



WEDDING INCLUSIONS





Thank you for considering
to celebrate your wedding
at Thunderbird Farm!
We are dedicated to
making your special day
unforgettable. Hope this
information finds you well.
Please let us know if you
have any questions.

Brooks & Laurie





Wedding Packages – What's Included

Standard & Micro-Wedding Packages include:

- Getting Ready Spaces – Carriage House & 1st Floor of the Farmhouse
- Reception Area – Large Barn with tables, chairs, linens & décor
- Ceremony Spaces – Ceremony field or Large Barn (indoor rain option)
- Cocktail Areas – with lawn games & access to farm animals

Optional Add-Ons:

- In-house photography
- Professional bartender(s)
- Day-of coordinator
- Dog chaperoning





GETTING READY AREAS

About the spaces



CARRIAGE HOUSE

- Accessible washroom
- Bar (including 1 fridge and 1 beverage)
- Popcorn maker
- Full length mirrors & clothing rack
- Lounge area
- String lights
- Ping Pong Table, Pinball Machine & Foosball
- Space for dancing
- Various accent tables and chairs
- Picnic benches (if needed)
- TV
- Farm Shop (coming soon)
- Complimentary clean-up
- Accessible washroom

LIST OF INCLUSIONS





FIRST FLOOR OF THE FARMHOUSE

- Full dining room
- Large fully equipped kitchen with a pantry, wet bar, beverage fridge etc.
- Multiple areas to roam
- Table mirrors and clothing rack
- Large back deck
- Pet friendly (dogs only please)

LIST OF INCLUSIONS



THUNDERBIRD BARN

About the space



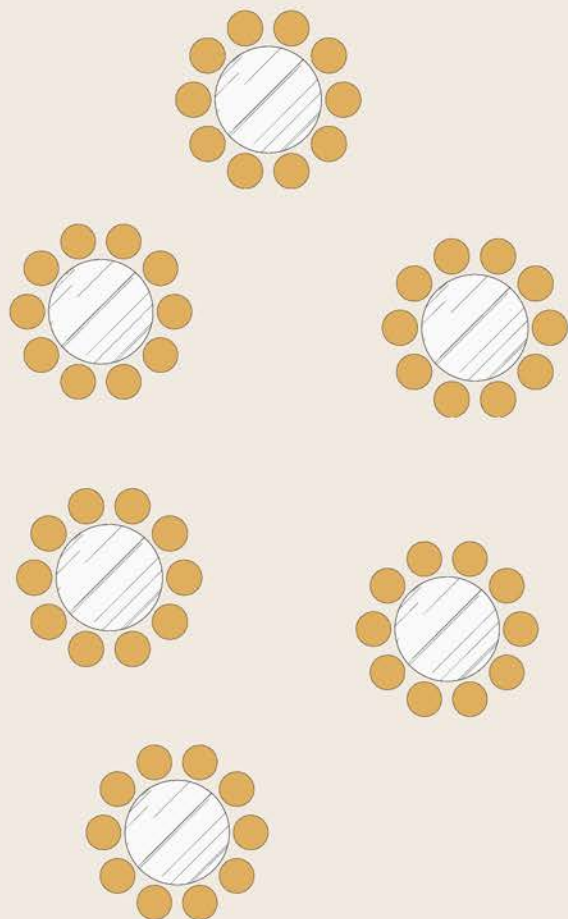
LIST OF INCLUSIONS

- 12 round tables or 12 rectangle tables (seats 10-12 guests each)
- 1 16' Harvest table (for head table)
- 130 Cross-back chairs (if available)
- Dance floor (13.5' x 10.5')
- Indoor bar (mini-fridge, ice bucket, sink etc.)
- Receiving tables (for cake, gifts etc.)
- Card mailbox
- Seating chart (board)
- Décor - table/perimeter (linens, string/twinkle lights, candles, a few faux flowers, centre pieces, table numbers, chandelier etc.)
- Catering entrance
- Classy Potties (2-unit air conditioned trailer)
- Day-of coordinator available
- Complimentary set-up & clean-up





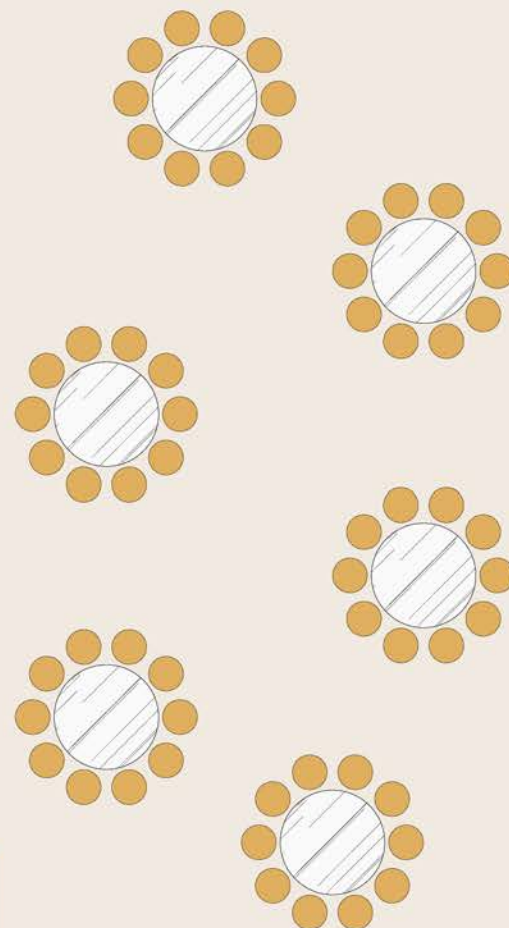
THUNDERBIRD BARN CUSTOMIZABLE FLOOR PLAN*



Dance Floor

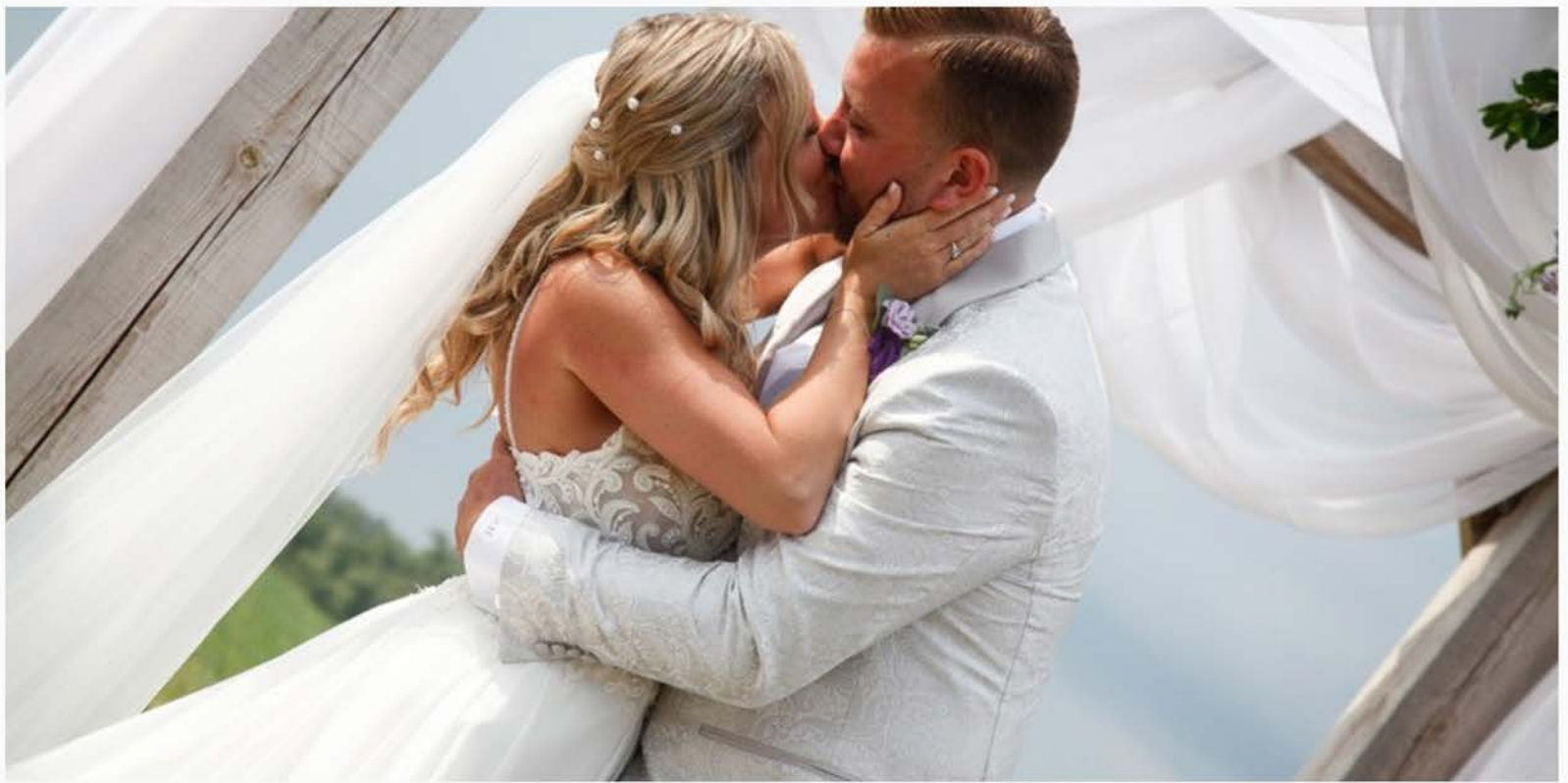


CONCEPT SHOWCASES 12 10' Round Tables (Seat 10-12)



*Floor plan with very depending on the # of guest and needs





CEREMONY AND COCKTAILS

About the spaces



CEREMONY AREA

- Outdoor space (inside space in case it rains)
- Treeline views
- Arbour
- Benches (seats 4 ppl, up to 130 guests)
- Signing table + 2 chairs
- Other decorative items (flowers, tulle etc.)
- Complimentary set-up



COCKTAILS

- Breezy lawns
- Games (corn hole, bocce etc.)
- Wine barrels (for perching)
- Picnic tables (optional)
- Outdoor bar (ice cooler etc.)
- Strands of string lights
- Muskoka chairs
- Fire pit and firewood





FARM FRIENDS & FARMER'S FIELDS



FARM ANIMALS

We offer a unique experience that includes a variety of farm animals. Please note, although our farm animals are friendly, interactions with them are at the your own risk. The farm animals are to be treated with the respect. There should be no running or horseplay including yelling or taunting the farm animals. Refrain from banging on enclosures and throwing objects or animal feed at the farm animals or into their pens and pastures. Outside food is prohibited in the farm animal pens and pastures. Guests with weakened immune systems and infants under one year of age should avoid touching or feeding the farm animals.

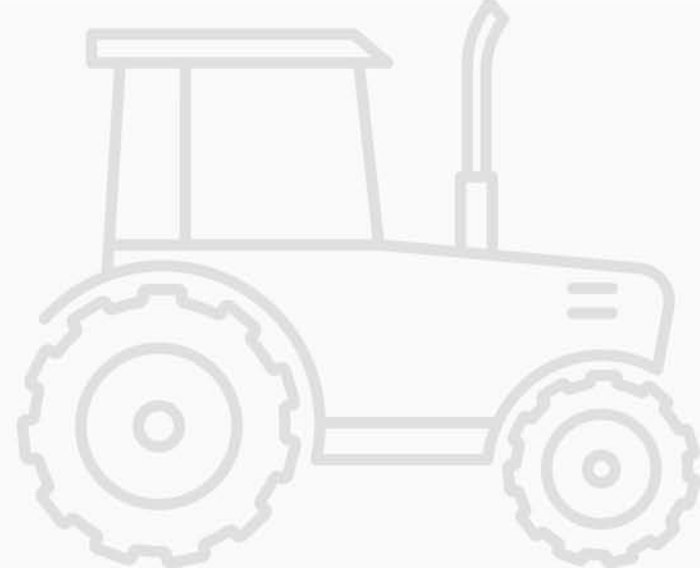
FARMER'S FIELDS

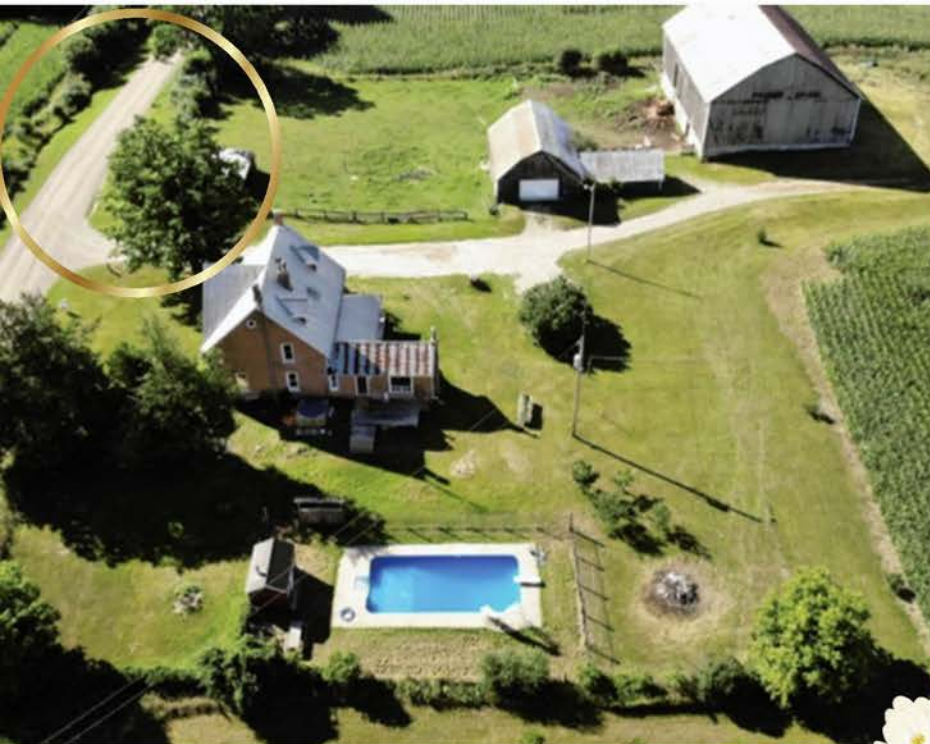
ACCESS TO THE ADJOINING AGRICULTURE FIELDS IS PROHIBITED.





PARKING





GUEST PARKING

is located on the road. Up to 30 cars can be parked in the designated guest parking area. Arrangements can be made for accessible parking upon request.

Street parking must be at least 2 meters distance from any driveway.



VENDOR PARKING

is located at the upper driveway near the garage. Additional parking arrangements can be made upon request.

Street parking must be at least 2 meters distance from any driveway.





ADD-ONS, FAQs & THINGS TO NOTE



ADD-ONS & SUPPORT

Our goal is to make your day as stress-free and memorable as possible. While not every service is included in our packages, we provide guidance and trusted recommendations to help you source what you need.

ADD-ONS AVAILABLE THROUGH THUNDERBIRD

- DAY-OF WEDDING COORDINATOR
- IN-HOUSE PHOTOGRAPHER
- IN-HOUSE BARTENDER(S)
- DOG CHAPERONE
- FARMHOUSE ACCOMMODATIONS



SERVICES YOU'LL SOURCE (WITH OUR RECOMMENDATIONS IF NEEDED)

- OFFICIANT
- CATERER
- TABLE SETTINGS & DÉCOR – COUPLES MAY USE OUR CENTERPIECES AND DÉCOR OR BRING THEIR OWN
- DISH RENTALS
- VIDEOGRAPHER
- FLORIST
- DJ OR MUSICIAN
- TENT RENTALS
- SHUTTLE SERVICES (E.G. BUSING)
- LOCAL AMENITIES (COFFEE SHOPS, RESTAURANTS, HOTELS, ETC.)



PREFERRED VENDOR OPTIONS



PREFERRED VENDORS (ADD-ONS)

Caterers:

<https://marigoldsandonions.com/>

<https://kitchenfarmacy.com/>

<https://eclecticcafe.ca/catering>

<https://feastandfusion.com/>

DJ/Musician:

[Jeremy Joseph](#)

Videographers:

[Timeless Tree Weddings](#)

[Grey Wolf Productions](#)

Officiant:

[Jennifer Magnus](#)

Florist:

[Lux Label Events](#)

Rentals (Tents, Dishes, Decor, Furniture etc.):

[Perfect Party Rentals](#)

Limo/Shuttle Services:

<https://crownlimo.ca/> (Lindsay)





IN-HOUSE VENDORS (ADD-ONS)

Photographer:

Brooks Johnson Photography

Day-of Wedding Coordinator:

Soula Corakis

Bartender(s):

Caleigh Wagg

Dog Chaperone Services:

Vows and Paws

Stationary (Place cards, Seating Charts etc.)

Under The Stairs Paper Co.

ADD-ONS





THUNDERBIRD FARM PHOTOGRAPHY BY

BROOKS JOHNSON PHOTOGRAPHY



*Hi, I'm
Brooks*

As a photographer I am passionate about capturing life's special moments in a unique way. I have over 20 years of experience in capturing weddings, special events, family portraits and more. In 2022, I purchased Thunderbird Farm with my wife Laurie and it has become the perfect place to extend my passion for photography. With the farm's scenic backdrop, it provides the perfect setting for capturing keepsake moments. Contact us today to schedule your photo session with me at Thunderbird Farm!

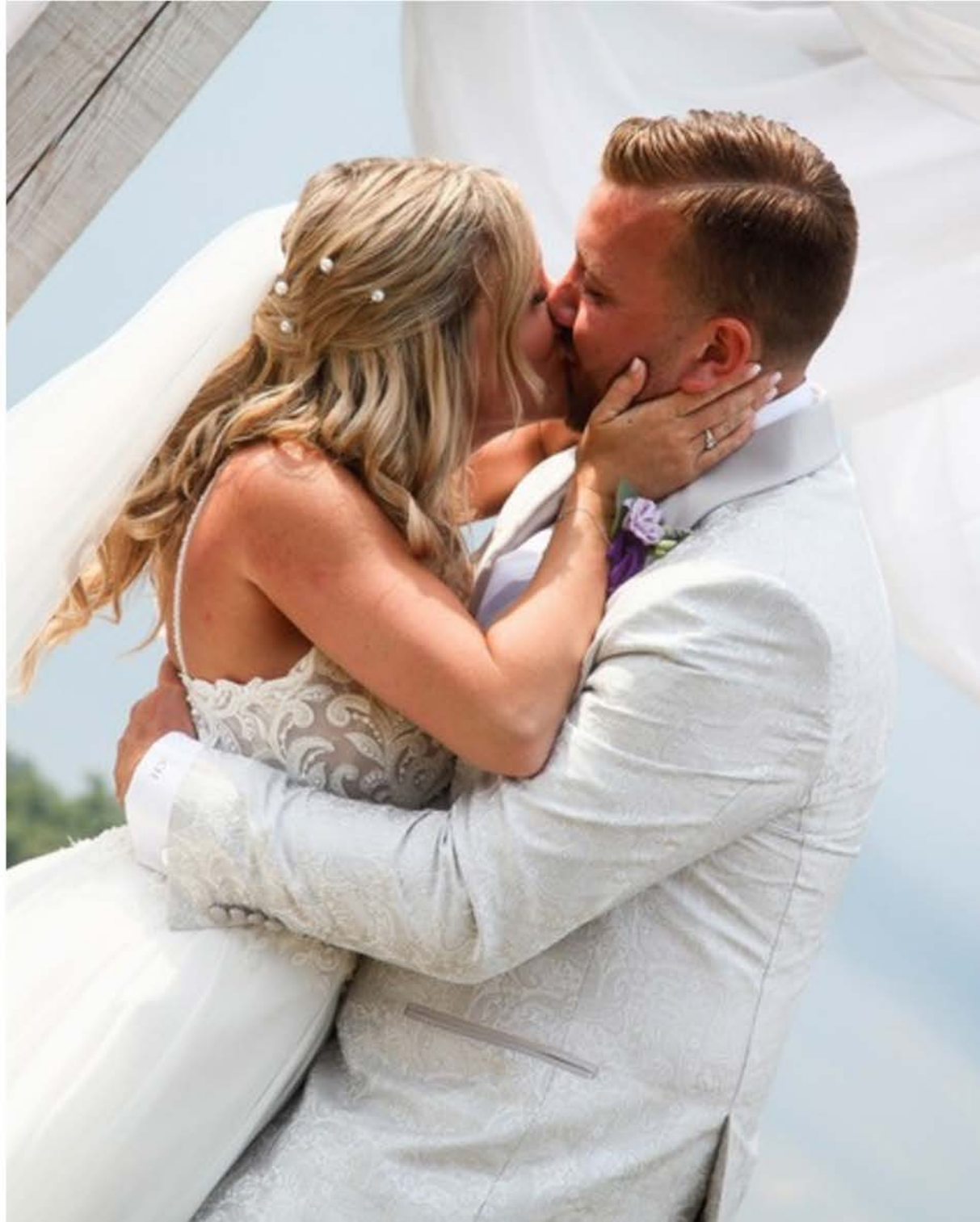






KIRA & CALVIN
JULY 2025







DAY-OF COORDINATOR

Seamless support so you can relax and enjoy your big day.

- \$1,000+ – Packages starting rate
- Support begins up to 8 weeks before
- Full timeline review & vendor coordination
- Up to 12 hrs on-site day-of coordination
- And more!

ADD-ONS



DOG CHAPERONE SERVICES

Because your pup deserves to be part of your celebration.

- Ceremony escort & photo assistance
- Walked down the aisle + guest cuddles
- Overnight boarding available
- And more!

ADD-ONS



BARTENDING SERVICES

Smart Serve-certified bartenders to keep your bar flowing smoothly.

- \$325 – All-Inclusive (8 hrs, gratuity included, no tip jars)
- \$275 – Base Rate (8 hrs, gratuity not included; tip jar or direct tipping)
- \$50-\$100 – Custom Signature Mocktail (pricing varies by recipe & prep)

ADD-ONS

list of accommo... X

Tue, Jun ... < > Wed, Jun ... < > 2

All filters Under \$150 Price Property type Offers

When to visit What you'll pay

Sponsored - Lindsay hotels



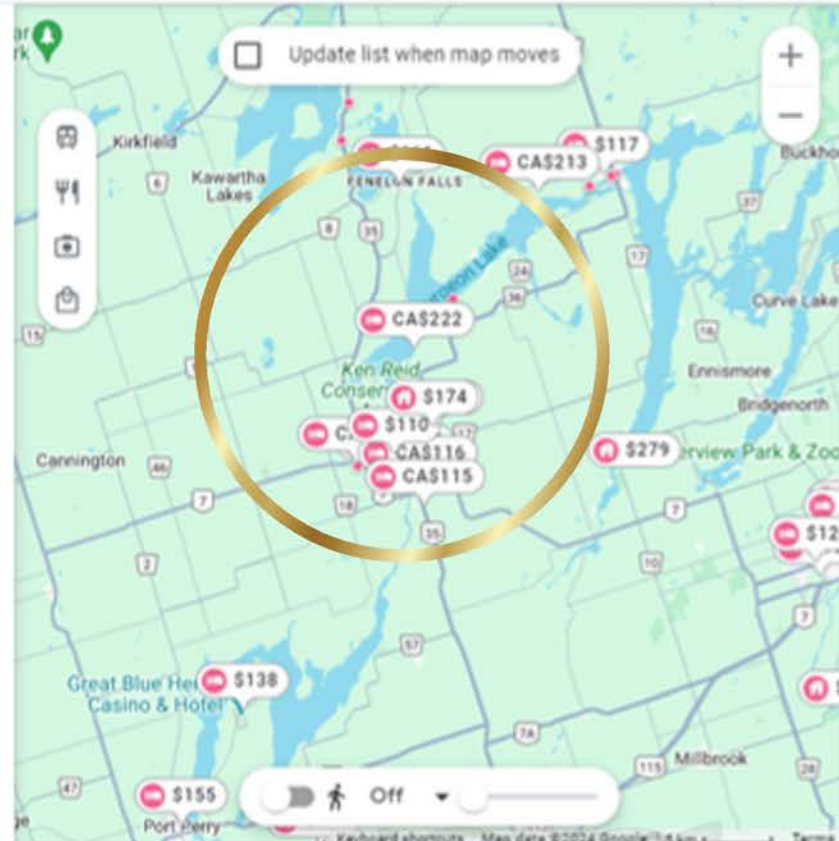
Days Inn & Suites by Wyndham
CA\$195
Days Inn & Suites by Wyndham
4.6/5 (776) · 3-star hotel
Pool · Pet-friendly



Ramada by Wyndham Lindsay
CA\$133
Ramada by Wyndham Lindsay
3.5/5 (214)
Pet-friendly · Restaurant

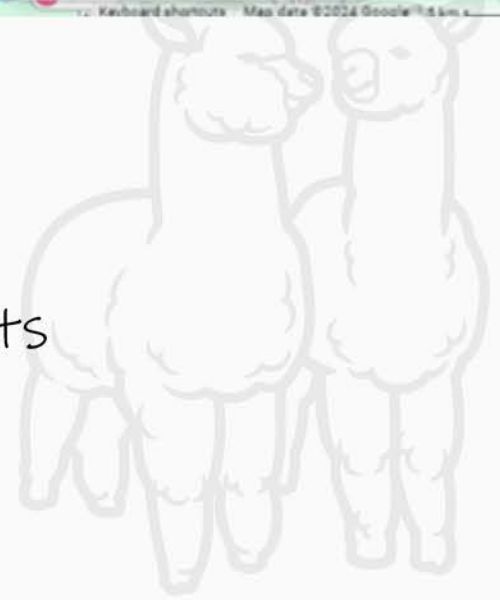


Howard Johnson by Wyndham
CA\$116
Howard Johnson by Wyndham
2.9/5 (290) · 2-star hotel
Pet-friendly · Kid-friendly



ACCOMMODATIONS

Options for overnight guests





OVERNIGHT STAYS IN THE FARMHOUSE*

- Full access to the 3-storays
- 5 bedroom/5 bathrooms
- 3rd floor lounge
- Pool and hot tub
- Laundry
- Linens and supplies included
- Plus more!

*An additional \$995 per night



ADD-ONS



**ACCOMMODATIONS IN
LINDSAY** (approx. 15
mins from the farm)

- Ramada Inn
- Days Inn
- Howard Johnson

! Trip Advisor shows
the ratings and rates
etc. for other options



ADD-ONS

Q: Are table settings (i.e., glassware, dishes, etc.) included in the packages?

A: No. Table settings are typically included in catering packages. If you prefer to source your own, we can connect you with a local rental supplier.

Q: What is the payment schedule and what payment types do you accept?

A: We require a 25% non-refundable deposit at booking and the remaining 75% one month prior to the wedding. We accept debit, cash, and credit.

Q: Who will be the point person during the wedding?

A: Brooks and Laurie, the venue owners, handle all venue coordination throughout the day. Additionally, we highly recommend our day-of coordinator, Soula, who will manage timelines, assist vendors, oversee setup and breakdown, and ensure every detail runs smoothly—letting you relax and enjoy your wedding.

Q: How often can we contact you?

A: Unlimited phone and email correspondence is available throughout the entire planning process.

Q: Are there local stores nearby?

A: Yes. Foodland, LCBO, restaurants, a coffee shop, and more are within a 5-minute drive.

Q: Can I bring my dog(s)?

A: Yes (dogs only). Dogs are welcome in the farmhouse, fields, and outbuildings (Carriage House and Large Barn). For safety, please keep dogs out of animal pastures and pens and pick up after them. Dog chaperone packages are available—contact us for details.

Q: Will I have the opportunity to visit the farm prior to my wedding day?

A: Yes. Please contact us to arrange a visit.

Q: Do you offer access to the farm for engagement shoots?

A: Yes. We have an in-house photographer available (Brooks) at \$300 + tax for 1 hour, including 15–20 digital prints.

Q: Can I bring my own engagement photographer?

A: Yes. A \$100 + tax site fee applies.

Q: What time can we arrive at the space the weekend of the wedding?

A: Arrival time is flexible. Departure is by 12 a.m. If you wish to extend music past 12 a.m., you may need to apply for a noise variance permit through the City of Kawartha Lakes (approx. \$77 + HST).

Access to both the 1st floor of the farmhouse and Carriage House is available for getting ready before the wedding. Full access to the farmhouse and overnight stays are available upon request.



PERMITS, INSURANCE & NOISE VARIANCES

Quick important 'to dos' before the 'I dos'



Kawartha Lakes
Jump In



Noise By-Law

PERMITS*

Special Occasion Permit
is required to serve liquor
Approx. \$50-\$150

INSURANCE*

Event Liability Insurance
is required to serve liquor
and please add
Thunderbird Farm as an
additional insurer on the
policy
Approx. \$200

BI-LAWS*

Noise By-law Exemption
Is required if excessive
noise is anticipated after
11pm (optional) - Typically
not needed
Approx. \$77

Additional Must-Haves:

- SMART SERVE BARTENDERS/SERVERS (YOU ARE WELCOME TO BRING YOUR OWN ALCOHOL)
- LICENSED CATERERS
- SOCAN INCLUDED

Recommended to obtain 1 month prior to the date of the wedding





OTHER OPTIONS





IMAGINE THE POSSIBILITIES

Looking for something different for your private event?

Whether you're looking to host a birthday party, engagement celebration, corporate meeting, bridal shower, retreat i.e. wellness or yoga, family reunion, school field trip or any other special occasion, our farm is the perfect place for you.







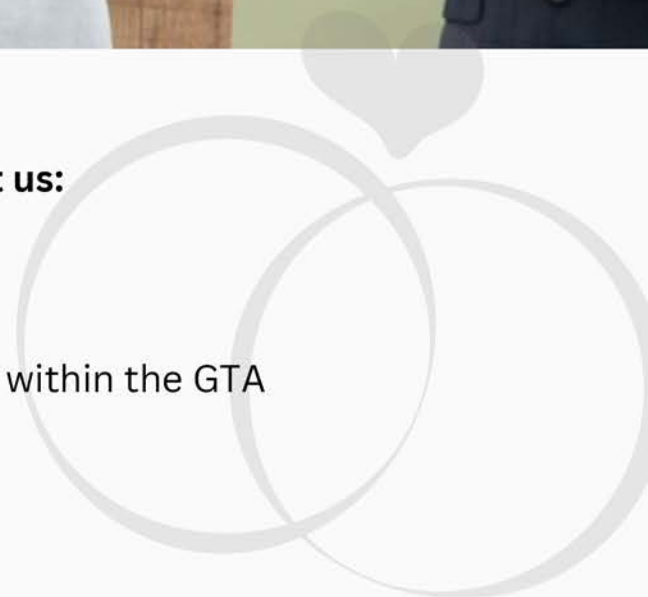
For more information please contact us:

info@thunderbirdfarm.ca

www.thunderbirdfarm.ca

IG: thunderbird_farm

Approx. 20 mins north of Port Perry and an hour within the GTA





THANK YOU

