner(s) of the lands that is the subject of this development agreement.

I/We authorize our agent Wolf Homes Inc to provide information on my/our behalf and to provide any of my/our personal information necessary for the preparation and registration of this agreement. Moreover, this shall be your good and sufficient authorization for so doing.

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

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


Owner Signature

May 19-2026
Date

APPLICATION AND FEES

To start your agreement, please apply to our **CityView Portal** <https://permits.norfolkcounty.ca/CityViewPortal/>. Don't forget to fill out, sign and upload the first three pages of this document as part of a complete application. Your user fees can be paid online through the portal. A payment slip will be provided to you identifying the user fees that will be applicable to your development. If paying by credit card, please contact ServiceNorfolk at 226-667-3655 extension 0 or you can visit ServiceNorfolk customer service desk at the County Administration Building at 50 Colborne Street South in Simcoe. The doors on Talbot Street South will be open for customers to enter during business hours Monday to Friday from 8:30 am to 4:30 pm. There is also a service counter at 12 Gilbertson Drive in Simcoe with the ability to accept your payment. If you pay by cheque, make it payable to the Corporation of Norfolk County and reference your agreement number beginning with AGNPL. You may also make payment by mail or courier to the contact above. If you anticipate registration within four weeks please provide your fees as a certified cheque.

FREEDOM OF INFORMATION AND PRIVACY ACT

The information submitted on this form is collected under the authority of the Freedom of Information and Protection of Privacy Act (FIPPA) and Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) for Norfolk County employees to use for the purpose of preparing and registering a development agreement. Questions about the collection of personal information through this form may be directed to the Agreement Administrator or Information and Privacy Coordinator, Corporation of Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3.

FUNCTIONAL SERVICING REPORT

FOR

D & E FAMILY FARM MARKET

441 VIENNA ROAD
EDEN, ON N0J 1H0

SUBMITTED: NOVEMBER 25, 2025

(REVISED: JUNE 29, 2026)

BY



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

JOB NUMBER: 24-221

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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 2,640.71m² (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.

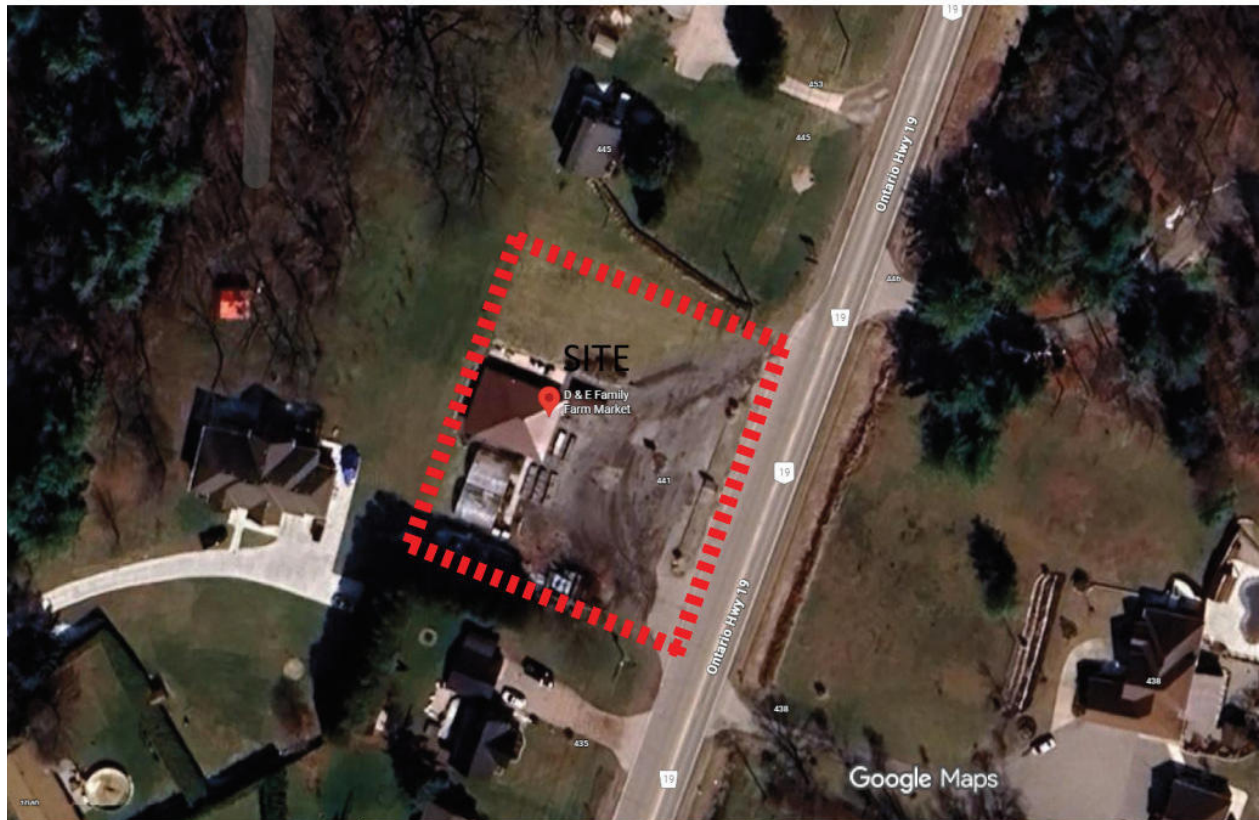


Figure 1. Site location (Source: Google Maps)

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 and a new greenhouse 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 445.92m² 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 28m³/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 $2,640.71\text{m}^2$ or 0.2641Ha . The pre-development impervious surface area (building roof area / concrete area of which $C=0.95$) is equal to 512.39m^2 , semi-impervious surface area (gravel area of which $C=0.70$) is equal to 1054.99m^2 , and the open green space area (grass area of which $C=0.15$) is equal to $1,073.33\text{m}^2$. 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 two catchment areas, Area 201 & Area 202, as a Post Developed Site. Drainage Area 201 has an area of $2,325.23\text{m}^2$ or 0.2325Ha . The Area 201 post-development impervious surface area (building roof area / asphalt area / concrete area of which $C=0.95$) is equal to $1,161.22\text{m}^2$ and the open green space area (grass area of which $C=0.15$) is equal to $1,164.01\text{m}^2$. The post-development coefficient of the majority of this site is therefore calculated to be $C=0.55$. Drainage Area 202 has an area of 315.48m^2 or 0.0315Ha . The Area 202 post-development impervious surface area (building roof area of which $C=0.95$) is

equal to 315.48m^2 . The post-development coefficient of this portion of the site is therefore calculated to be $C=0.95$. It is proposed that the site drainage will remain as is, aside from some minor re-grading at the rear of the buildings to direct run-off around the sides of the buildings towards the front and a stone filled infiltration gallery to hold the run-off from the rear half of the roof of the new farm market building, 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 largely not been considered for this development as the majority of the forward draining hard surface area of the property is increasing only slightly in turn is causing a very small amount more run-off than the pre-developed site. The exception being, the run-off from the rear half of the roof of the new farm market building which naturally drains towards the rear of the site. The quantity control of the run-off generated by Area 202 will be achieved through infiltration by way of an underground storage area which is discussed below.

The following Design Standards were referenced during the design of the underground storage area:

- The Corporation of Norfolk County Design Criteria – April 2012; and

- Ministry of the Environment, Stormwater Management Planning and Design Manual, 2003

The IDF curve parameters for the site were obtained from Section 7.8.02. of The Corporation of Norfolk County Design Criteria – April 2012. The IDF curve numbers below in Table 2, were used to generate the rainfall data within this report:

Table 2. IDF Curve Parameters for Norfolk County

Return Period (Years)	a	b	c
100	801.041	1.501	0.657

To determine post-development peak run off volume discharge, the hydrologic modeling software MIDUSS was used. A summary of the peak flow is presented in Table 3 and the detailed MIDUSS model results have been submitted as Appendix E of this report.

Table 3. Summary of Post-Development Peak Run-off

Return Period (Years)	Total Runoff Volume Post – Development (m ³)	Required Volume to attenuate (m ³) including safety factor of 1.25
100	22.38	27.98

It should be noted that the results of this Storm Water Management analysis for the proposed lot has been based on the following criteria:

- Drainage Area 202 has an area of 315.48m² with its total footprint being hard surface area
- the infiltration gallery has been sized to take on run-off from the rear half of the roof area of the proposed farm market building only (defined as drainage area 202 on drawing sheet 201)
- the infiltration gallery has not been sized to take on run-off from any portion outside of drainage area 202 (all defined as drainage area 201 on drawing sheet 201) as this run-off is directed to the road right of way and ultimately the Municipal infrastructure.

Since the volume to attenuate the 100 year return storm is the highest storm for runoff, it was this volume that was used to design the new underground storm retention area. The percolation rate of 10min/cm was obtained from the septic design permit package and worksheets in Appendix C of this report and shall be considered when completing the design of the underground storm retention area. It is proposed to install a stone filled infiltration gallery to achieve the required storage volume prior to its infiltration into the surrounding ground. The proposed stone gallery at the rear of the lot is shown on drawing sheet 201. When using a stone filled infiltration gallery, the void space within stone galleries shall be considered at 30 percent. Therefore, the stone gallery volume that is required to be provided to accommodate the actual post development run-off volume of 22.38m³ is 74.60m³. A volume of 93.50m³ is being provided to accommodate the actual post development run-off volume of 22.38m³ plus a safety factor of 1.25 to prevent overloading. This will require a gallery that is 1.75m in width x

30.48m in length x 1.80m deep that is set 2.125m off the rear face of the proposed farm market building and 2.125m off the rear property line.

An article authored by CONTECH Engineered Solutions (as Sourced: Cashatt, J.C. (2020), Viability of Stone Void Space in Underground Detention/Retention Systems, Proceedings of EWRI 2020, Henderson, NV, American Society of Civil Engineers) on the examination of stone void space has been also been submitted as part of Appendix E of this report. The article indicates that a 40 percent void space is considered average but only has a reliability factor of 60%. The article further states that in order to achieve a 96% reliability in stone voids, a 36 percent stone void storage should be considered. As 30 percent stone void storage was considered when designing this infiltration gallery, and according to the chart provided within the article, a 99% or better reliability would be achieved.

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 little 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



11/24/2025, 2:50:04 PM

Zones 1-Z-2014



Special Provisions



Land Parcels



Zone

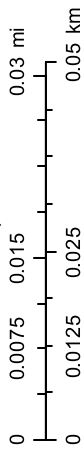
Civic Address

Zone with Holding Provision

Lakeshore Erosion Prone Areas

Plan Lines

1:1,000



Norfolk GIS

Appendix B – Detailed Design Drawings

OWNERS:

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

SEASONAL FARM MARKET

DRAWING LIST:

- 100 - SITE PLAN
200 - PRE-DEVELOPMENT PLAN
201 - GRADING PLAN
300 - SEDIMENT & EROSION CONTROL PLAN
A3 - BUILDING ELEVATIONS

DESIGNED BY:

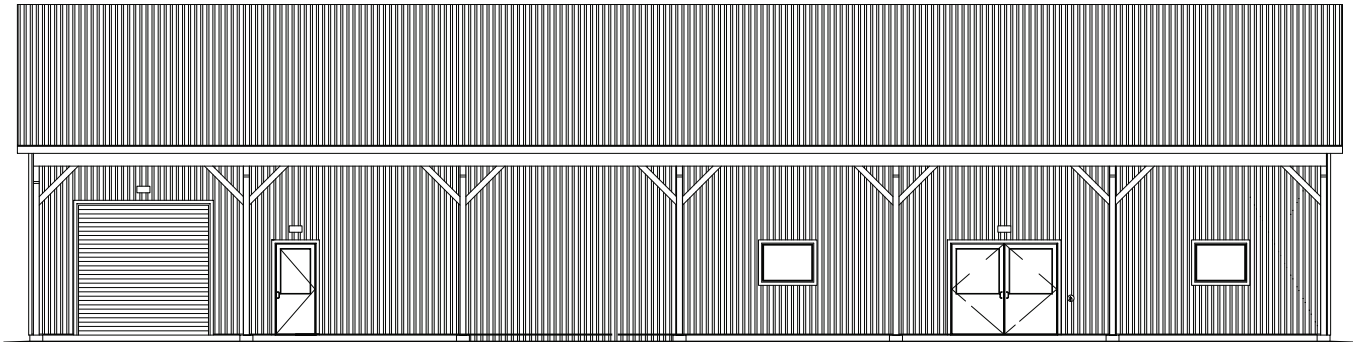
girard
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EMAIL: INFO@GIRARDENGINEERING.CA

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



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 SERVING 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 BUILDINGS 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 HANDED 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 SWH 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 SERVISING 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 MTD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 1.17. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND 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 C&S.
- 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.

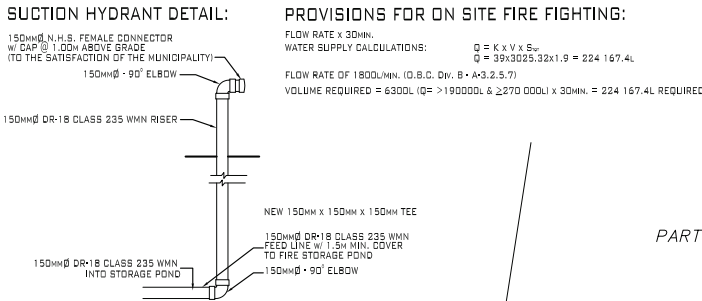
APPROVED BY:



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ISSUED FOR:

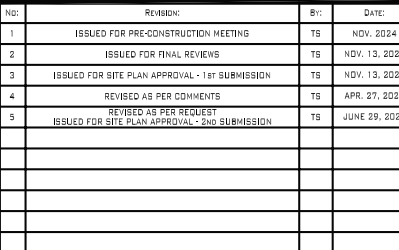
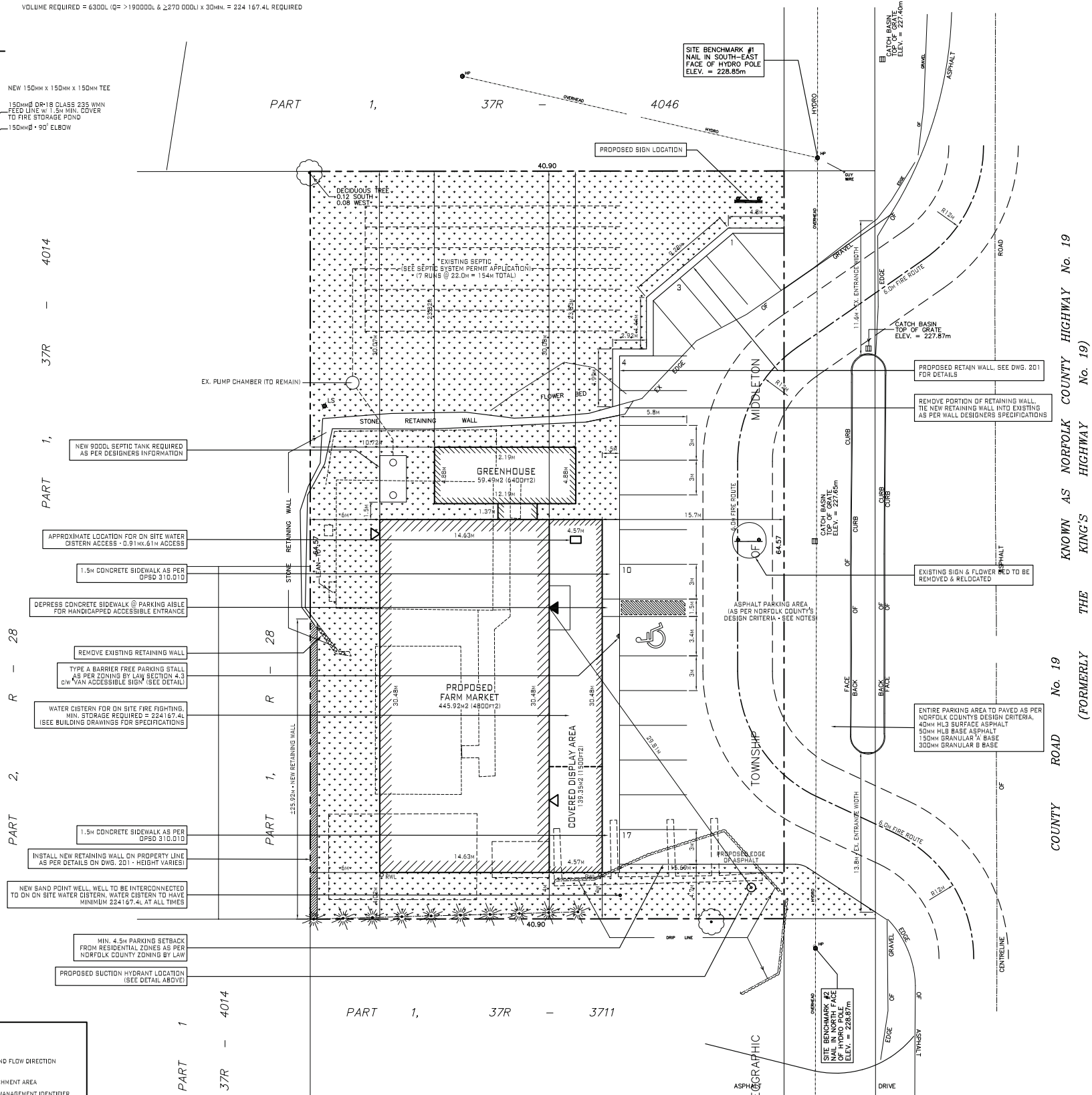
SITE PLAN APPROVAL -
2ND SUBMISSION
JUNE 29, 2026



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	1850sq2	2640.91sq2	
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	6.5m	* MINOR VARIANCE REQUIRED
HEIGHT OF BUILDING - MAXIMUM	11.0m	25.4m	
GROSS FLOOR AREA		445.92sq2	
USABLE FLOOR AREA - MAXIMUM	200sq2	585.22sq2	* MINOR VARIANCE REQUIRED
LOT COVERAGE		22.16%	
PARKING SPACE REQUIREMENTS	RATE	PROVIDED	
NON RESIDENTIAL USE	USABLE AREA - 431.71sq2	17 SPACES	
1/3sq2 OF USABLE FLOOR AREA	13 SPACES REQUIRED		
BARRIER FREE - (25%SD) **	1 TYPE A 0 TYPE B	1	
SITE STATISTICS	RATE	PROVIDED	
BUILDING AREA		644.71sq2	
W/ COVERED DISPLAY AREA & GREENHOUSE/			
ASPHALT AREA		723.60sq2	
GRASS AREA		1274.57sq2	

228.35

	• DENOTES SHEET OVERLAND FLOW DIRECTION
	• DENOTES DRAINAGE CATCHMENT AREA
	• DENOTES STORM WATER MANAGEMENT IDENTIFIER
	• DENOTES SCG NUMBER
	• DENOTES DRAINAGE CATCHMENT AREA IN HA
	• DENOTES SEGMENT CONTROL FENCE
	• DENOTES TRAFFIC FLOW DIRECTION
	• DENOTES ROOF WATER LEADER LOCATIONS (ALL ROOF WATER LEADERS ARE TO DISCHARGE ONTO SPLASH PAD)





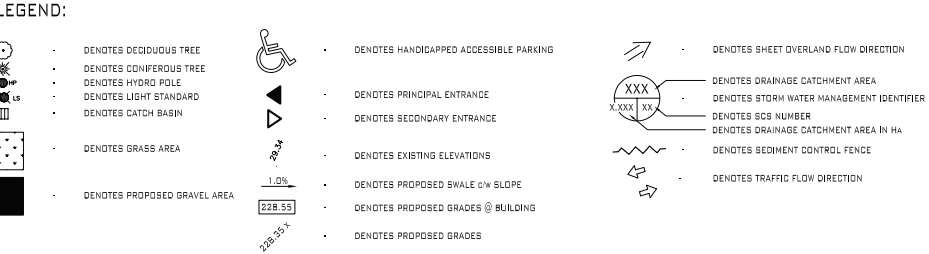
TOPOGRAPHIC SURVEY

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 24-19493
- (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
- ADJ. 200.00m TO ELEVATIONS SHOWN HEREIN TO OBTAIN GEODETIC DATUM
- ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CORD 1928 VERTICAL DATUM, GEOID MODEL HT2_2010v70
- (3) - THIS TOPOGRAPHIC SURVEY WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 1ST DAY OF AUGUST, 2024



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.

ORIGINAL SURVEY COMPLETED BY:

KIM HUSTED SURVEYING LTD.

ONTARIO LAND SURVEYOR

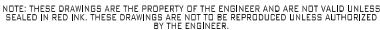
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 24-19493TOP0 WOLF HOMES C/O JOHN WOLF
441 NORFOLK COUNTY HIGHWAY 19, TILSONBURG

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PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING
LTD. IS STRICTLY PROHIBITED

DESIGNED BY:

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



DESIGNED FOR

WOLF HOMES INC.

JOHN & LISA WOLF

TEL: 1-519-403-5251

EMAIL:WOLFHOMES20@GMAIL.COM

D & F FARM MARKET

441 VIENNA ROAD
TILLSONBURG, ONTARIO, N4G 4G9

PRE-DEVELOPMENT PLAN

SCALE: 1:400

DATE: NOVEMBER 2024

DRAWING BY: T. SPRAGUE

DESIGNED BY: T. SPRAGUE

CHECKED BY: M. VASANTH

DRAWING NO.

2011

2000



THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED

ORIGINAL SURVEY COMPLETED BY _____

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DESIGNED BY:



Professional Engineer
M. K. VASANTHAN
100175148
June 29, 2026
Province of Ontario

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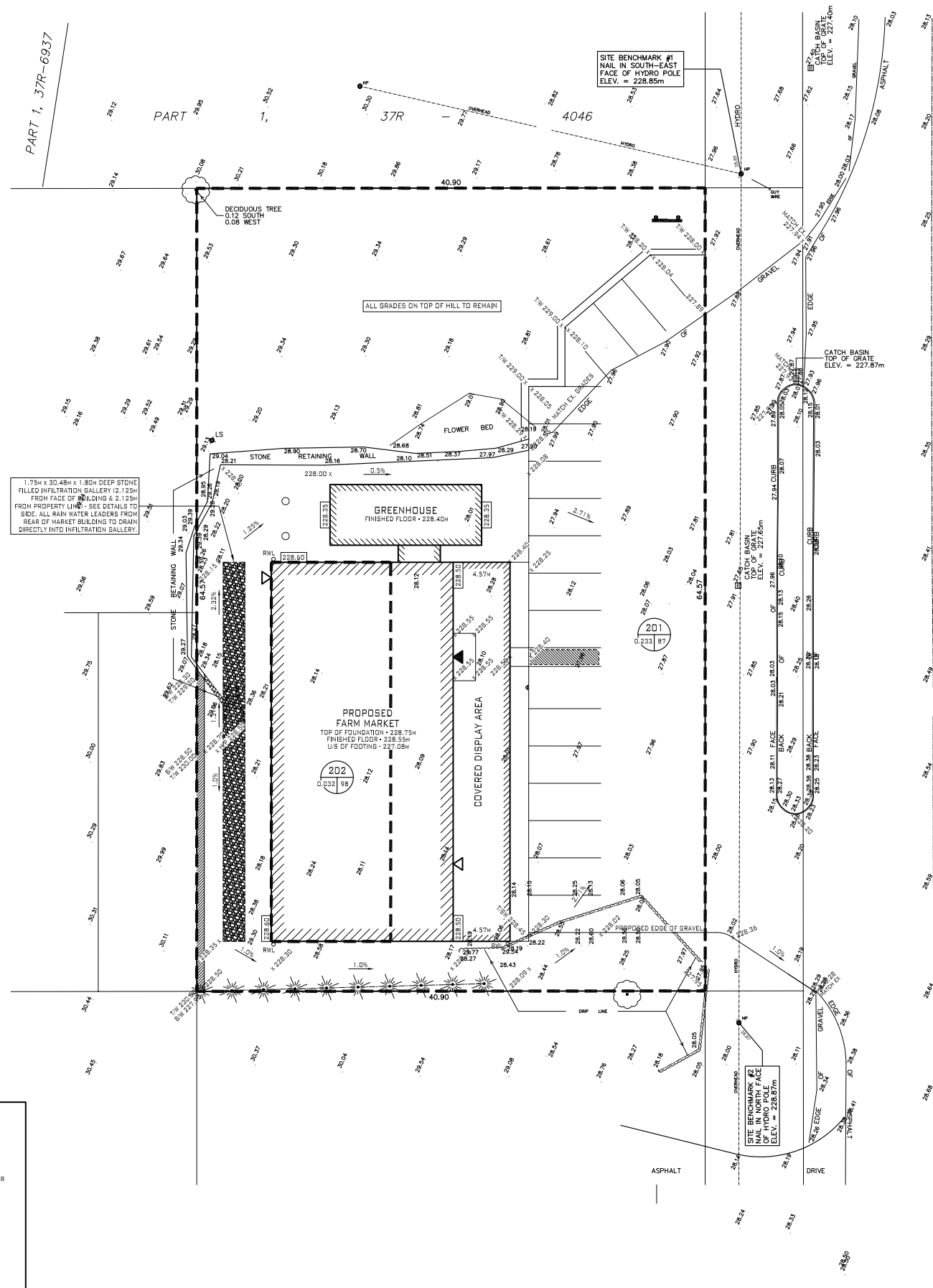
TEL: 1-519-403-5251
EMAIL: WOLFHOMES20@GMAIL.COM

GRADING PLAN

201



- | | | | | | |
|---|--------------------------------|---|--|---|---|
|  | - DENOTES DECIDUOUS TREE |  | - DENOTES HANDICAPPED ACCESSIBLE PARKING |  | - DENOTES SHEET OVERLAND FLOW DIRECTION |
|  | - DENOTES CONIFEROUS TREE |  | - DENOTES HYDRO POLE |  | - DENOTES DRAINAGE CATCHMENT AREA |
|  | - DENOTES LIGHT STANDARD |  | - DENOTES PRINCIPAL ENTRANCE |  | - DENOTES STORM WATER MANAGEMENT IDENTIFIER |
|  | - DENOTES CATCH BASIN |  | - DENOTES SECONDARY ENTRANCE |  | - DENOTES SCS NUMBER |
|  | - DENOTES GRASS AREA |  | - DENOTES EXISTING ELEVATIONS |  | - DENOTES DRAINAGE CATCHMENT AREA IN HA |
|  | - DENOTES PROPOSED GRAVEL AREA |  | - DENOTES PROPOSED SWALE ON SLOPE |  | - DENOTES SEDIMENT CONTROL FENCE |
| | |  | - DENOTES PROPOSED GRADES @ BUILDING |  | - DENOTES TRAFFIC FLOW DIRECTION |
| | |  | - DENOTES PROPOSED GRADES | | |



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 10m ² over 200m ² up to 400m ²	100	
	Floor space for each 10m ² over 400m ² up to 600m ²	75	
	Floor space for each 10m ² over 600m ²	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 W/C	2460	2460
	PER SF 5.2 (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 $(Q \times T) \div 200 = \underline{2460(10)} \quad \underline{123} \text{ m}$
 Type I leaching chambers $(Q \times T) \div 200 = \underline{\hspace{2cm}} \text{ m}$
 Type II leaching chambers $(Q \times T) \div 300 = \underline{\hspace{2cm}} \text{ m}$
 Configured as: 7 runs of 22 m Total: 154 m

☐ B. Filter Bed

Effective Area

If $Q \leq 3000$ litres per day use $Q \div 75$

If $Q > 3000$ litres per day use $Q \div 50$

Level II-IV treatment units,
use $Q \div 100$

Distribution Pipe

Contact Area = $(Q \times T) \div 850$

Mantel (see Part 1)

Effective area: _____ (Q) $\div$ _____ (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)) $\div$ 850 = _____ m²

☐ C. Shallow Buried Trench

Percolation time
(T) of soil in
minutes:

Length of
distribution pipe
(metres)

$1 < T \leq 20$

$Q \div 75$ metres

$20 < T \leq 50$

$Q \div 50$ metres

$50 < T < 125$

$Q \div 30$ metres

(L) = _____ (Q) $\div$ _____ (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 $Q \leq 3000$ litres per day, use $Q \div 75$

If $Q > 3000$ litres per day, use $Q \div 50$

Sand Layer

$1 < T \leq 15$ use $(Q \times T) \div 850$

$T > 15$ use $(Q \times T) \div 400$

Stone Layer = _____ (Q) $\div$ _____ (75 or 50) = _____ m²

Sand Layer = (_____ (Q) x _____ (T)) $\div$ (850 or 400) = _____ m²

☐ F. Type B Dispersal Bed

Area = $(Q \times T) \div 400$

Linear Loading Rate (LLR)

$T < 24$ minutes, use 50 L/min

If $T \geq 24$ minutes, use 40 L/min

Area = (_____ (Q) x _____ (T)) $\div$ 400 = _____ m²

Pump chamber capacity = _____ L

Length $(Q \div \text{LLR}) = \underline{\hspace{2cm}} \text{ m}$

Bed configuration = _____ m x _____ m = _____ m²

Number of Beds = _____

Distribution Pipe

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)



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	(m ²)
Building Length:	30.48	(m)
Building Volume:	3025.20	(m ³)
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

Appendix E – Storm Water Quantity Control

```

"          MIDUSS Output ----->"
"          MIDUSS version                      Version 2.25  rev. 473"
"          MIDUSS created                      Sunday, February 7, 2010"
"          10  Units used:                      ie METRIC"
"          Job folder:                        C:\Users\Cathy\Desktop"
"          Output filename:                    202 100 Year Post.out"
"          Licensee name:                      Drew Fallowfield"
"          Company                            "
"          Date & Time last used:              6/30/2026 at 8:32:37 AM"
" 31      TIME PARAMETERS"
"          5.000  Time Step"
"          180.000 Max. Storm length"
"          1500.000 Max. Hydrograph"
" 32      STORM Chicago storm"
"          1  Chicago storm"
"          801.041 Coefficient A"
"          1.501  Constant B"
"          0.657  Exponent C"
"          0.400  Fraction R"
"          180.000 Duration"
"          1.000  Time step multiplier"
"          Maximum intensity                234.168  mm/hr"
"          Total depth                      78.830  mm"
"          6  100hyd  Hydrograph extension used in this file"
" 33      CATCHMENT 202"
"          1  Triangular SCS"
"          1  Equal length"
"          1  SCS method"
"          202  202 - 100Yr Post"
"          100.000 % Impervious"
"          0.032  Total Area"
"          10.350 Flow length"
"          2.000  Overland Slope"
"          0.000  Pervious Area"
"          10.350 Pervious length"
"          2.000  Pervious slope"
"          0.032  Impervious Area"
"          10.350 Impervious length"
"          2.000  Impervious slope"
"          0.250  Pervious Manning 'n'"
"          75.000 Pervious SCS Curve No."
"          0.000  Pervious Runoff coefficient"
"          0.100  Pervious Ia/S coefficient"
"          8.467  Pervious Initial abstraction"
"          0.015  Impervious Manning 'n'"
"          98.000 Impervious SCS Curve No."
"          0.898  Impervious Runoff coefficient"
"          0.100  Impervious Ia/S coefficient"
"          0.518  Impervious Initial abstraction"
"          0.017  0.000  0.000  0.000 c.m/sec"

```

"	Catchment 202	Pervious	Impervious	Total Area	"
"	Surface Area	0.000	0.032	0.032	hectare"
"	Time of concentration	6.508	0.840	0.840	minutes"
"	Time to Centroid	0.000	89.632	89.632	minutes"
"	Rainfall depth	78.830	78.830	78.830	mm"
"	Rainfall volume	0.00	24.91	24.91	c.m"
"	Rainfall losses	78.830	8.014	8.014	mm"
"	Runoff depth	0.000	70.816	70.816	mm"
"	Runoff volume	0.00	22.38	22.38	c.m"
"	Runoff coefficient	0.000	0.898	0.898	"
"	Maximum flow	0.000	0.017	0.017	c.m/sec"
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"	0.017	0.017	0.000	0.000"	
" 38	START/RE-START TOTALS 202"				
"	3 Runoff Totals on EXIT"				
"	Total Catchment area		0.032	hectare"	
"	Total Impervious area		0.032	hectare"	
"	Total % impervious		100.000"		
" 19	EXIT"				



DESIGN CENTER



REQUEST PRICING



Examining Stone Void Space Part 1: Is 40% a Reliable Number?

By: **Robert Chapman**

🕒 September-14-2020

Is 40% Void Space Accurate? What Engineers Should Know About Stone Storage

Stormwater detention systems often include a large portion of the storage capacity of the backfill material. Depending on the underground structure design and size, allocated storage

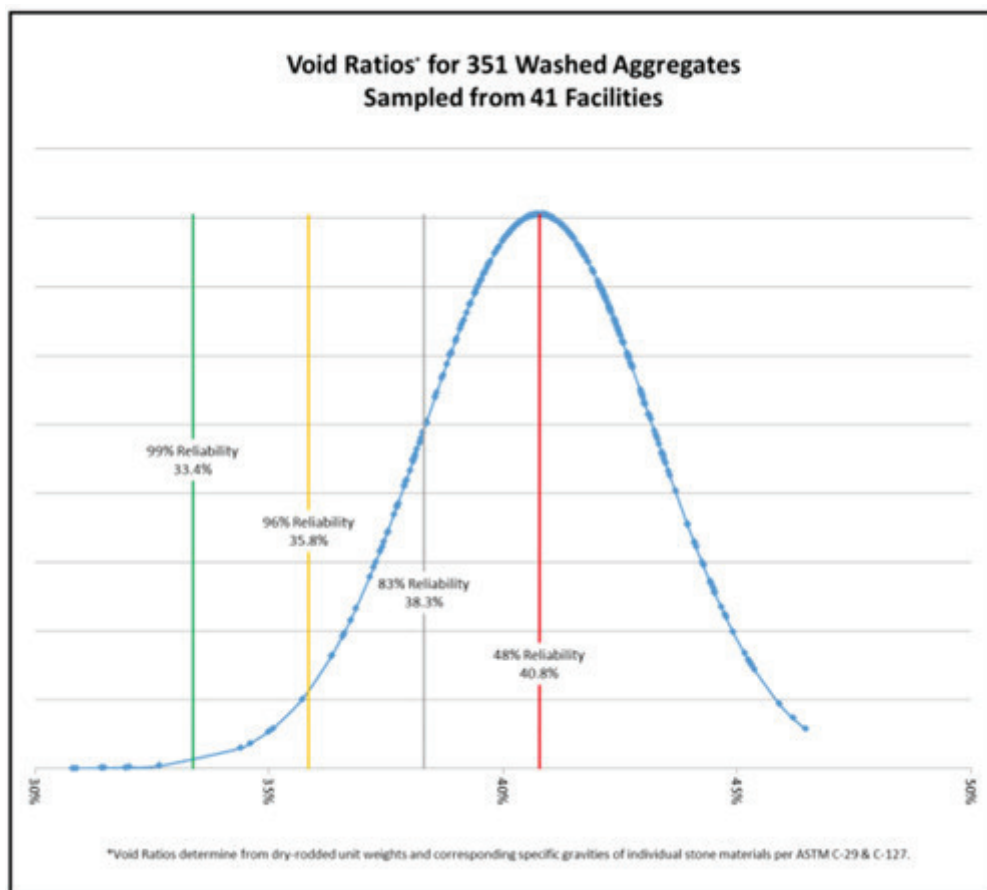
Ask me anything...



within the stone voids can vary between 25-60% of the overall storage for the project. The generally accepted number has been 40% stone void space. However, there have been few national studies to prove the 40% void space is reliable. Engineers need to ask if this number is indeed accurate, and if not, what is the implication on designs?

A recent study¹ with 300+ washed aggregates from 41 facilities within the United States sought to address the 40% assumption. The findings were surprising:

- 40% void space is an average, not a given truth. It is an average communicated based on very few studies. In fact, it's only about 60% reliable.
- The same aggregates were found to have variation throughout various geographies within the same quarry company.
- To obtain a 96% reliability in stone voids, 36% stone void storage should be considered in the design.



Compounding this issue is that stone void space will most often decline over time. One reason for this is that on-site erosion & insufficient sediment controls can lead to sediment buildup and can compromise a design before site stabilization even occurs. If you have ever been to a construction site, you know what I mean. Unfortunately, improper erosion and sediment controls at a construction site are not uncommon, and one month without proper erosion and sediment management during construction can do more damage than years of



paved surface, and can present a compounding downstream flooding risk each year with long term accumulation.

It's important to remember that there is no going back when it comes to the occlusion of stone voids; once they are filled, the storage capacity is permanently lost. Therefore, the end goal for engineers should be to minimize the reliance on stone voids for storage, and by doing so, you maintain as much of the storage design as possible, reducing downstream concerns. How do you do that? We'll address that in our next post.

1 Source: Cashatt, J.C. (2020), Viability of Stone Void Space in Underground Detention/Retention Systems, Proceedings of EWRI 2020, Henderson, NV, American Society of Civil Engineers.

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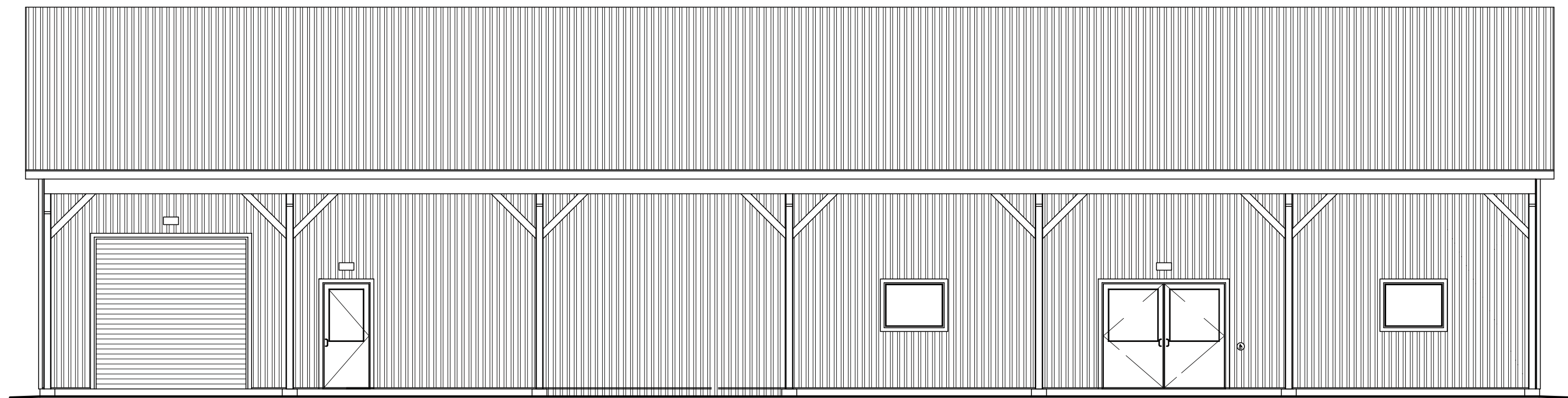
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3. EROSION AND SEDIMENT CONTROL CONTINUED

- 1.6. 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 MTD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 1.7. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVER-GROUND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH 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.
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 - 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 TRAVEL 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 GRAVEL SURFACED.
 - 2.6. DUST CONTROL MEASURES TO BE IMPLEMENTED TO REDUCE AND CONTROL DUST WITHIN THE WORK AREA.
3. EROSION AND SEDIMENT CONTROL
 - 3.1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN GOOD CONDITIONS UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
 - 3.2. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA BEING GROWING, EXCAVATED OR DEMOLITION COMMENCING.
 - 3.3. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT 1.5 TO 2.5 METERS FROM ALL PROPERTY LINES.
 - 3.4. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY HWS AND CBS.
 - 3.5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES.
 - 3.6. CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL STRUCTURES.
 - 3.7. 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 FENCE.
 - 3.8. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
 - 3.9. CONTRACTOR TO PLAN 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. ENGINEERS REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.

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SITE PLAN APPROVAL - 2ND SUBMISSION JUNE 29, 2026

200



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JOHN & LISA WOLF

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D & E FARM MARKET
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GRADING PLAN

DATE: NOVEMBER 2024

DRAWING BY: T. SPRAGUE

DESIGNED BY: T. SPRAGUE

CHECKED BY: M. VASANTH

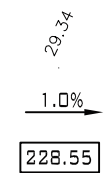
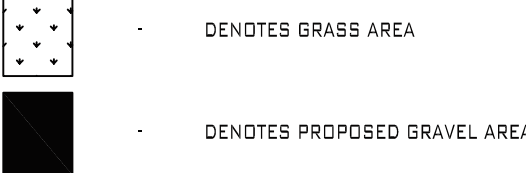
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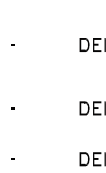
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LEGEND:



* DENOTES HANDICAPPED ACCESSIBLE PARKING



 DENOTES SHEET OVERLAND FLOW DIRECTION

XXX DENOTES DRAINAGE CATCHMENT AREA

Y YYY XX DENOTES STORM WATER MANAGEMENT IDENTIFIER

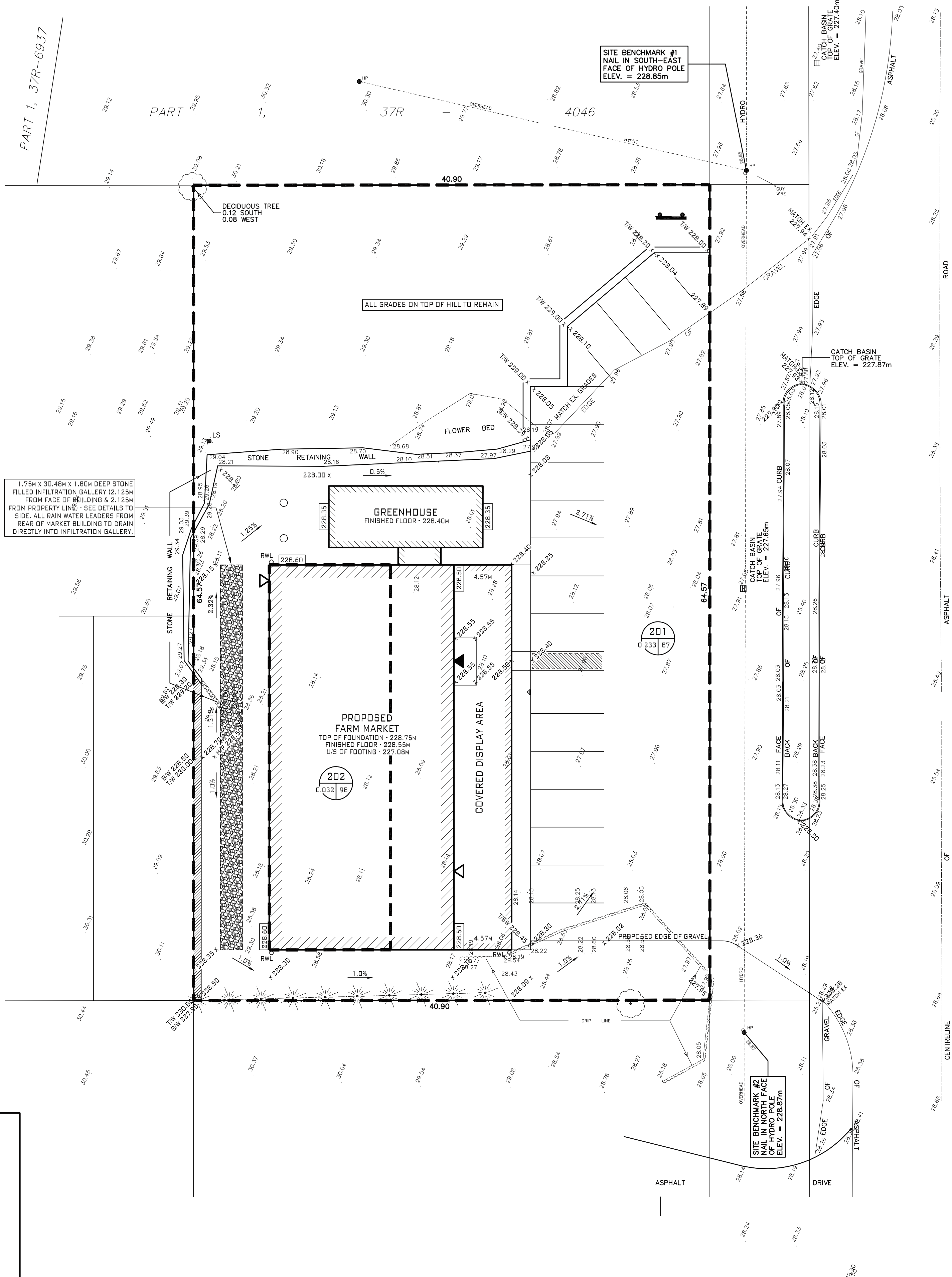
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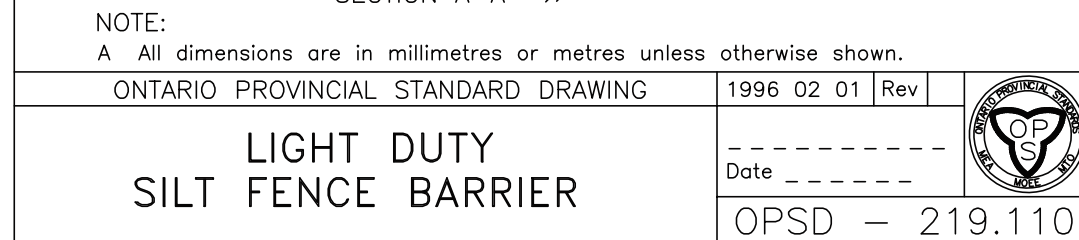
— DENOTES DRAINAGE CATCHMENT AREA IN HA

 DENDEX SEDIMENT CONTROL FENCE

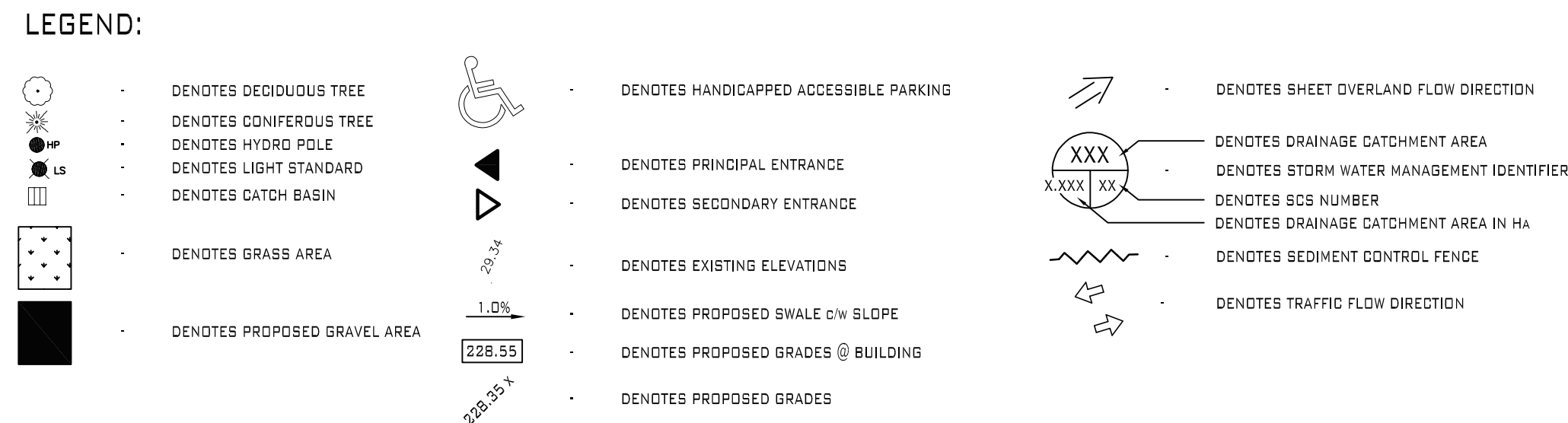
• DENOTES TRAFFIC FLOW DIRECTION







- 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.



ACTUAL NORTH

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[illegible]

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441 NORFOLK COUNTY HIGHWAY 13, TILLSONBURG
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D & E FARM MARKET
441 VIENNA ROAD
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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	

OWNERS:

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

SEASONAL FARM MARKET

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A3 - BUILDING ELEVATIONS

DESIGNED BY:

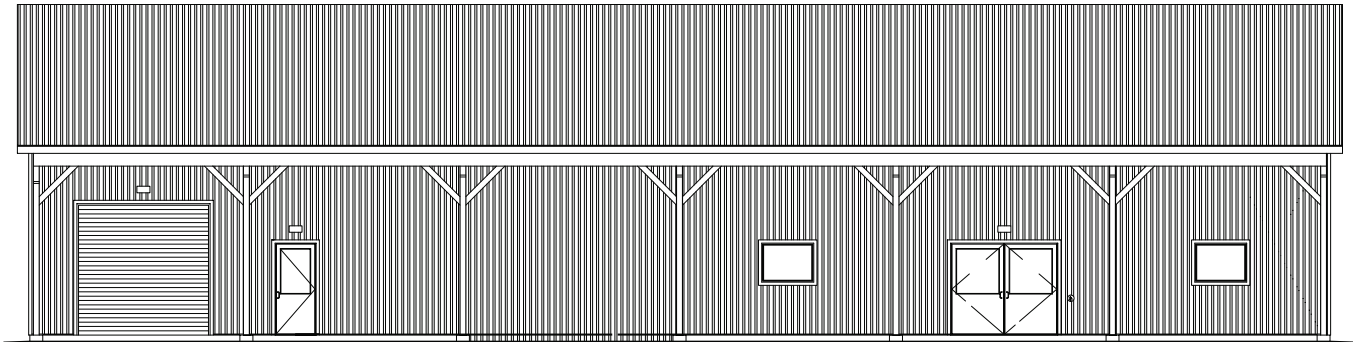
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MUNICIPALITY:

NORFOLK COUNTY
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PHONE: (519) 426-5870

CONSTRUCTED BY:

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



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 SERVING 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 BUILDINGS 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 HANDED 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 SWH 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 SERVISING 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 MTD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
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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 C&S.
- 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.
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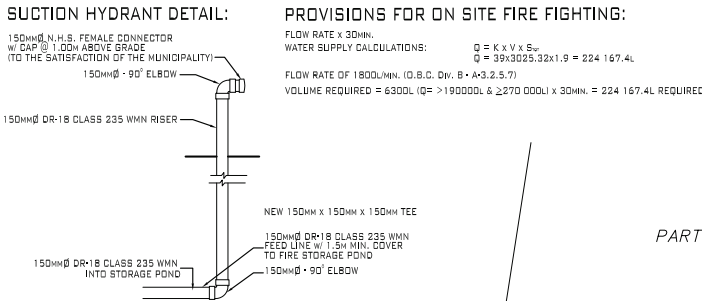
APPROVED BY:



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ISSUED FOR:

SITE PLAN APPROVAL -
2ND SUBMISSION
JUNE 29, 2026



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	1850sq2	2640.91sq2	
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	6.5m	* MINOR VARIANCE REQUIRED
HEIGHT OF BUILDING - MAXIMUM	11.0m	25.4m	
GROSS FLOOR AREA		445.92sq2	
USABLE FLOOR AREA - MAXIMUM	200sq2	585.22sq2	* MINOR VARIANCE REQUIRED
LOT COVERAGE		22.16%	
PARKING SPACE REQUIREMENTS	RATE	PROVIDED	
NON RESIDENTIAL USE	USABLE AREA - 431.71sq2	17 SPACES	
1/3sq2 OF USABLE FLOOR AREA	13 SPACES REQUIRED		
BARRIER FREE - (25%SD) **	1 TYPE A 0 TYPE B	1	
SITE STATISTICS	RATE	PROVIDED	
BUILDING AREA		644.71sq2	
W/ COVERED DISPLAY AREA & GREENHOUSE/			
ASPHALT AREA		723.60sq2	
GRASS AREA		1274.57sq2	

ACCESSIBLE

	• DENOTES HANDICAPPED ACCESSIBLE PARKING
	• DENOTES PRINCIPAL ENTRANCE
	• DENOTES SECONDARY ENTRANCE
	• DENOTES EXISTING ELEVATIONS
	• DENOTES PROPOSED SWALE c/w SLOPE
	• DENOTES PROPOSED GRADES @ BUILDING
	• DENOTES PROPOSED GRADES

	• DENOTES SHEET OVERLAND FLOW DIRECTION
	• DENOTES DRAINAGE CATCHMENT AREA
	• DENOTES STORM WATER MANAGEMENT IDENTIFIER
	• DENOTES SCG NUMBER
	• DENOTES DRAINAGE CATCHMENT AREA IN HA
	• DENOTES SEDIMENT CONTROL FENCE
	• DENOTES TRAFFIC FLOW DIRECTION
	• DENOTES ROOF WATER LEADER LOCATIONS (ALL ROOF WATER LEADERS ARE TO DISCHARGE ONTO SPLASH PAD)

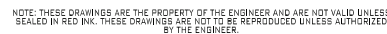


THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

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



EMAIL:WOLFHOMES20@GMAIL.COM

441 VIENNA ROAD
NORFOLK, 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	



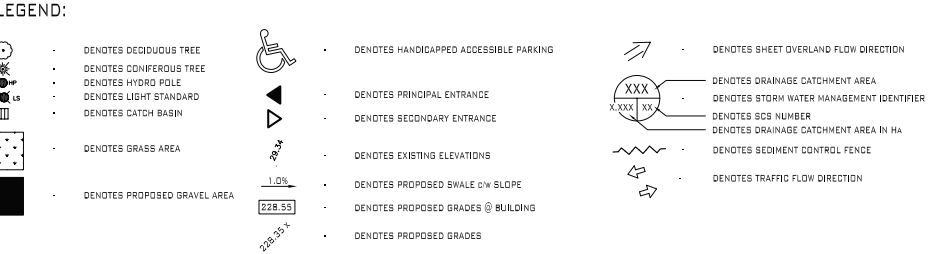
TOPOGRAPHIC SURVEY

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 #24-19493
- (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
- ADJUST 0.00m TO ELEVATIONS SHOWN HEREIN TO OBTAIN GEODETIC DATUM
- ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CVD 1928 VERTICAL DATUM, GEOID MODEL HT2_2010v70
- (3) - THIS TOPOGRAPHIC SURVEY WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 1ST DAY OF AUGUST, 2024



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.

[illegible]

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: 24-19493TOP0 WOLF HOMES C/O JOHN WOLF
441 NORFOLK COUNTY HIGHWAY 19, TILSONBURG

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LTD. IS STRICTLY PROHIBITED

DESIGNED BY:

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



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 FARM MARKET

441 VIENNA ROAD
TILLSONBURG, ONTARIO, N4G 4G9

PRE-DEVELOPMENT PLAN

SCALE: 1:400

DATE: NOVEMBER 2024

DRAWING BY: T. SPRAGUE

DESIGNED BY: T. SPRAGUE

CHECKED BY: M. VASANTH

DRAWING NO.

2011

200



50 Colborne St. S.
Simcoe, ON, N3Y 4H3

Phone: (519) 426-5870 x 0
Fax: (519) 426-8573
Email: askus@norfolkcounty.ca

TAX NOTICE

Interim	2026
Billing Date	February 17, 2026

Roll No. 541-010-11800-0000 Customer Number: TEICH0009 Group Code: Bill No. 1914949

Mortgage Company

Mortgage No.

Name and Address

Municipal Address/Legal Description

TEICHROEB DAVID KNELSEN
TEICHROEB EVA ENNS
715 NORTH RD
LANGTON ON N0E 1G0

24159

441 HIGHWAY 19
MID CON 4 NTR PT LOT 6
IRREG
28431.00SF 212.00FR D

Assessment

Class	Value	Class/Educ. Support	Municipal Levy		Education Levy	
			Tax Rate(%)	Amount	Tax Rate(%)	Amount
CTN	\$136,000.00	Commercial Taxable - No Supp.	0.02548498	\$1,758.46	0.00880000	\$607.20

Sub Totals >>>

Municipal Levy \$1,758.46 Education Levy \$607.20

Special Charges

Local #	Description	Amt	Exp Year	Installments		Summary	
				Due Date	Amount		
				3/31/2026	\$1,183.66	Sub-Total - Tax Levy	\$2,365.66
				5/29/2026	\$1,182.00	Special Charges/Credits	\$0.00
						2026 Tax Cap Adjustment	\$0.00
						Interim 2026 Levies	\$2,365.66
						Past Due Taxes/Credit	\$0.00
						March Penalty/Interest	\$0.00
Total Special Charges		\$0.00				Total Amount Due	\$2,365.66

The Municipal and Education Levies shown on this bill represent approximately 50% of the estimated annual taxes.

CERTIFICATE OF LIABILITY INSURANCE

This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer.
This certificate does not amend, extend or alter the coverage afforded by the policies below.

1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS
2. INSURED'S FULL NAME AND MAILING ADDRESS

Teichroeb, David & Eva o/a D&E Family Fm
715 North Rd
RR5
Langton, ON N0E 1G0

3. DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS TO WHICH THIS CERTIFICATE APPLIES (but only with respect to the operations of the Named Insured)

D&E Family Farm Market
location 441 Plank Rd Tillsonburg, On N4G 4G9

4. COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirements, terms or conditions of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.
LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE YYYY/MM/DD	EXPIRY DATE YYYY/MM/DD	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)		
				COVERAGE	DED.	AMOUNT OF INSURANCE
COMMERCIAL GENERAL LIABILITY ☐ Claims Made OR ☒ Occurrence ☒ Products and/or completed operations ☐ Employer's Liability ☐ Cross Liability ☐ Waiver of Subrogation ☒ Tenants Legal Liability ☐ Pollution Liability Extension ☐ ☐	Nova Mutual Insurance Company 25058C01	2025/ 9 / 21	2026/ 9 / 21	Commercial General Liability Bodily Injury and Property Damage Liability - - General Aggregate		2,000,000
				- Each Occurrence		2,000,000
				Products and Completed Operations Aggregate		3,000,000
				☐ Personal Injury Liability		2,000,000
				☒ Personal and Advertising Injury Liability		2,000,000
				Medical Payments		25,000
				Tenants Legal Liability		500,000
				Pollution Liability Extension		
☒ Non-Owned Automobiles	25058C01	2025/ 9 / 21	2026/ 9 / 21	Non-Owned Automobile		2,000,000
☐ Hired Automobiles				Hired Automobiles		
AUTOMOBILE LIABILITY ☐ Described Automobiles ☐ All Owned Automobiles ☐ Leased Automobiles ** ** All Automobiles leased in excess of 30 days where the insured is required to provide Insurance				Bodily Injury and Property Damage Combined		
				Bodily Injury (Per Person)		
				Bodily Injury (Per Accident)		
				Property Damage		
EXCESS LIABILITY ☐ Umbrella Form ☐				Each Occurrence		
				Aggregate		
OTHER LIABILITY (SPECIFY) ☐ ☐ ☐ ☐						

5. CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail **30** days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

6. BROKERAGE/AGENCY FULL NAME AND MAILING ADDRESS
7. ADDITIONAL INSURED NAME AND MAILING ADDRESS

(Commercial general Liability - but only with respect to the operations of the Named Insured)

Verhegghe Insurance Brokers
P.O. Box 219 19A Queen Street,
Langton, Ontario N0E 1G0
BROKER CLIENT ID: TEID03
CERTIFICATE NUMBER:

8. CERTIFICATE AUTHORIZATION

Issuer	Verhegghe Insurance Brokers	Contact Number(s)	
Damage Insurance Broker		Type No	Type No
Authorized Representative	<i>Rich Verhegghe</i>	Type Phone No (519) 875-3331	Type Fax No (519) 875-1112
Signature of Authorized Representative	<i>Rich Verhegghe</i>	Date	EEmail Address
		2026 5 20	