

Section 2 – OFDU Calculations

Several comments from the Town and Region have prompted a re-evaluation of the OFDU calculation. The inclusion of the Tasting Area within the Retail Barn is expected to increase the OFDU percentage compared to the figures presented in the PJR. Additionally, the septic allocation and parking requirements attributed to the OFDU percentage have been updated to reflect these changes accordingly.

Table 1 – On-Farm Diversified Use Calculations

Description	Area (m ²)	Allocated to On-Farm Diversified Use		50% Existing Building Discount (if applicable)	Additional Notes
		%	(m ²)		
Secondary Uses					
Hospitality Room (Production Barn Rm 7) <i>Subject to 50% OFDU Discount</i>	43	50	21.5	10.75	
Commercial Kitchen (Production Barn Rm 12) <i>Subject to 50% OFDU Discount</i>	26	75	19.5	9.75	
Tasting Area (Retail Barn Rm 17) <i>Subject to 50% OFDU Discount</i>	48	50	24	12	
Showroom (Retail Barn Rm 16) <i>Subject to 50% OFDU Discount</i>	60	0	0		
Meeting Room (Retail Barn Rm 19) <i>Subject to 50% OFDU Discount</i>	58	25	14.5	7.25	<i>Refer to Note 1</i>
Hospitality Patio <i>Not Subject to 50% OFDU Discount</i>	133	50	66.5	66.5	
Total Secondary Areas	368		146	106.3	
Septic and Parking					
Septic Bed - Gen 1 Waterloo bio filter bed <i>Not Subject to 50% OFDU Discount</i>	300	40	120	120	<i>Refer to Note 2</i>

16-space Parking Area <i>Not Subject to 50% OFDU Discount</i>	550	40	220	220	<i>Refer to Note 3</i>
Total OFDU				446.3	

Note 1 The primary function of the Meeting Room is to support staff operations and office-related activities by providing space for internal meetings and conference area.

Occasionally, the room may also be used outside regular business hours to host small educational sessions for Ferox Wine Club members through the Wine Club Academy program. These sessions could be considered educational workshops and are generally recognized as OFDUs under the OMAFRA Permitted Use Guidelines. Given the limited and infrequent nature of these events, only 25% of the Meeting Room’s total floor area is attributed to the OFDU calculation.

This area is subject to the 50% Existing Building Discount under OMAFRA guidelines, as it is located within the Retail Barn, whose footprint has remained unchanged since at least 2006, as confirmed by satellite imagery.

Note 2 The Septic Bed is considered part of the OFDU allocation in accordance with OMAFRA guidelines. Since the Septic System serves both ARUs and OFDUs, only a proportional share is attributed to the 2% OFDU area. This allocation is based on the ratio of secondary uses classified as OFDU (146 m²) to the total secondary use area (368 m²), resulting in 40% of the Septic System being allocated towards the OFDU calculation.

Note 3 The OMAFRA Guidelines also specify that Parking shall be considered towards the OFDU percentage. However, like the Septic Bed, parking serves both ARUs and OFDUs therefore only a proportional share is attributed to the 2% OFDU area.

The on-site parking areas should also be evaluated within their specific context. A total of 27 parking spaces are proposed on the Subject Lands, with the largest parking area comprised of 16 parking spaces located at the rear of the developed portion of the site. This lot was added sometime after 2020. The remaining parking spaces are situated along existing laneways that, based on satellite imagery, have not been used for agricultural purposes since at least 2000. These spaces would exist regardless of the proposed secondary uses on the Subject Lands. Therefore, only the 16-space parking lot is considered in the OFDU percentage calculation.

The off-street parking requirement for all secondary uses is one parking space per 18.5 m² (199 ft²) of floor area designated for secondary use. Accordingly, the portion of the 16-space parking lot allocated to the OFDU

calculation is based on the ratio of secondary uses classified as OFDU (146 m²) to the total secondary use area (368 m²). This results in 40% of the parking lot being attributed to the OFDU allocation.

In accordance with **Table 1**, a total of **446.3 m²** of land and building area is allocated to OFDUs, representing approximately **1.04%** of the Subject Lands. This is well below the maximum permitted allocation of 854.8 m², or 2% of the total lot area. Additionally, the gross floor area of buildings used for OFDUs is limited to 79.5 m²—equivalent to 9.3% of the allowable 2%—ensuring full compliance with the area limitations set out in the OMAFRA Guidelines. Both calculations demonstrate that the proposal remains within the applicable policy thresholds.

Conclusion

We trust the above is satisfactory, and should you require anything further or have any questions, please do not hesitate to contact the undersigned.

Yours Truly,



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