

OAA - BUILDING CODE DATA MATRIX

Revised: 2023-12-08

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

OBC REFERENCE (1)

Name of Practice	KAEGAN WALSH ARCHITECT	
Address 1	309 CEDAR AVENUE	
Address 2	MEAFORD, ONTARIO, N4L 1W5	
Contact	KAEGAN WALSH	
Name of Project	FEROX	
Location/Address	F1829 CONCESSION ROAD 4, NOTL ON, L0S 1J0	
Date	2024-03-18	Seal & Signature
3.00 BUILDING CODE VERSION	O.Reg. 332/12	LAST CODE AMENDMENT O.Reg. 89/23
3.01 PROJECT TYPE	Change of Use	[A] 1.1.2.2.
3.02 MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY	USE
	F2 Medium Hazard Industrial	WINE PRODUCTION
	E Mercantile	<30 PERSON RESTAURANT
	-	-
	-	-
	-	-
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	NO	[If Yes, provide explanation below; add lines as necessary]
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING NEW TOTAL [A] 1.4.1.2.
	558 SM	558 SM 0 SM
	TOTAL	-
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING NEW TOTAL [A] 1.4.1.2.
	558 SM	558 SM 0 SM
	TOTAL	-
3.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING NEW TOTAL 3.2.1.1.
	NA	-
	TOTAL	-
3.07 BUILDING HEIGHT	1 STOREYS ABOVE GRADE	7.75 M (m) ABOVE GRADE [A] 1.4.1.2. & 3.2.1.1.
	STOREYS BELOW GRADE	-
3.08 HIGH BUILDING	No	3.2.6.
3.09 NUMBER OF STREETS/ FIREFIGHTER ACCESS	1 STREET(S)	3.2.2.10. & 3.2.5.
3.10 BUILDING CLASSIFICATION (SEE ALSO CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.7.1. Group F, Division 2, up to 2 Storeys	3.2.2.20-83.
3.11 SPRINKLER SYSTEM	Not Required	PROVIDED: None 3.2.1.5. & 3.2.2.17. 3.2.2.18., 3.2.4.8. to 3.2.4.10. and 3.2.5.13.
	DESCRIBE	-
3.12 STANDPIPE SYSTEM	Not Required	3.2.9.
3.13 FIRE ALARM SYSTEM	Not Required	TYPE PROVIDED NA 3.2.4.
3.14 WATER SERVICE/ SUPPLY IS ADEQUATE	Yes	3.2.5.7.
3.15 CONSTRUCTION TYPE	BASED ON 3.2.2.7.1.	3.2.2.20-83.
	RESTRICTIONS	Combustible Permitted
	ACTUAL	Noncombustible HEAVY TIMBER CONSTRUCTION NO 3.2.1.4.
3.16 IMPORTANCE CATEGORY	Normal	4.1.2.1.(3), T4.1.2.1.B
3.17 SEISMIC HAZARD INDEX (I _s , I _e , S, (R ₂))	0.00 Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21	4.1.8.18.(1)
3.18 OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE
	LEVEL 1	GROUP E
	LEVEL 1	GROUP F2
	TOTAL	48
3.19 BARRIER-FREE DESIGN	Yes	3.6.
	BARRIER-FREE ENTRANCES	[state quantity to the left and provide an explanation here] 3.1.8.2.
3.20 HAZARDOUS SUBSTANCES	No	3.3.1.2. & 3.3.1.19.
3.21 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATING (H)
	STOREYS BELOW GRADE	NA
	FLOORS OVER BASEMENT	NA
	FLOORS	NA
	MEZZANINE	NA
	ROOF	NA
3.22 SPATIAL SEPARATION	EXPOSING BUILDING FACE	EBF AREA (m²)
	NA	-
	NA	-
	NA	-
	NA	-
3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO:	MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE 3.7.4., 3.8.2.3., Tables 3.8.2.3.A, and 3.8.2.3.B
	FLOOR LEVEL OR AREA	OCCUPANT LOAD (PERSONS)
	LEVEL 1	30 3.1.2.6.(1)
3.24 ENERGY EFFICIENCY	COMPLIANCE PATH	NA 12.2.1.2.
	CLIMATE ZONE:	NA DEGREE DAYS BELOW 18 C. NA SB-1 Table 2
3.25 SOUND TRANSMISSION DESIGN	IS THERE MORE THAN 1 DWELLING UNIT IN THE BUILDING?:	NA
	NOTES:	-
	OPTION IMPLEMENTED:	-
3.26 NOTES	IS AN ALTERNATIVE SOLUTION USED?	- Choose an option.
	NOTE 1: ONE UNIVERSAL WC COUNTING FOR 2 WCs (AS PER 3.7.4.2.8.(A)).	-
	NOTE 2: DINING AREA FALLS UNDER GROUP E AS PER 3.1.2.6. (1)	-
	1 ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C	-

SHEET LIST		
SHEET NUMBER	SHEET NAME	NOTES
A01	SITE PLAN	
A02	PLAN (PRODUCTION BARN)	
A03	PLAN (RETAIL BARN)	
A04	SITE PLAN (ENLARGED)	

SITE STATISTICS	
TOTAL SITE AREA	42721SM / 4.274HA
TOTAL EXISTING GROSS FLOOR AREA	851.55M
PROPOSED LOT COVERAGE	1.99%
PROPOSED PARKING SPACES	27 (INCL. 1 ACCESSIBLE)
PERCENTAGE OF LAND IN AGRI. PRODUCTION	80%
PROPOSED OUTDOOR SEATING SPACE	133M2
PROPOSED PLANTING (PRODUCTION BUILDING)	425M (49.5%)

ZONING MATRIX			
REGULATION	REQUIRED	PROPOSED	COMPLIANCE
MIN. LOT FRONTAGE	45M	412.07	YES
MIN. LOT AREA	8HA	4.274HA	NO
MIN. LOT COVERAGE	15%	1.99%	YES
MIN. FRONT YARD	15M	17.55M	YES
MIN. INT. SIDE YARD	15M	238.89	YES
MIN. EXT. SIDE YARD	15M	77.97M	YES
MIN. REAR YARD	15M	33.75M	YES
MIN. FLOOR AREA	92.90M	181.30M2	YES
MAX. BUILDING HEIGHT	11M	7.74M	YES

KAEGAN WALSH ARCHITECT

office@kaeganwalsh.com | (416) 200-1022

- GENERAL NOTES:
- DO NOT SCALE DRAWINGS.
 - CONFIRM ALL EXISTING SITE CONDITIONS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 - ALL WORK IS TO BE CARRIED OUT ACCORDING TO THE CURRENT EDITIONS OF THE RELEVANT BUILDING CODE AND BY-LAWS.
 - ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED MECHANICAL AND ELECTRICAL APPROVALS AND PERMITS. MECHANICAL CONTRACTOR TO CONFIRM VENT AND RAC LOCATIONS, AND HEATING/COOLING COVERAGE FOR THE PROPOSED WORK, UNLESS OTHERWISE NOTED.
 - THE CLIENT AND/OR THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY PROPOSED CHANGES TO THE WORK AS DETAILED IN THESE DRAWINGS.
 - THESE DRAWINGS MUST NOT BE DUPLICATED IN ANY FORM OR USED FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO.	DESCRIPTION	DATE
6	SUBMITTED FOR SITE PLAN	2025-08-14
6	SUBMITTED FOR SITE PLAN	2025-08-11
6	SUBMITTED FOR SITE PLAN	2025-06-08
5	SUBMITTED FOR SITE PLAN	2025-04-28
4	SUBMITTED FOR SITE PLAN	2024-11-11
3	SUBMITTED FOR SITE PLAN	2024-03-21
2	REVISION 1	2022-05-20
1	PERMIT DRAWINGS	2022-02-19
0	ZONING REVIEW	2021-09-23

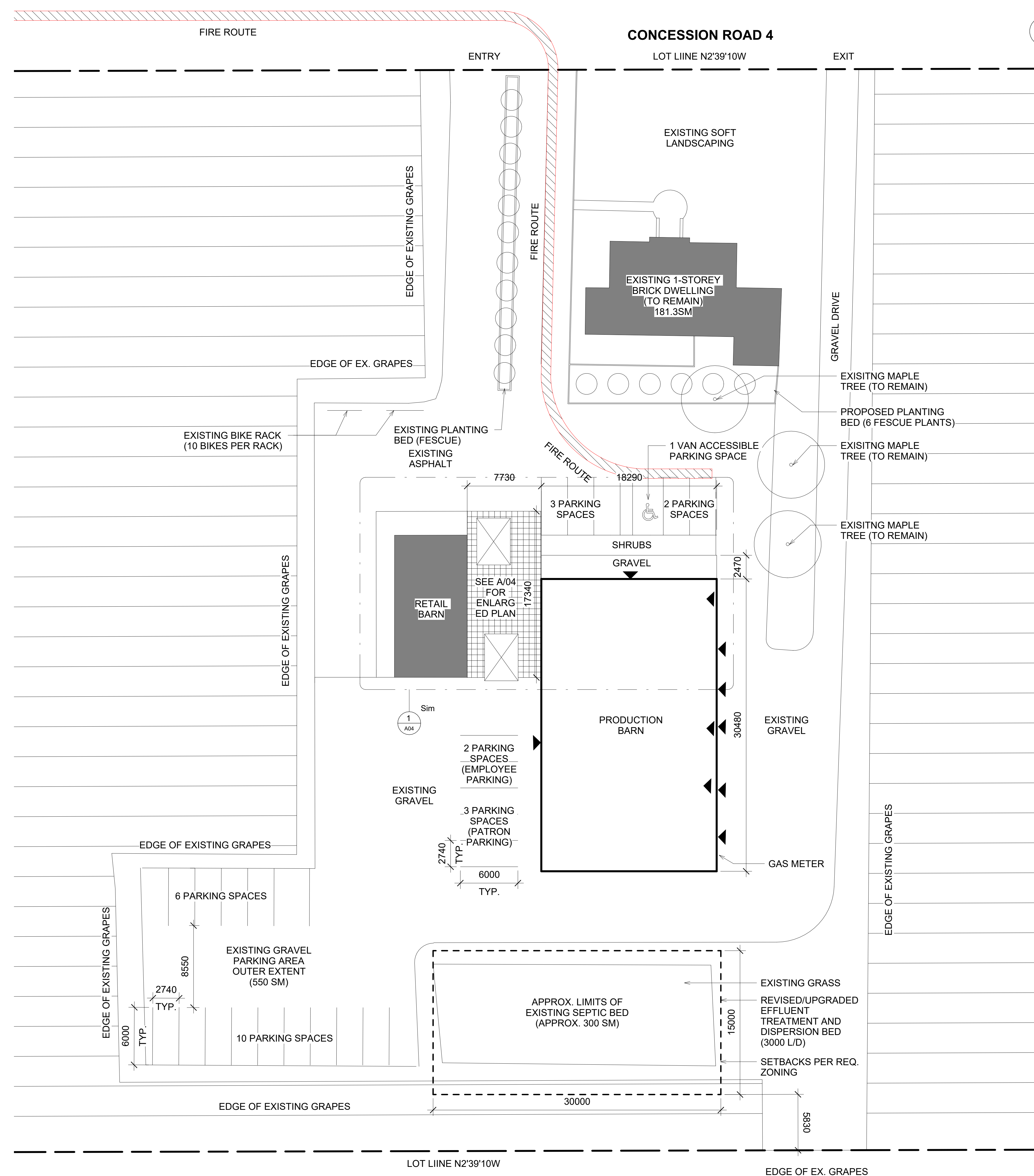
1829 CONCESSION 4 ROAD, NOTL

SITE PLAN

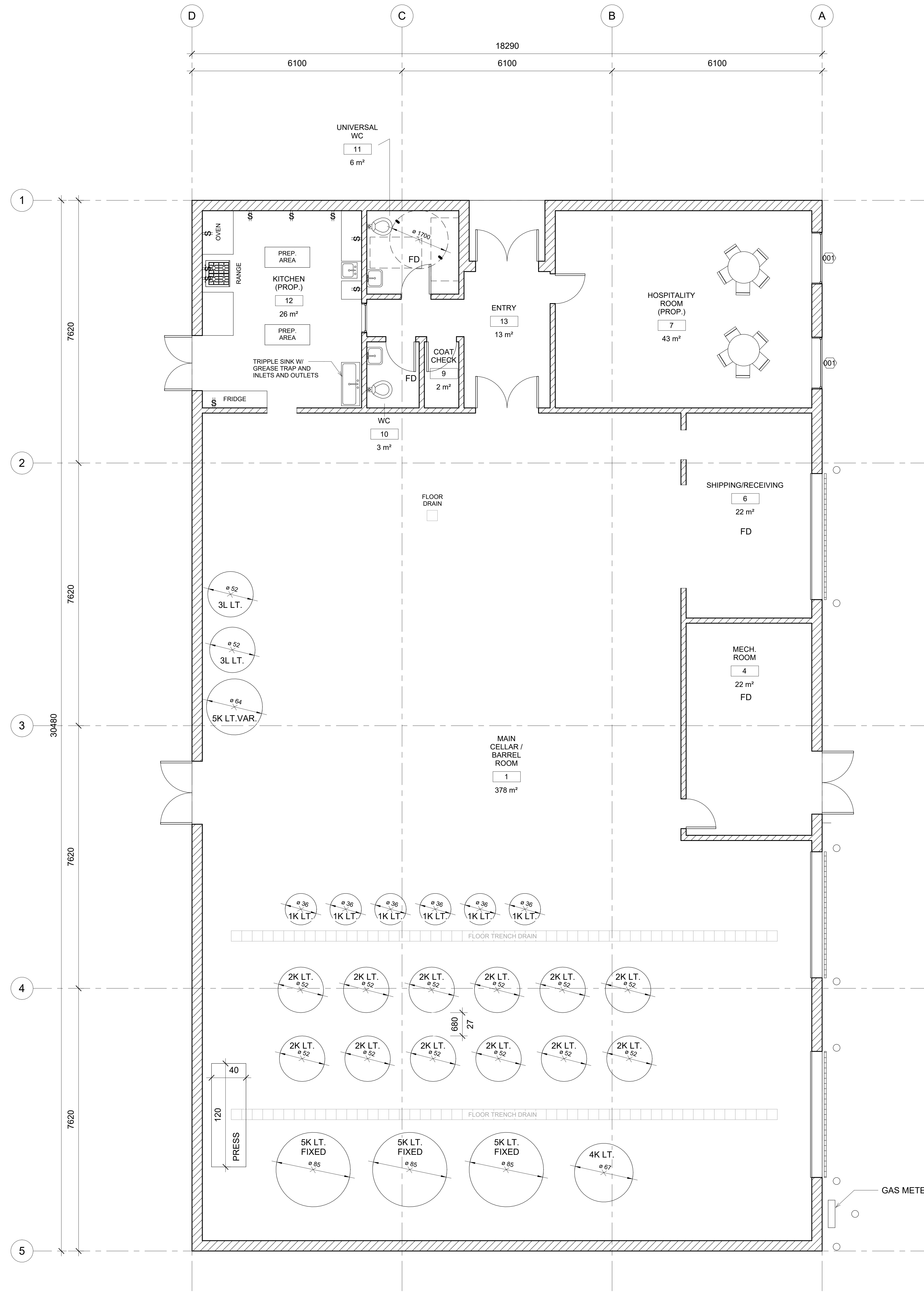
DATE 2025-09-08
DRAWN BY KW

A01

SCALE: AS NOTED



1 SITE PLAN
1 : 200



1 LEVEL 1
1:50

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1829 CONCESSION 4
ROAD, NOTL

PLAN (PRODUCTION
BARN)

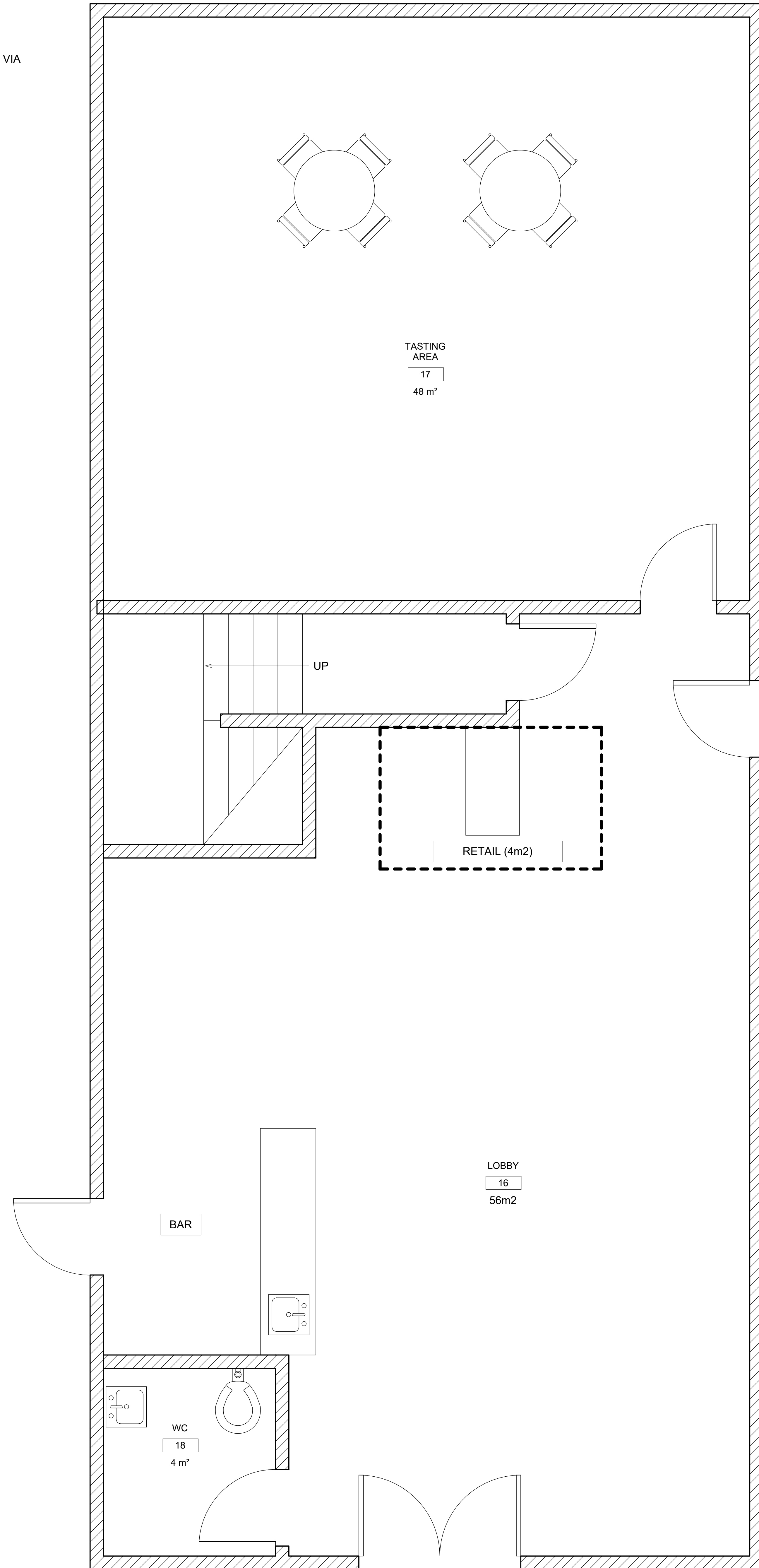
DATE 2025-09-08
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A02

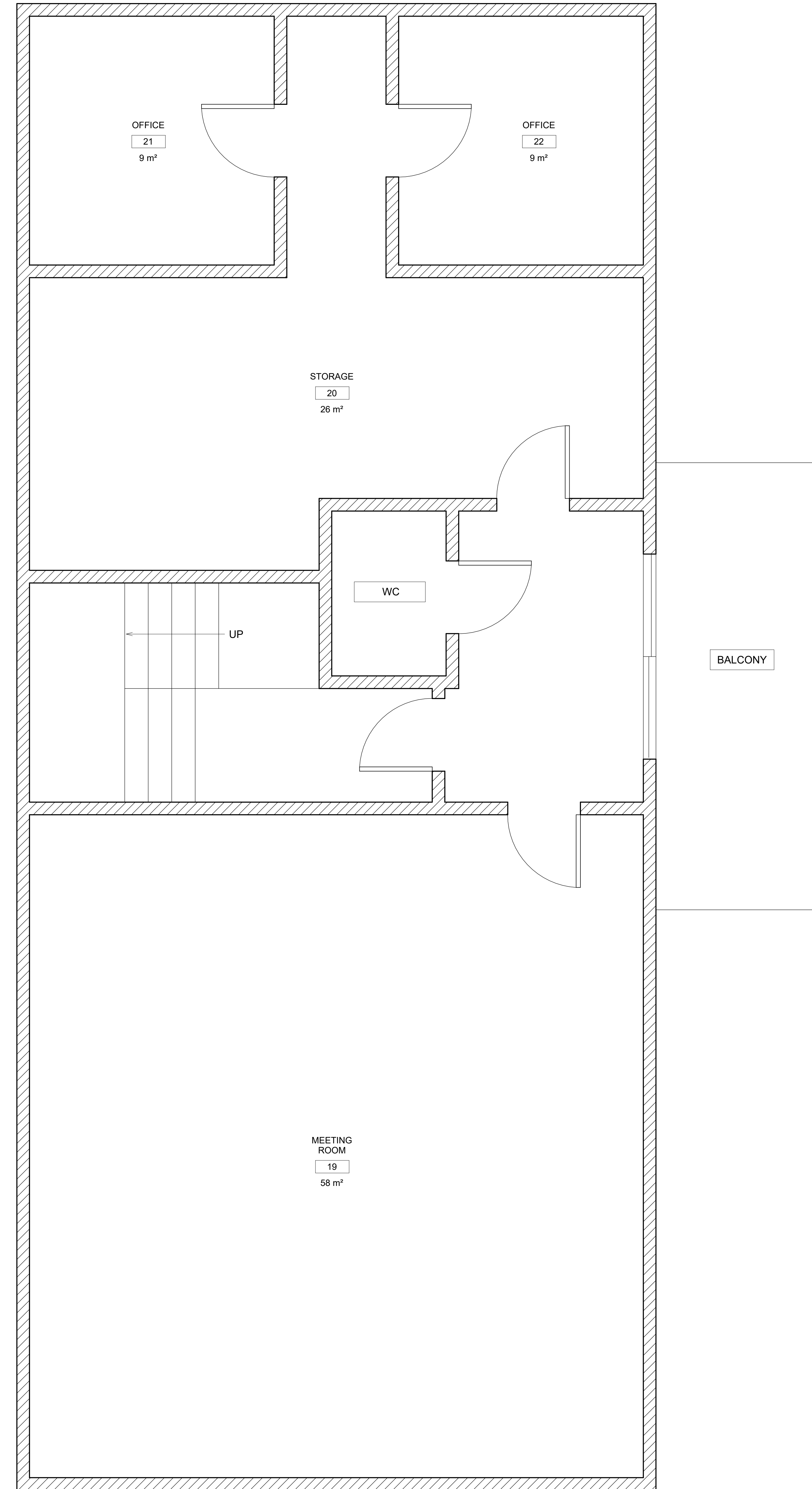
SCALE: AS NOTED

NOTE:

TANK ROOM AND PRESS ROOM LOCATED BELOW MAIN BUILDING. ACCESS VIA EXTERIOR.



1 RETAIL BARN (GROUND FLOOR)
1:25



2 RETAIL BARN (SECOND FLOOR)
1:25

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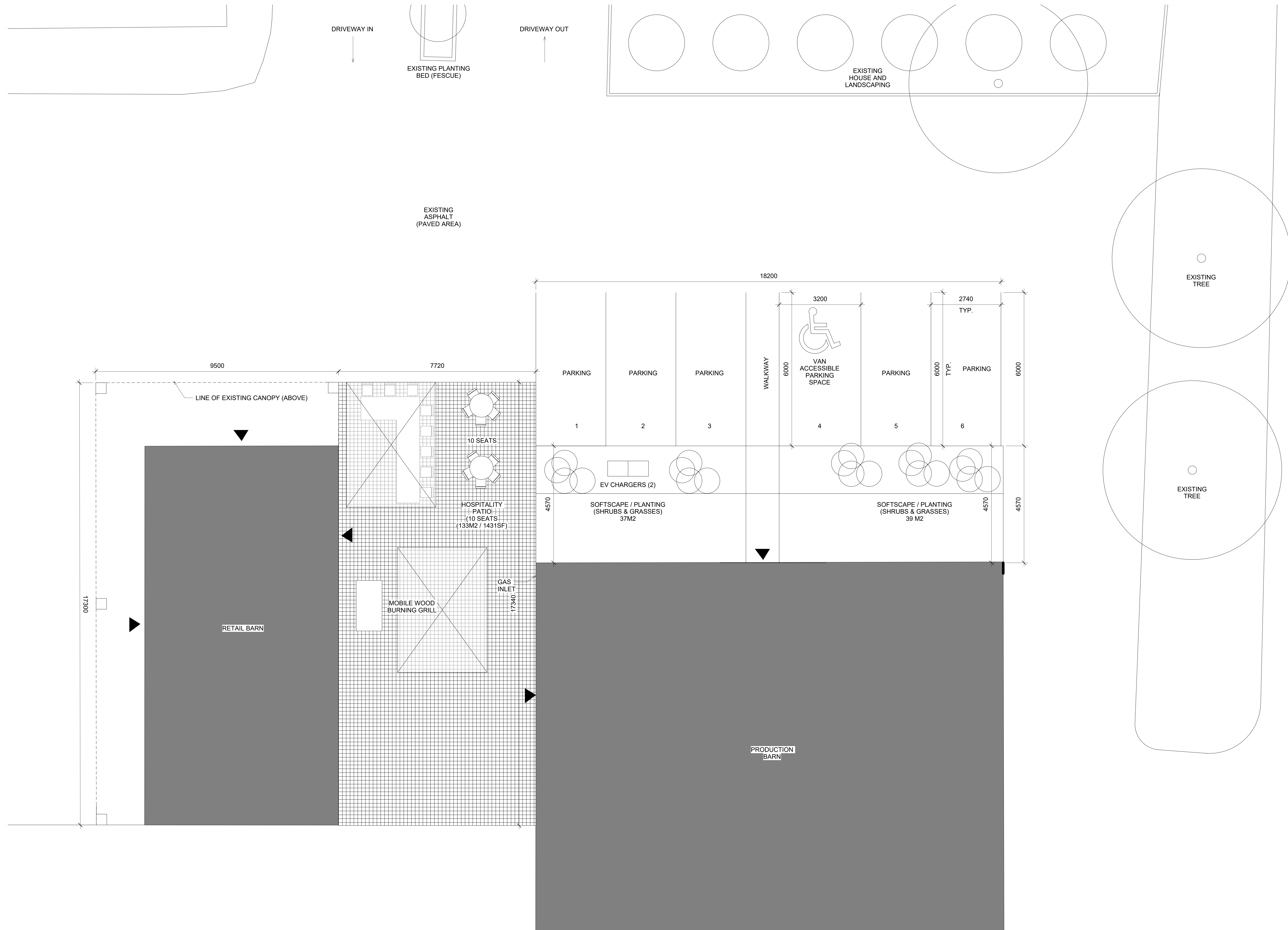
1829 CONCESSION 4 ROAD, NOTL

PLAN (RETAIL BARN)

DATE 2025-09-08
DRAWN BY Author

A03

SCALE: AS NOTED



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1	PERMIT DRAWINGS	2022-02-19
0	ZONING REVIEW	2021-09-23

1829 CONCESSION 4 ROAD, NOTL

SITE PLAN (ENLARGED)

DATE 2025-09-08
DRAWN BY Author

A04

SCALE: AS NOTED