



vallee

*Consulting Engineers,
Architects & Planners*

May 15, 2024

Norfolk County Planning Department
Community Development Division
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

Attention: Hannelore Yager, MScPI, RPP, MCIP, Senior Planner
Mohammad Alam, MPL, MUD, RPP, MCIP, Supervisor Development Planning

Reference: BB Ranch – Updated Site Plan and Condominium Submission (from May 10)
436 Front Rd - St. Williams – Norfolk County
Our File Project #10-094

Dear Hannelore,

Further to the County's consolidated comments provided on April 24th and our meeting on April 30, 2024, we have revised the drawings to address several comments and suggestions by staff including the elimination of dwelling unit versus exclusive use areas, to make each unit boundary whole. As requested, this submission includes drawings dated May 15, 2024. In addition, we provide a version of the site plan that includes dashed lines representing the former conditionally approved unit boundaries which has since been changed to reflect staffs comments.

Included with this submission are the following:

- Planning Application - CityView Portal – Original Submission Confirmation
- BB Ranch - Zoning and Condo Ltr of Explanation
- BB Ranch - Consolidated Cmts Response Matrix
- BB Ranch - Septic Sizing Rpt (PML)
- BB Ranch - Site Plan for Approval
- BB Ranch - Site Plan w old unit boundaries
- BB Ranch - Condo Use Plan

We look forward to continuing to work with you on this project.

Yours truly,

Eldon Darbyson BES, MCIP, RPP,
Director of Planning
Consulting Engineers, Architects & Planners
G. DOUGLAS VALLEE LIMITED

H:\Projects\2010\10-094 At Play St. Williams Resort\Agency\Plan of Condo\Draft May Submission\2024.05.10 - BB Ranch - Site Plan and Condo Update Pkg\2024.05.15 - Site Plan and Condo Cover Letter.docx

Planning Application - Submitted

Project Number: 28CDPL2024166

Print This Page

Thank you. Your Application has been received, but is not yet deemed complete. Staff will review your submission within the next 30 days for completeness. Should you have questions about the planning process, please email planning@norfolkcounty.ca, including reference to your application number.

Planning Information

Project Descriptive Name: Draft Plan of Condominium - BB Ranch - with Site Plan modifications

Project Type: Draft Plan of Condominium

Application Types: Draft Plan of Condominium

Comments: Good afternoon. The County is expecting our resubmission for the BB Ranch Condominium and Site Plan.
Thank you for taking the time to review and work with us.
Eldon Darbyson

Locations: Address
436 FRONT ROAD

Property
3310543040077000000

Contacts: Property Owner
Not shown for privacy reasons

Property Owner
Not shown for privacy reasons

Property Owner
Not shown for privacy reasons

Applicant
Eldon Darbyson, Address:2 Talbot Street North, Phone:(519)
426-6270 Ext:120

Additional Info

Are you the property owner? If No
so, check this box.:

Related File Number: 28CDPL2024062 & SPPL2022212

Roll #: 54304007700

-Draft Plan of Condominium

No additional information was required for this planning type.

-Documents & Images

No documents are currently available for viewing.

Please print this page or record the application number for future reference. You will need it in order to view the status of your application online.

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*Consulting Engineers,
Architects & Planners*

May 9, 2024

Norfolk County Planning Department
Community Development Division
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

**Attention: Mohammad Alam, MPL, MUD, RPP, MCIP, Supervisor Development Planning
Hannelore Yager, MScPI, RPP, MCIP, Senior Planner**

**Reference: BB Ranch – Zoning Compliance and Condominium Explanation Letter
BB Investments Inc.
Our File 10-094**

The main use is the horse ranch. There is a barn that is home to a few horses. In addition to the horse ranch, cash crops such as corn and soy are planted each year and will continue to be planted.

The on-farm diversified use includes 8 tourist cabins, the saloon (restaurant) and a parking area (3 spaces). There is additional parking in the common element located on the entry access road and serves to accommodate vehicles should occasional extra parking be necessary (10 spaces). This is likely to occur during corporate or team building events. All dwelling units including the tourist cabins are all privately owned, with the intent to be rented out for tourist accommodations.

Those people who bring their horses to the site are not engaging in long term 'boarding', but rather short term during their rental stay. There are common element paddocks/pastures and run in shelters to be used. Additional horses are not being kept on the site at this time. Should a need to expand the barn to accommodate more horses become a need, a building permit, nutrient management plan and MDS calculations will be required.

All the on-farm diversified use buildings are less than 4,000 m² in area and the total area dedicated for on-farm diversified uses is 10,000 m². Details are provided below in response to the sections of Zoning By-law 1-Z-2014.

Zoning By-law 1-Z-2014 (Comments provided in **BOLD**)

2. That Subsection 14 Special Provisions is hereby further amended by adding the following:

14.1002 In addition to the uses permitted in the Agricultural (A) Zone, the following uses shall be permitted:

Single Detached Residential Dwellings:

- a) Multiple Farm Dwelling Units within a Resort-oriented condominium provided that at least one of the other permitted uses exist on the property; **The horse ranch/farm and the growing of crops exist and are the primary use of the property.**

On-Farm Diversified Uses:

- b) A maximum of 8-unit tourist cabins/Inn within a Resort-oriented Condominium provided that at least one of the other permitted uses exist on the property; **The horse ranch/farm and the growing of crops exist and are the primary use of the property.**

- c) A saloon with food and beverage services within a Resort-oriented Condominium; **The saloon is approximately 400-500 m² in area. This shall be determined at building permit stage.**
- d) A wedding and conference centre within a Resort-oriented Condominium; **A portion of the barn where horses are brought out of their stalls, ride, are groomed, etc, can be converted to a conference centre, but not at this time. The wedding and conference centre is not a primary use.**
- e) A Riding Arena and Barn with a maximum height of 20 metres within a Resort-Oriented Condominium. **This use may be contemplated in the future as the vision of the Resort-Oriented Condominium is fulfilled. A building permit will be required.**

14.1002 In lieu of the corresponding provisions in the Agriculture (A) Zone, the following shall apply:

- a) A Resort-Oriented Condominium development, as defined in this amendment, shall be permitted on a local road;
- b) The total on-farm diversified uses will cover a maximum of 1 Hectare or 10,000 sq.m.; **The saloon/restaurant, parking area, and tourist cabin units do not exceed the 10,000 square metre maximum.**
- c) The Gross Floor Area (GFA) of all buildings used for an on-farm diversified use shall not exceed 4000 sq.m. **The gross floor area for the on-farm diversified uses including the saloon/restaurant are approximately 2036 square metres in area and do not exceed the 4000 square metre maximum.**

On-farm Diversified Use Chart

	Building (m ²)	Area (m ²)
Saloon/Restaurant	400-500	2500
Tourist Cabins	192.1 x 8 = 1536	7450
Tourist Cabins Extra Parking		50
Total	2036	10,000

Note: This chart demonstrates compliance with the approved zoning by-law. The saloon/restaurant and the tourist cabin buildings all have flexibility as they both remain below the physical limitations of 4000m². The land area associated with the on-farm diversified use meets the 10,000m² maximum.

Common Elements

Staff have identified that the language of the Official Plan and Zoning By-law are not clear when being considered in light of the function of a condominium. As such, this section of this letter will attempt to clearly explain how they relate and are implemented.

Official Plan and Zoning By-law terminology

The Official Plan and Zoning By-law both state,

“Farm Dwelling Units’ means multiple single-detached dwellings with individual ownership, within the agricultural land, which shall have shared common elements including livestock facilities and farm uses related to the equestrian activities.”

Comment: Yes. However, not all livestock facilities and farm related uses related to the equestrian activities are part of the common element.

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

Definition function 1:

"Resort-oriented condominium' means a single property which is comprised of multiple farm dwelling units with shared common elements including related farm uses of the farm operation and various on-farm diversified uses managed and maintained by a condominium corporation."

Comment: The resort-oriented condominium has shared common elements including farm uses of the farm operation. This includes:

- roads,
- common parking areas,
- fire pond area and access,
- community mailboxes,
- hydro services,
- utilities up to the unit boundaries,
- crop lands, and
- livestock facilities.

Farm related uses as common elements

- Crop lands
(Located in the northwest and west areas of the condominium.)

Livestock facilities as common elements

- Pasture lands
- Horse 'Run In's'
(Located in the north east portion of the condominium)

Definition function 2:

"Resort-oriented condominium' means a single property which is comprised of multiple farm dwelling units with shared common elements including related farm uses of the farm operation and various on-farm diversified uses managed and maintained by a condominium corporation."

Comment: The resort-oriented condominium has various on-farm diversified uses managed and maintained by a condominium corporation. The Condominium Declaration and Condominium Rules manage the use of each unit within the Condominium. The Condominium Corporation must maintain control and is responsible for the items in the Declaration and Condominium rules.

History for Resort Oriented Condominium Development

Norfolk Equestrian Trail Riders Association

This group has organized rides all around Norfolk. Mr. Bouck was one of the original group that went to council to be recognized as a club.

The County then made some designated horse trails in County Woodlots.

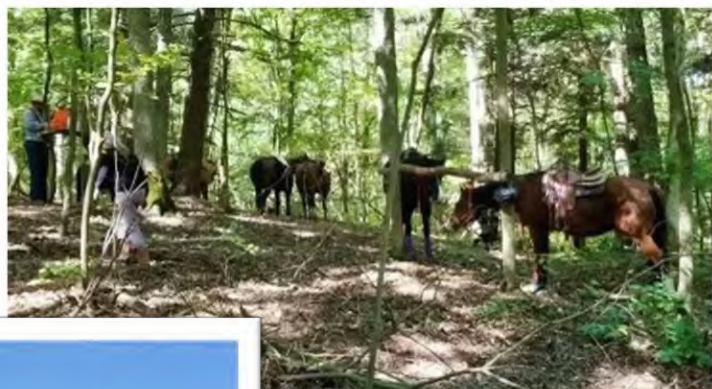
There are many kilometers of designated horse trails around St Williams, Turkey Point & Walsingham.



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Consulting Engineers, Architects & Planners



Fellowship of Christian Cowboys
Mr. and Mrs. Bouck with some of the fellowship.



The concept offers the opportunity to rent a house or cabin, temporarily keep their horse, hire us as a local guide to lead on trails and enjoy the equestrian experience.

Guests from all around the world come and enjoy this experience.



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Consulting Engineers, Architects & Planners

Summary:

The primary use remains a horse ranch and crops. The Resort Oriented Condominium through vacation accommodations, provides the opportunity for the equestrian experience and the opportunity for team building and local events. The saloon/restaurant provides for local food and beverages to the condominium guests, tourists, and local residents. The on-farm diversified uses comply with the provisions of the zoning by-law. There are both private and common elements managed and maintained by the Condominium Corporation.

Yours truly,



Eldon Darbyson BES, MCIP, RPP,
Director of Planning
Consulting Engineers, Architects & Planners
G. DOUGLAS VALLEE LIMITED

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Submission\2024.05.09 - Zoning and Condo Ltr of Explanation.docx



G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

April 2, 2024 Consolidated Comments							
Consolidated Comments	Planning Department	1	2-Apr-24	Following the review of the Zoning By-Law Amendment/Official Plan Amendment, Site Plan application and condominium application materials the following clarity is sought on the proposed uses: What is the maximum anticipated capacity for horses? For example, which each dwelling unit be required to board horses?	Boarding guests horses is not proposed at this time. Maintaining the owners own horses and ranch are primary. Capacity is limited to the existing barn. Any expansions will require a building permit and possibly a new nutrient management plan. Horses will not be kept on individual dwelling unit parcels. Key Point: This is tourist destination. People will only keep their horses on a short term basis and not year round. Horses are kept in the pasture and will be provided 'run ins'. See 'zoning explanation letter' for more details.	Vallee	Complete
Consolidated Comments	Planning Department	2	2-Apr-24	How will MDS / nutrient management requirements be met? Agrisuite calculations submitted as part of the OPA/ZBA and Site Plan range from 11 Nutrient Units to 5 Nutrient Units. Is this for the existing barn or proposed barn?	The existing barn is not changing at this time. Space for horses is 116m2. The original MDS calculations submitted with the OPA/ZBA anticipated an increase. Please rely on the recent submission by Jane Zilke for current operation. Please note that MDS does not apply to the farm parcel of lands containing multiple dwellings, rather it only applies to impacts on adjacent properties beyond the site. Although not anticipated, should the barn be modified to increase more capacity for horses, the MDS calculations demonstrate that there are no issues to neighbouring properties.	Vallee	Complete
Consolidated Comments	Planning Department	3	2-Apr-24	Barn size: Agrisuite calculations submitted as part of the OPA/ZBA and Site Plan applications range appear to range from 255 m2 or 116 m2. Does this reflect the existing barn or proposed barn with stables?	See comments in #2 above.	Vallee	Complete
Consolidated Comments	Planning Department	4	2-Apr-24	Please clarify use of Unit 1, common element A-1, Unit 20, and common element A-20. Location of the following land uses is unclear: Proposed multi-use Barn/Conference Centre/Arena – please confirm if this is a common element. Proposed saloon/restaurant – please confirm if this is a common element.	Based on the discussion held on April 30, 2024, please see the responses provided in the email of May 9, 2024 and the Zoning and Condominium Explanation letter.	Vallee	Complete
Consolidated Comments	Planning Department	5	2-Apr-24	Please provide a land use schedule/table that describes the use, number, and area in hectares for the following items: o Dwelling units (single detached farm dwellings, tourist cabins) – please ensure dimensions are consistent with approved site plan. o Common elements associated with proposed On-Farm Diversified Use (multi-purpose barn/conference centre/riding arena, saloon/restaurant) o Common elements associated with parking (e.g. on-farm diversified use, visitor parking for dwellings condominium) o Agricultural use associated with the farm (e.g. crop land, pasture land) o Archaeological Protected Area o Natural Heritage Features	See land use chart.	Vallee	Complete
Consolidated Comments	Planning Department	6	2-Apr-24	Please include a list of required information per section 51(17) of the Planning Act. o Please provide a key map.	Key plan to be added to Condo Drawing. Surveyor will update formal Condo Plan to include applicable items from Section 51(17) of Planning Act. Draft of these references included on Condo Drawing. Once we have concurrence from County Staff, we will have the surveyor update the formal condo draft plan accordingly.	Vallee/J&D	Complete
Consolidated Comments	Building Department	1	2-Apr-24	The establishment of lot lines through a condominium application is premature. Staff have not received the necessary documentation through previous planning applications to determine if the lot are adequately sized to support septic systems.	As of the April 30th meeting with staff, unit lines are to be shown on the plan. Remove unit exclusive use areas making a complete unit as recommended by staff. Furthermore, see PML letter for location and details of septic systems.	PML/Vallee	Complete
Consolidated Comments	Building Department	2	2-Apr-24	The septic systems shown on page Vallee Drawing C100 stamped 2023.12.08 are not adequately sized to provide the area needed to support a Class 4 septic system. As a Hydrological Study has not been provided to date, a percolation time (‘T’ time) of greater than 50 would be appropriate in the absence of detailed information and local historical data.	As of April 30th meeting with staff, see PML letter for location of septic systems. A D5-4 study is forthcoming.	PML/Vallee	Complete
Consolidated Comments	Building Department	3	2-Apr-24	Based on the sizes for dwelling provided in the updated Functional Servicing report dated the mantel area should be between 400 m.sq to 900m.sq. This is considerable more than the 136 m.sq indicated on drawing C100. Without knowing the number of bedrooms, finished floor area, or number of fixture units an accurate size cannot be determined. The mantel area is also to extend a minimum of 15m from the distribution lines. The proposed mantel areas minimum dimension are under 15m.	See PML letter.	PML	Complete
Consolidated Comments	Building Department	4	2-Apr-24	No information is provided in the functional servicing report regarding the size of a saloon, or riding arena or associated washroom	- No washroom in barn. If an expansion occurs, a septic permit will be required. - Riding arena not proposed at this time. (Amendment to site plan would be required at the appropriate time.) - Saloon will be 500m2 or less. Washrooms will be portable. If septic systems are required in the future, a permit will be required. - The D5-4 study will confirm the lands are able to accommodate septic for the future uses. Additional supporting design information from PML can be provided at the time of permit. - FSR does not contain this information. PML report addresses where washrooms are.	PML	Complete

Consolidated Comments	Building Department	5	2-Apr-24	The following report need to be submitted to the building department prior to reviewing the Condominium Application 28CDPL2024062 a) Provide hydrological study as required a condition of Zoning By-law b) Provide D5-4 report to determine minimum lot size required to support a septic system c) Revised functional servicing report detailing septic design for farm dwellings, tourist cabins, saloon, riding arena.	a) It is understood that this is the D5-4 study. However, zoning does not require this. b) Commissioned. Will be provided asap. c) Not necessary as this is addressed, where necessary, by PML letter. Future uses are not included in the submission as they are not contemplated at this time. Additional information to be provided at the appropriate time. Amendments to the site plan agreement or waivers can be explored in future if necessary.	PML	Complete
Consolidated Comments	Building Department	6	2-Apr-24	Building permits will be required. No Ontario Building Code review has been completed at this time and will be done at permit application stage. Please reach out to the building department as you get closer to having the planning and applicable approvals in place and staff will be happy to assist you with information on preparing for the building and septic permit stage of the project. All general permitting inquiries: by email: permits@norfolkcounty.ca or by phone: 226- NORFOLK (226-667-3655) Ext 6016	Noted.	Vallee	Complete
Consolidated Comments	Zoning Department	1	2-Apr-24	Need to identify what the proposed # of horses will be on site and where? MDS 2 will be required for any horses sheltered in buildings. It has been determined that within the 28CDPL2024062, that over 5 medium framed horses will require a MDS and nutrient management from a consultant.	Nutrient management letter clears this. If/when more than 5 nutrient units are generated, MDS calculations and new nutrient management plan can be provided. If barn is to be expanded, same will be required.	Vallee	Complete
Consolidated Comments	Zoning Department	2	2-Apr-24	Buildings which will be used to house the livestock will need to be identified whether new or existing, along with location of riding arena and pasture area. These uses are AGR uses and will not be part of the OFDU calculation.	Existing barn only for time being. Physical riding arena not being proposed at this time. Pasture area is shown on drawings. Agriculture uses not included in OFDU calculation. See proposed solution to addressing buildings and structures not yet being constructed. ie Notes on site plan drawing.	Vallee	Complete
Consolidated Comments	Zoning Department	3	2-Apr-24	Buildings which will be used for wedding and conference center, saloon, restaurant and food and beverage services need to be identified on the site plan and dimensioned. The allowance of these uses is based on OFDU proposal, and need to be identified and dimensioned so that we can determine the areas of OFDU meet the zoning bylaw. Parking areas of OFD uses are also included in the area for OFDU	See Update to site plan. See also Land Use Chart. The proposed solutions to some of the unknown details of buildings and structures are discussed with planning with notes included on the revised site plan drawings. Not all uses/buildings permitted by the zoning by-law are being proposed at this time. Future amendment to site plan agreement may be required.	Vallee	Complete
Consolidated Comments	Zoning Department	4	2-Apr-24	A zoning table needs to be provided on the site plan to detail parking for each use of the OFD uses, also parking for each farm dwelling unit, along with visitor parking as this is a condo development. A parking lot(or lots) for each use will need to be identified on the site plan and dimensioned.	See Update to site plan. Parking detail shows dimensions of accessible and standard parking spaces. Parking calculations shown. Please see driveway notes. The exact location of a driveway will be determined based on dwelling unit design, and location of septic system. 10 common element visitor spaces are required for the multiple farm dwelling units. 3 spaces are required for the OFDU (Cabins) and included on the plan. These 3 spaces are included in the 10,000m2 maximum space calculations. Parking lot has been dimensioned.	Vallee	Complete
Consolidated Comments	Zoning Department	5	2-Apr-24	The zoning table must also identify the front lot line, exterior lot lines, and rear lot lines and the distances that closest structures are to the property lines. Please identify current and proposed buildings.	See Update to site plan. See notes in addition to setbacks. The aerial photography shows existing buildings. However, since the buildings are going to be removed (except for existing barn), we do not detail the existing buildings.	Vallee	Complete
Consolidated Comments	Zoning Department	6	2-Apr-24	Additional question regarding parking; assuming most of the people wanting to live here, or visit will have horses, as this is a horse ranch with units being identified as “farm dwellings”. An area where horse trailers will be parked should also be identified on the site plan.	Trailers will be parked temporarily near the existing barn in the field. Shown on drawing.	Vallee	Complete
Consolidated Comments	Development Engineering Department	1	2-Apr-24	Development Engineering will provide further detailed engineering comments at the future resubmission of the Site Plan.	Noted.	Vallee	Complete
Consolidated Comments	GIS Department	1	2-Apr-24	Please contact NorfolkGIS for new civic addresses when building	See site plan amendment drawing - Street names have been approved.	Vallee	Complete
Consolidated Comments	Fire Department	1	2-Apr-24	Norfolk Fire has the following comments for this proposal: - Private roadways through the development are to be built and designated as fire access routes o These roadways are to meet the standards of Norfolk County Engineering and to be able to accommodate the size and weight of fire apparatus - Roadways and turn around facilities to meet the requirements set out in the Ontario Building Code and shall be kept free of obstructions as per the Ontario Fire Code - Cabins/unit numbers to be clearly marked to assist with emergency response	Noted. Roads provided meet Norfolk standards and OBC requirements. Cabins/units will be marked to assist with emergency response.	Vallee	Complete
Consolidated Comments	Paramedic Services	1	2-Apr-24	No Comments.	No action required.	Vallee	Complete
Consolidated Comments	Accessibilty	1	2-Apr-24	No Comments.	No action required.	Vallee	Complete
Consolidated Comments	Haldiamand-Norfolk Health Unit	1	2-Apr-24	The facility referenced in this proposal is subject to one or more regulations under the Health Protection and Promotion Act which is enforced by Public Health Inspectors with the Haldimand-Norfolk Health Unit. Prior to the design, building, and operation of the proposed development, the Health Unit strongly suggests that the applicant contact the Environmental Health Team at 519-426-6170 ext. 3477 or ehthotline@hnhss.ca to be connected with a Public Health Inspector who can discuss the applicable requirements. Failure to do so could result in delays to the regulatory approval process.	Noted.	Vallee	Complete

Consolidated Comments	Realty Services Department	1	2-Apr-24	The County will require a postponement of any Charge(s)/Mortgage(s) on title to the County’s Site Plan/Development Agreement. We recommend that you connect with your lender(s) and/or solicitor as early in the process to avoid any delays.	Agreed. Arrangements have been made.		Complete
Consolidated Comments	By-Law Enforcement Department	1	2-Apr-24	With any new development in Norfolk parking considerations are always an issue after construction, especially in condo developments. The Applicant needs to be reminded that Norfolk County will not be instituting bylawed parking restrictions on this private property, nor will we be enforcing any parking restrictions they institute internally as a condo corporation. Previous complaints from new development residents have included the lack of enough visitor parking, demands to tow vehicles parking along roadways and derelict vehicles in visitor parking spaces as well as short driveways that cause longer resident vehicles such as pickup trucks to protrude onto the internal roadway.	Noted. No action required.	Vallee	Complete
Consolidated Comments	By-Law Enforcement Department	2	2-Apr-24	For consideration only: While not a bylaw issue, enforcement and patrol experience with Front Road and the high volume of traffic it has in summer, including fast motorcycles, on these two curves in the road over a short distance causes concern with the proposed development’s west entrance. The entrance is just 100m or so from a curve for eastbound traffic coming from Port Rowan and just 200 from the northern curve coming from the east. The current residential driveway is safe due to the very low traffic heading in or out, but we suspect the traffic from the new development could pose a higher risk of collision. It isn’t clear what the intention is at the north end of the internal roadway where it appears to be both a turning circle and possibly another entrance/exit? If it’s a driveway entrance then it too is just 100m from a curve, causing potential issues with eastbound Front Road traffic coming out of the curve. If it’s a turning circle only, no issue.	The north entrance will only be used as an emergency vehicle access, and used as a turning circle. Therefore there will be no impact to traffic.	Vallee	Complete
Consolidated Comments	Six Nations	1	2-Apr-24	No Comments.	No action required.	Vallee	Complete
Consolidated Comments	LPRCA	1	2-Apr-24	LPRCA staff have reviewed the application for a vacant land condominium for a resortoriented horse ranching development. Provided the lots are outside of the natural hazards on the property, at least 35 from the top of slope related to Lake Erie, LPRCA staff have no concerns. As this setback was established during the site plan application phase, I believe all lots and development should not be subject to natural hazards	Noted. No action required.	Vallee	Complete
Consolidated Comments	Grand Erie District School Board	1	2-Apr-24	Thank you for circulating the development proposal at 436 Front Road. The Grand Erie District School Board has no comments or concerns regarding this proposed development.	No action required.	Vallee	Complete
Consolidated Comments	Enbridge Gas	1	2-Apr-24	Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development. Please always call before you dig, see web link for additional details: https://www.enbridgegas.com/safety/digging-safety-for-contractors Enbridge Gas does not currently have gas piping within the immediate area. To arrange for natural gas servicing to this development please contact Enbridge Gas at the following link: https://enbridge.outsystemsenterprise.com/GetConnectedApp_UI/NewGasServiceInquiry	Noted. No action required at this time.	Vallee	Complete
Consolidated Comments	Hydro One	1	2-Apr-24	Standard comments. No objections.		Hydro One	Complete
Consolidated Comments	Bell Canada	1	2-Apr-24	Comments Pending.		Bell	Pending
Consolidated Comments	Canada Post	1	2-Apr-24	Please be advised that if this is a seasonal / resort facility then there will only be 1 delivery address. If these are permanent residential requiring separate mail delivery then unit #'s will need to be assigned and a Community mailbox will need to be installed on the property for mail delivery. Please advise if this is permanent residency requiring mail delivery.	Proposed community mailbox system. Please provide details for pad(s) and number of boxes. Located in common element.	Canada Post/ County	Pending

May 10, 2024

PML Ref.: 21HF036
Report: 3
(Revised)

Mr. Jeff Bouck
BB Investments Ltd.
436 Front Road
St. Williams, Ontario
N0E 1P0

Dear Mr. Bouck

Preliminary Septic System Sizing
BB Ranch Vacation Resort
436 Front Road
St. Williams, Ontario

Peto MacCallum Ltd. (PML) is pleased to present the results of a preliminary septic system sizing review recently carried out for the proposed BB Ranch Vacation Resort Development located at Front Road on the north shore of Lake Erie in St. Williams, Norfolk County, Ontario.

Proposed Development

We understand the proposed development will comprise up to 40 individual building sites/units to be serviced with individual cisterns for potable water supply and individual on-site sewage treatment systems. Cisterns are to filled with potable water to be provided by a private potable water service contractor. The proposed development plan as provided by the Client is enclosed for reference (Drawing C100 – Site Plan, Project No. 10-094 by G. Douglas Vallee Limited, issued May 10, 2024).

The majority of the building sites/units are sized for single-family dwellings expected to be about 223 m² in size on one level. It is assumed that the dwellings on the main building sites/units will have three or four bedrooms. Additionally, smaller building sites/units are planned for smaller tourist cabins of approximately 192.1 m² in size. It is assumed that these cabins will have up to two bedrooms.

Each building site is to contain the house, septic system infrastructure, and private amenities such as pools, patios and the like. Additionally, there will be a surrounding “common element area”.

Based on typical residential design, the following table summarizes the expected number of plumbing fixtures that would likely be included for a typical house and cottage.

Assumed Plumbing Fixtures

For preliminary feasibility purposes, the following is a summary of the expected number of plumbing fixtures that will likely be incorporated into the proposed houses:

Facility	Estimated Number	Fixture Units	Total Fixture Units
Typical House (223 m²):			
Four Piece Washroom	1	7 ½	7 ½
Three Piece Washroom	2	6	12
Kitchen Sink	1	1 ½	1 ½
Laundry Sink	1	1 ½	1 ½
Extra Sinks	1	1 ½	1 ½
Floor Drain	1	2	2
Total			26



Facility	Estimated Number	Fixture Units	Total Fixture Units
Typical Tourist Cabin (192.1 m²):			
Four Piece Washroom	0	7 ½	0
Three Piece Washroom	1	6	6
Kitchen Sink	1	1 ½	1 ½
Laundry Sink	1	1 ½	1 ½
Extra Sinks	1	1 ½	1 ½
Floor Drain	1	2	2
Total			12 ½

Expected Septic Design Flow

The following table summarizes the three proposed dwelling sizes in the proposed development along with the assumed septic design loading as per the current 2012 Ontario Building Code. It should be noted that these dwelling sizes, assumed number of bedrooms, assumed number of fixtures and corresponding assumed maximum septic design flows are conceptual only and no specific building plans are available at this time.

Site / Unit Type	Dwelling Size (m ²)	Assumed # of Bedrooms	Number of Fixture Units	A	B	C	Assumed Design Flow – Max. of A+B or A+C (L)
				Base Flow (L)	Additional Flow for Dwelling over 200 m ² (L)	Additional Flow for Fixture Units Over 20 (L)	
1	223.0	4	26	2000	300	300	2300
2	223.0	3	26	1600	300	300	1900
3	192.1	2	11	1100	0	0	1100

Soil Conditions

A geotechnical investigation was previously completed by PML as presented in PML Report 21HF036 Report 1 dated April 26, 2022.

Based on the geotechnical investigation, the site soil stratigraphy typically comprises silt fill underlain by silt to clayey silt layers. A localized silt topsoil layer overlies the silt fill at the south area of the site. In general, the predominant soil type is assumed to be native clayey silt. The native clayey silt has an estimated coefficient of permeability in the order of 1×10^{-6} cm/sec and a corresponding percolation Rate, T, greater than 50 min/cm. The soil conditions are generally not suitable for an inground septic system and therefore a raised bed type system will be required.

Conceptual Septic System Sizing

Given the site constraints for the proposed typical building site/unit size and the clayey silt soil conditions predominant at this site, an advanced (Level IV) treatment system will likely be required for the subject sites/units.



For the purposes of this preliminary feasibility assessment, we have considered a System O)) Nested Pipe Configuration Enviro-Septic treatment system meeting BMEC Authorization 23-06-408 dated July 26, 2023. Information on the system is provided in Appendix A.

For this system, the required number of Enviro-Septic Units (total length of pipe, L_{Total}) is determine based on the larger of the following:

1. $L_{Total} = Q \div 126 \text{ L/day/unit} \times \text{Length of unit for each pipe (3.05 m)}; \text{ or}$
2. $L_{Total} = Q \div 30$

Based on the above the following System O)) septic system sizing may be considered:

Number of Bedrooms	Design Flow, Q (L/day)	Criteria 1 $L_{Total} = Q \div 126 \text{ L/day/unit} \times 3.05 \text{ m/unit}$	Criteria 2 $L_{Total} = Q \div 30$	Piping Layout @ 2 m spacing	Contact Area
4	2300	58 m (19 pipes)	77 m (26 pipes)	5 runs of 5.5 pipes	8.6 m x 17.6 m
3	1900	50 m (16 pipes)	64 m (21 pipes)	4 runs of 5.5 pipes	6.6 m x 17.6 m
2	1100	27.5 m (9 pipes)	37 m (13 pipes)	3 runs of 4.5 pipes	4.6 m x 14.6 m

Conceptual Septic System Layout

The positioning of the various components of the septic system including treatment units and distribution piping must comply with the minimum clearances as specified in the 2012 OBC as summarized below.

Object	Minimum Clearance, m
Structure	5
Well with a watertight casing to a depth of at least 6 m	15
Any other well	30
Lake	15
Pond	15
Reservoir	15
River	15
Spring not used as a source of potable water	15
Stream	15
Property Line	3

It is understood that all dwellings are to be provided with cisterns for potable water supply and that no water supply wells will be located on the site. As such, the critical clearances for the septic system will be 3 m from the building sit limits (property line) and 5 m from structures. Additionally, the treatment units (septic tanks) must be a minimum of 3 m from the property line and 1.5 m from a structure.



Based on the above, conceptual septic system layouts for each proposed typical building site/unit types and sizes, as provided to PML by the Client are shown on Drawing 1, attached.

It should be noted that these layouts are conceptual only and are intended to show a feasible system layout only. Other components such as distribution boxes, pump chambers, sampling ports, vent pipes, and the like, will also be required. Alternate system types, configurations and system sizing may be possible. Detailed design of individual systems by a qualified septic system designer will be required for each building site/unit. The surface of the septic system must be planted with grass and the area is to be free of any trees or plants with invasive roots, hard landscaping, driveways, and the like.

Closure

The terms of reference for this septic system sizing feasibility review were limited to septic system sizing for the typical building sites/units only. No hydrogeological site assessments, stormwater management/water balance studies, site grading considerations or any other planning related requirements have been completed by PML. As such, other constraints may apply which could affect site layouts, building site/unit sizing and septic system sizing/location. Individual systems will require detailed site-specific design by a qualified designer. All systems are subject to appropriate regulatory approvals.

We trust that the above meets your current needs. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely

Peto MacCallum Ltd.



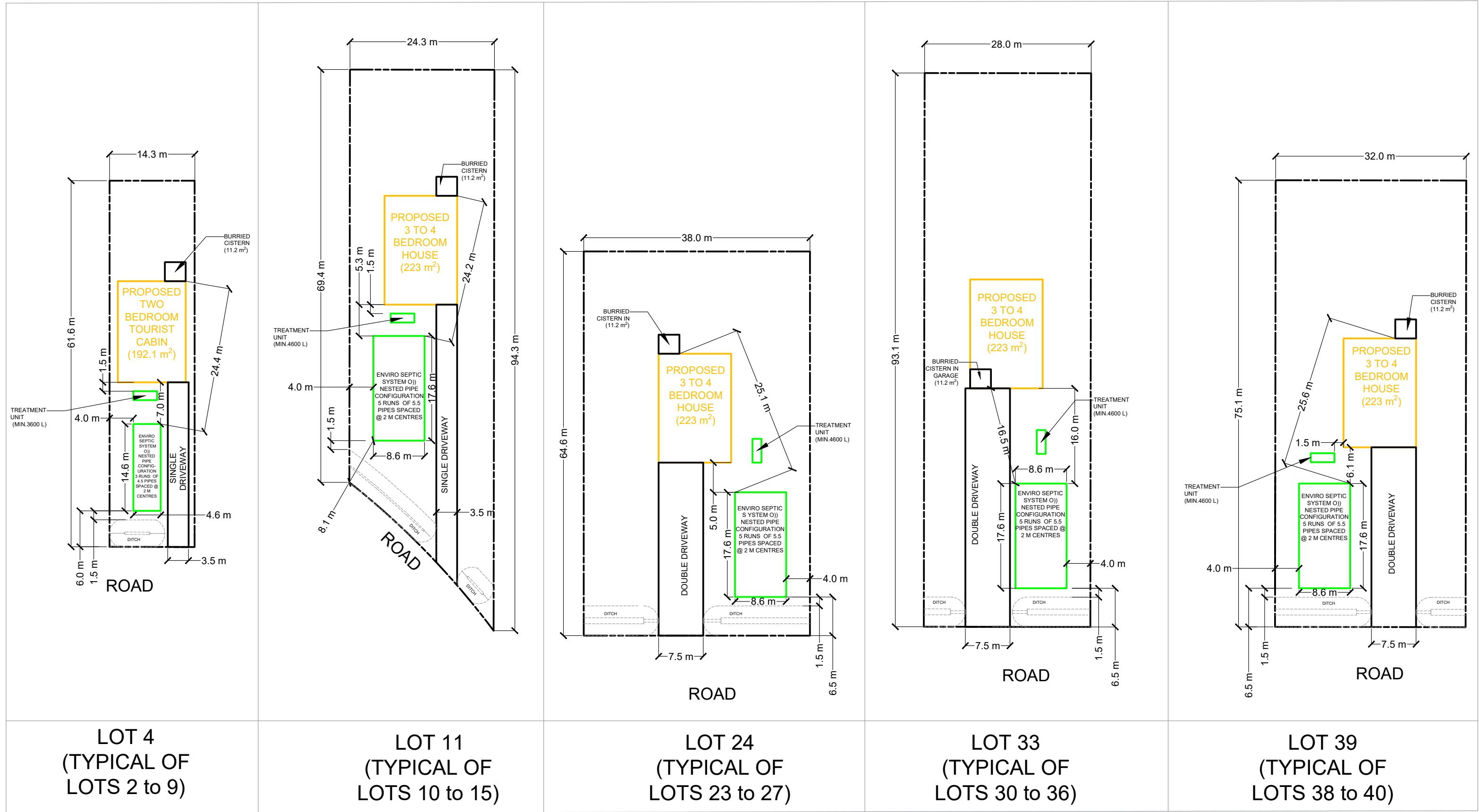
Scott Jeffrey, P.Eng., QP_{ESA}, LEED_{GA}
Director
Regional Manager, Geotechnical and Geoenvironmental Services

SJ:ld

Enclosures:
GD Vallee Drawing C100 – Site Plan
PML Drawing 1 – Conceptual Septic Layout

Appendix A - System O)) – Nested Pipe Configuration

Distribution via email:
1 cc: BB Investments Ltd. (jeff@bouckinc.com)
1 cc: G. Douglas Vallee Ltd. (eldondarbyson@gdvallee.ca)
1 cc: PML Hamilton





APPENDIX A

System O)) – Nested Pipe Configuration

777 Bay Street, 12th Floor
Toronto, Ontario, M5G 2E5

T: 416 585 4234
W: [ontario.ca/buildingcode/](https://www.ontario.ca/buildingcode/)

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Building Materials Evaluation
Commission

Commission d'évaluation des
matériaux de construction

BMEC AUTHORIZATION: 23-06-408 System O)) – Nested Pipe Configuration

Date of Authorization: July 26, 2023
Date of Expiry¹: July 26, 2028

1. Applicant

DBO Expert Inc.

501, Chemin Giroux
Sherbrooke, Québec,
J1C 0J8, Canada

Tel: 866 440-4975
Web: www.dboexpert.com

2. Manufacturing Facility

Pipes
Presby Environmental Inc.
143 Airport Road, Whitefield, NH
USA, 03598

Engineering and Design
Make-Way Environmental
Technologies Inc.
PO Box 1869 Exeter, ON, N0M 1S7

Tel: 866 625-3929
Web: www.makeway.ca

*Manufacturing, Engineering, Design,
and Distribution*
DBO Expert Inc.
501, Chemin Giroux
Sherbrooke, Québec,
J1C 0J8, Canada

Tel: 866 440-4975
Web: www.dboexpert.com

¹ This Authorization expires on the date shown. It is the responsibility of Authorization holders to make a complete application considering the time for review and complexity of the new application.

3. Authorization

System O)) – Nested Pipe Configuration is a combined treatment and dispersal system comprised of a septic tank, an effluent filter, pump chamber and pump, Nested Pipe distribution system, consisting of a 38 mm diameter pressurized distribution pipe, that is contained within the Advanced Enviro-Septic® pipe, sampling device, and System O)) Specified System Sand. System O)) – Nested Pipe Configuration can be installed in-ground, partially raised, or fully raised.

Additional descriptive information is provided in documents supplied by the Applicant which are listed in Appendix A.

Reports and assessments provided by the Applicant demonstrate that if System O)) – Nested Pipe Configuration is manufactured, designed, constructed, installed, operated and maintained in accordance with the manufacturer's instructions and limitations, and the specific terms and conditions stated in this authorization, the use of the innovative system "System O)) – Nested Pipe Configuration " shall be deemed to not be a contravention of Division B, Section 8.6. "Class 4 Sewage System" and Section 8.7.3 "Absorption Trench Construction" and 8.7.6. "Shallow Buried Trench" of Division B of the Building Code.

All other requirements pertaining to the manufacture, design, construction, testing, and installation are subject to the requirements of the Building Code, and subject to the following terms and conditions contained below.

4. Specific Terms and Conditions

4.1. General

- 4.1.1. This Authorization is valid only for DBO Expert Inc.'s System O)) – Nested Pipe Configuration;
- 4.1.2. This Authorization is contingent on maintenance of the CAN/BNQ 3680-600 certification, including annual CAN/BNQ certification audits.

4.2. Definitions

- 4.2.1. Raised or Partially Raised means a sewage system in which any part of the system is above the natural ground elevation;
- 4.2.2. Vertical Separation means the depth of unsaturated soil below the system, as measured from the bottom of the System O)) Specified System Sand at 300 mm below the Advanced Enviro-Septic® pipes, to a limiting layer such as high groundwater table, bedrock, or soil with a percolation time (T) less than 1 min/cm; and,
- 4.2.3. System O)) – Nested Pipe Configuration "System O)) Specified System Sand" is defined in Section 4.4.7 of this Authorization.

4.3. Installation Requirements

- 4.3.1. System O)) – Nested Pipe Configuration shall be installed as per the manufacturer's installation instructions found in the "System O)) Design and Installation Manual – Province of Ontario", Version 5.1 dated June 2023";
- 4.3.2. No person shall operate System O)) – Nested Pipe Configuration unless the person has entered into an agreement whereby the servicing and maintenance of the System O)) – Nested Pipe Configuration and its related components will be carried out by a person who is authorized by the manufacturer to service and maintain System O)) – Nested Pipe Configuration.

4.4. System Requirements

- 4.4.1. There are six (6) main components to System O)) – Nested Pipe Configuration:
 - 1. Primary/Septic tank;
 - 2. Effluent filter;
 - 3. Distribution Device;
 - 4. Advanced Enviro-Septic® pipe;
 - 5. The System O)) Specified System Sand; and
 - 6. Sampling device.
- 4.4.2. The Septic Tank – System O)) – Nested Pipe Configuration is designed to receive septic tank effluent for treatment and dispersal. All raw sewage will enter into a septic tank sized in accordance with Article 8.2.2.3. of Division B of the Building Code;
- 4.4.3. The Effluent Filter – An effluent filter, meeting the requirements of Article 8.6.2.1. of Division B of the Building Code, shall be connected to the outlet of the septic tank;
- 4.4.4. The Distribution Device – A time-dosed Nested Pipe Distribution System that may also include a distribution valve;
- 4.4.5. The Advanced Enviro-Septic® pipe consists of
 - 4.4.5.1. A 300 mm diameter, high-density plastic pipe, which is corrugated and perforated; skimmer tabs extend into the pipe at the point of each perforation;
 - 4.4.5.2. A dense mat of coarse, randomly oriented plastic fibres surrounding the outside of the pipe;
 - 4.4.5.3. A bio-accelerator geo-textile fabric layer, which partially covers the fibres on the lower half of the pipes, located between the pipe and the plastic fibres, and
 - 4.4.5.4. The outer layer of non-woven geo-textile fabric that holds the other components in place and provides a protected surface on which the

biomat develops;

4.4.6. A row of Advanced Enviro-Septic® pipe is a combination of an adaptor, Advanced Enviro-Septic® pipes, couplings and piezovent;

4.4.6.1. Each row of Advanced Enviro-Septic® pipe is fed with a perforated PVC pipe (38 mm diameter) through the small bottom opening of a double offset adaptor, while the top opening serves as an air circuit;

4.4.6.2. Each row of the Advanced Enviro-Septic® pipe is completed with a piezometer through the top opening of a piezovent;

4.4.6.3. Each row of Advanced Enviro-Septic® pipe is completed with a vent or an aeration pipe leading to a vent through the side openings of a piezovent; and

4.4.6.4. The minimum equivalent length of any row of Advanced Enviro-Septic® pipe is 3.05 m and the maximum length is 30.5 m;

4.4.7. The System O)) Specified System Sand and Imported Sand

4.4.7.1. System O)) – Nested Pipe Configuration requires System O)) Specified System Sand to surround the Advanced Enviro-Septic® pipe and shall be a minimum of:

- (a) 300 mm under the Advanced Enviro-Septic® pipes;
- (b) 150 mm beside each of the Advanced Enviro-Septic® pipes;
- (c) 300 mm from the ends of the Advanced Enviro-Septic® pipes;
- and
- (d) 100 mm above the Advanced Enviro-Septic® pipe;

4.4.7.2. System O)) Specified System Sand must meet all the following requirements:

- (a) Effective diameter of between 0.20 and 0.50 mm;
- (b) Uniformity coefficient (C_u) less than or equal to 4.5;
- (c) Less than 3% of the material smaller than 80 µm; and
- (d) Less than 20% of the material larger than 2.5 mm;

4.4.7.3. Imported sand must meet all the following requirements:

- (a) A percolation time of between 6 and 10 min/cm; and
- (b) Not more than 5% of fines passing through a 0.0074 mm (No. 200) sieve;

4.4.7.4. For each System O)) – Nested Pipe Configuration project, the system installer is to receive a copy of both the sieve analysis and System O)) Specified System Sand analyzer results, and these results are to be available upon request to the Principal Authority and the operator (homeowner);

4.4.8. The sampling device includes the following:

- (a) A collector that consists of a thermoformed trough in which a collector pipe is installed; and
- (b) A sample port that is used to take the treated effluent samples for analysis.

4.5. Design Requirements

- 4.5.1. System O)) – Nested Pipe Configuration shall meet the minimum spacing requirements of 4.5.6.2. below;
- 4.5.2. System O)) – Nested Pipe Configuration shall be designed, installed, operated and maintained using these criteria:
 - 4.5.2.1. For systems on ground sloping greater than 10%, the System O)) Specified System Sand shall extend a minimum of 300 mm on three (3) sides and 1200 mm beyond the Advanced Enviro-Septic® pipe on the down-slope side;
 - 4.5.2.2. No system shall be installed in an area where the original ground has a slope in excess of 25%;
 - 4.5.2.3. The rows of Advanced Enviro-Septic® pipe shall be of approximately equal lengths, shall be laid level within each row, and the length shall not be greater than 30.5 m in any one row;
 - 4.5.2.4. The system shall use differential venting or a shunt pipe (air bypass pipe);
 - 4.5.2.5. System O)) – Nested Pipe Configuration shall have a venting system including a manifold that connects to each row of Advanced Enviro-Septic® pipe, and:
 - (a) The entry vent must be at least 3 m lower than the exit vent;
 - (b) The entry vent must be a minimum of 100 mm above ground and high enough to rise above snow during winter;
 - (c) A minimum of one (1) vent is required for every 300 m of Advanced Enviro-Septic® pipe;
 - 4.5.2.6. For the purpose of sampling the treated effluent, System O)) – Nested Pipe Configuration shall have a sampling device installed at the bottom of the System O)) Specified System Sand and directly below the first length of Advanced Enviro-Septic pipe on an outside row;
 - 4.5.2.7. The site shall be protected from erosion by proper grading, mulching, seeding and runoff control;
 - 4.5.2.8. The Advanced Enviro-Septic® pipes, measured from the centre of the pipes, shall meet the clearance distance requirements outlined in Article 8.2.1.4. of Division B of the Building Code;

- 4.5.2.9. No reduction in size of the System O)) – Nested Pipe Configuration system is permitted with the use of a treatment device beyond that of a septic tank;
- 4.5.2.10. System O)) – Nested Pipe Configuration shall comply with the requirements of Article 8.7.2.2. of Division B of Ontario's Building Code;
- 4.5.3. Except as otherwise described in section 4.5.7, following installation of the System O)) Specified System Sand for each row of Advanced Enviro-Septic® pipe, imported sand or system sand must be used to fill in the area between the rows of advanced Enviro-Septic pipe (complete with system sand as per 4.4.7.2), to cover the complete dispersal surface/ contact area. The thickness of imported sand/System O)) Specified System Sand between the rows of Advanced Enviro-Septic® pipes/System O)) Specified System Sand shall be a minimum of 700 mm.
- 4.5.4. Vertical Separation
- 4.5.4.1. The vertical separation distance from the bottom of the System O)) Specified System Sand to high groundwater table, bedrock or soil with a T (percolation time) less than or equal to 1 min/cm shall be at least 600 mm;
- 4.5.5. Number of Advanced Enviro-Septic® Pipes Required
- 4.5.5.1. The total length (in metres) of Advanced Enviro-Septic® pipe is determined by the greater of either:
- (a) 30 metres;
 - (b) $NAES = Q/126 \times LAES$ (where NAES is the Number of Enviro-Septic pipes and LAES is 3.05, which is the length of an Enviro-Septic pipe), or
 - (c) Based on the table below:

Percolation Time of Natural Soil (min/cm)	Total Length of Enviro-Septic Piping (m)
$1 < T \leq 20$	$Q/75$
$20 < T \leq 50$	$Q/50$
$50 < T \leq 125$	$Q/30$

4.5.6. Pipe Spacing Requirements

- 4.5.6.1. The Advanced Enviro-Septic® pipes shall be placed level within each row;
- 4.5.6.2. When multiple rows are used, Advanced Enviro-Septic® pipes shall be spaced using the following criteria:

- (a) Centre-to-centre spacing is the horizontal distance from the centre of one row of Enviro-Septic® pipes to the centre of the adjacent row. The minimum center-to-centre spacing is 2.0 m;
- (b) Lateral extension distance is the distance extending from the centre of the last lateral row to the side of the System O)) Specified System Sand. The minimum lateral extension is 300 mm; and
- (c) End extension distance is the distance extended from the end of a row to the end of the System O)) Specified System Sand. The minimum end extension distance is 300 mm;

4.5.7. System O)) Specified System Sand and Dispersal Requirements

System O)) – Nested Pipe Configuration shall be constructed with a layer of System O)) Specified System Sand meeting all the requirements of Section 4.4.7, beneath the Advanced Enviro-Septic® pipes;

- 4.5.7.1. Where the T-time of the underlying soil is less than or equal to 20 min/cm, the System O)) Specified System Sand shall have a minimum thickness of 300 mm below the Advanced Enviro-Septic® pipes, and shall extend 150 mm beyond the sides of the pipes, and a minimum of 100 mm over the top of the pipes;
- 4.5.7.2. Where the T-time of the underlying soil is greater than 20 min/cm, the System O)) Specified System Sand shall be placed in a continuous layer of at least 300 mm thickness, beneath the entire area covered by the Advanced Enviro-Septic® pipes, and shall extend at least 150 mm beyond the sides of the outermost pipes, and 100 mm over the top of the pipes;
- 4.5.7.3. The total depth of cover over the Advanced Enviro-Septic® pipes, including the combined thickness of the specified System O)) Specified System Sand and topsoil, shall not exceed 300 mm;

4.5.8. Pump Chamber

- 4.5.8.1. The pump chamber shall be sized to provide sufficient storage volume so that the effluent is evenly dosed on an hourly basis over a 24-hour period;
- 4.5.8.2. Where more than one pump is employed within a pump chamber, the pumps shall alternate dosing, and dosing shall continue in the event that one pump fails;
- 4.5.8.3. The pump shall be equipped with an audible and visual alarm signal to indicate a high water level in the pump chamber; and
- 4.5.8.4. The pump shall be sized to provide a minimum pressure head of not less than 600 mm when measured to the most distant point of the Enviro-Septic piping from the pump.

4.6. Maintenance Requirements

- 4.6.1. Conduct and record at least once during every twelve (12) month period, an inspection and servicing, as specified by the Applicant, DBO Expert Inc. in the "System O)) Design and Installation Manual – Province of Ontario", Version 5.1 dated June 2023";
- 4.6.2. Every person operating a System O)) – Nested Pipe Configuration that is designed and constructed to produce effluent, as described in Table 4.6.2. below, shall take a sample of the effluent to determine whether it complies with maximum levels contained in Table 4.6.2. below:

Table 4.6.2. – Effluent concentration of parameters

Parameter	Effluent quality maximum concentration based on a 30 day averages	Effluent quality compliance with a single grab sample
cBOD5 (mg/L)	10	20
Suspended Solids (mg/L)	10	20
<i>Column n 1</i>	<i>Column n 2</i>	<i>Column n 3</i>

- 4.6.2.1. If a single grab sample is taken to demonstrate compliance with the values in Table 4.6.2. above, the results from a single grab sample shall not exceed the maximum concentrations listed in Column 3, above;
- 4.6.2.2. If the results of a sample do not comply with Table 4.6.2., then the Principal Authority shall be informed by the operator (homeowner), and the course of action to remedy the problem shall be identified;
- 4.6.2.3. Subsequent sampling results, submitted to the Principal Authority, within six (6) months of the first non-compliant sample, must demonstrate the problem has been rectified;
- 4.6.3. Effluent sampling shall be performed in accordance with the requirements of Sentence 8.9.2.4.(1) of Division B of the Ontario Building Code, as follows:
- (a) initially, once during the first 12 months after the sewage system was put into use, and
 - (b) thereafter, once during every 12 month period, at least 10 months and not more than 18 months after the previous sampling has been completed;
- 4.6.4. DBO Expert Inc. or their Authorized Agents shall retain records of the sampling test results for each System O)) – Nested Pipe Configuration received pursuant to the terms and conditions set out in 4.3.2 above, for a period of ten (10) years and shall promptly forward copies of those records to the Principal Authority, when requested.

5. General Conditions

- 5.1. The use of the System O)) – Nested Pipe Configuration as described in Section 3. and the Specific Terms and Conditions set out in Section 4. must comply with:
- (a) the *Building Code Act, 1992*, (the “Act”) as amended or re-enacted,
 - (b) except as specifically authorized herein, the Building Code as amended or remade, and
 - (c) all other applicable legislation.
- 5.2. A copy of this Authorization shall accompany each application for a building permit and shall be maintained on the site of the construction with the building permit.
- 5.3. The Applicant specified in Section 1. shall promptly notify the BMEC of:
- (a) the failure of the Applicant to comply with any of the Specific Terms and Conditions set out in Section 4.,
 - (b) the failure of the material, system or building design that is the subject matter of this Authorization to
 - i. comply with any of the Specific Terms and Conditions set out in Section 4., or
 - ii. provide a satisfactory level of performance in situ, or
 - (c) the occurrence of any of the events described in General Conditions 5.4.(a), (b), or (e).
- 5.4. The BMEC may amend or revoke this Authorization at any time on its own initiative, or at the request of the Applicant specified in Section 1. Without restricting the foregoing, the BMEC may amend or revoke this Authorization where it determines that:
- (a) any change has been made to:
 - (i) the name of the Applicant specified in Section 1.,
 - (ii) the address or other contact name information of the Applicant specified in Section 1.,
 - (iii) the ownership of the Applicant specified in Section 2.,
 - (iv) the manufacturing facilities specified in Section 2,
 - (v) the material, system, or building design that is the subject matter of this Authorization, or
 - (vi) a test method relevant to this Authorization,
 - (b) the Applicant has failed to comply with any of the terms and conditions set out in this Authorization,
 - (c) in the opinion of the BMEC, the use of the material, system or building design authorized herein provides an unsatisfactory level of performance in situ,
 - (d) in the opinion of the BMEC, amendment or revocation of the Authorization is appropriate on the basis of potential danger to public health and safety,
 - (e) the Act or Building Code has been amended, re-enacted or remade in a manner relevant to this Authorization,
 - (f) this Authorization was issued on mistaken, false or incorrect information, or
 - (g) a revision of an editorial nature is appropriate.

Dated at Toronto this July 26, 2023

BUILDING MATERIALS EVALUATION COMMISSION



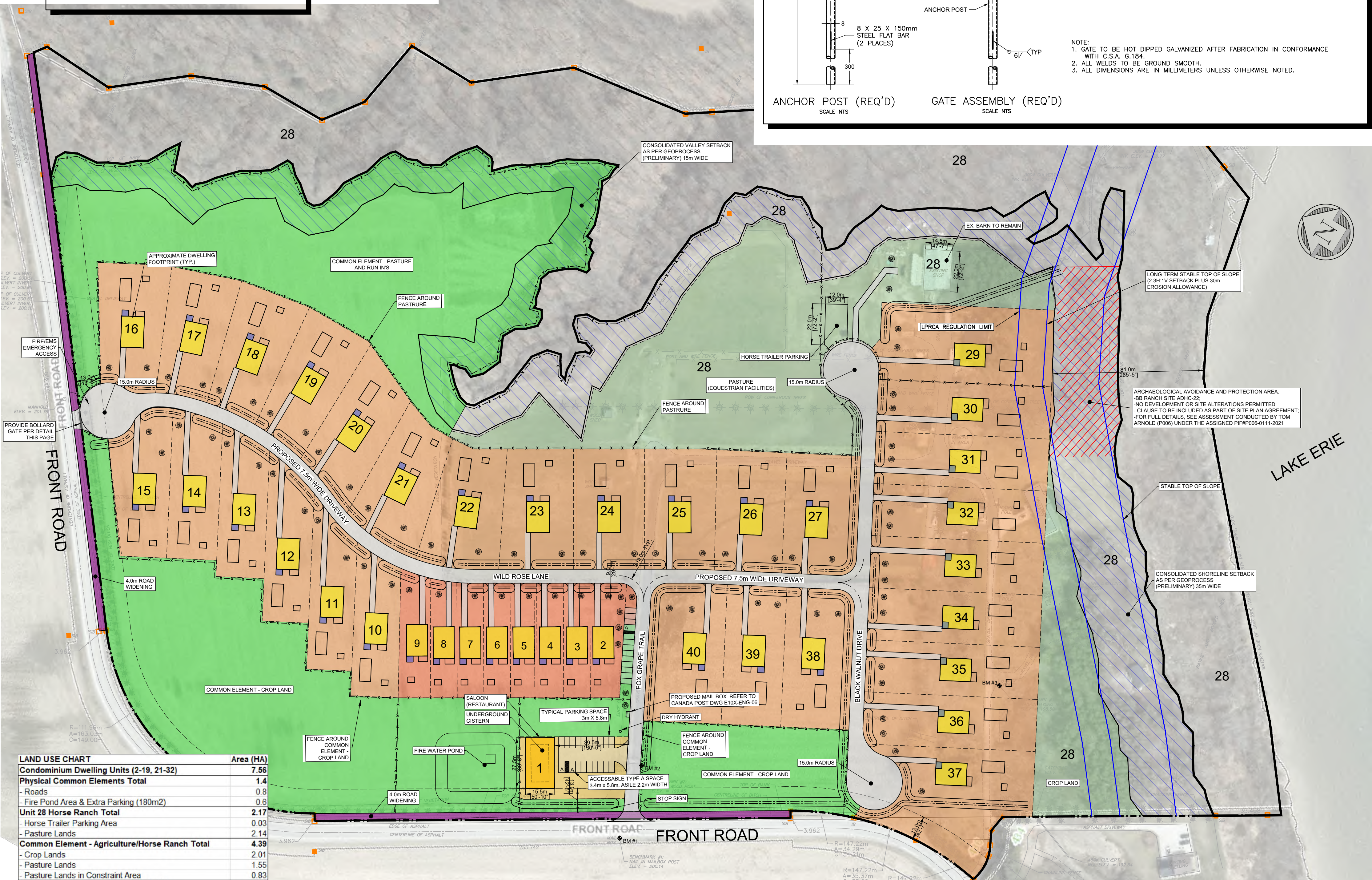
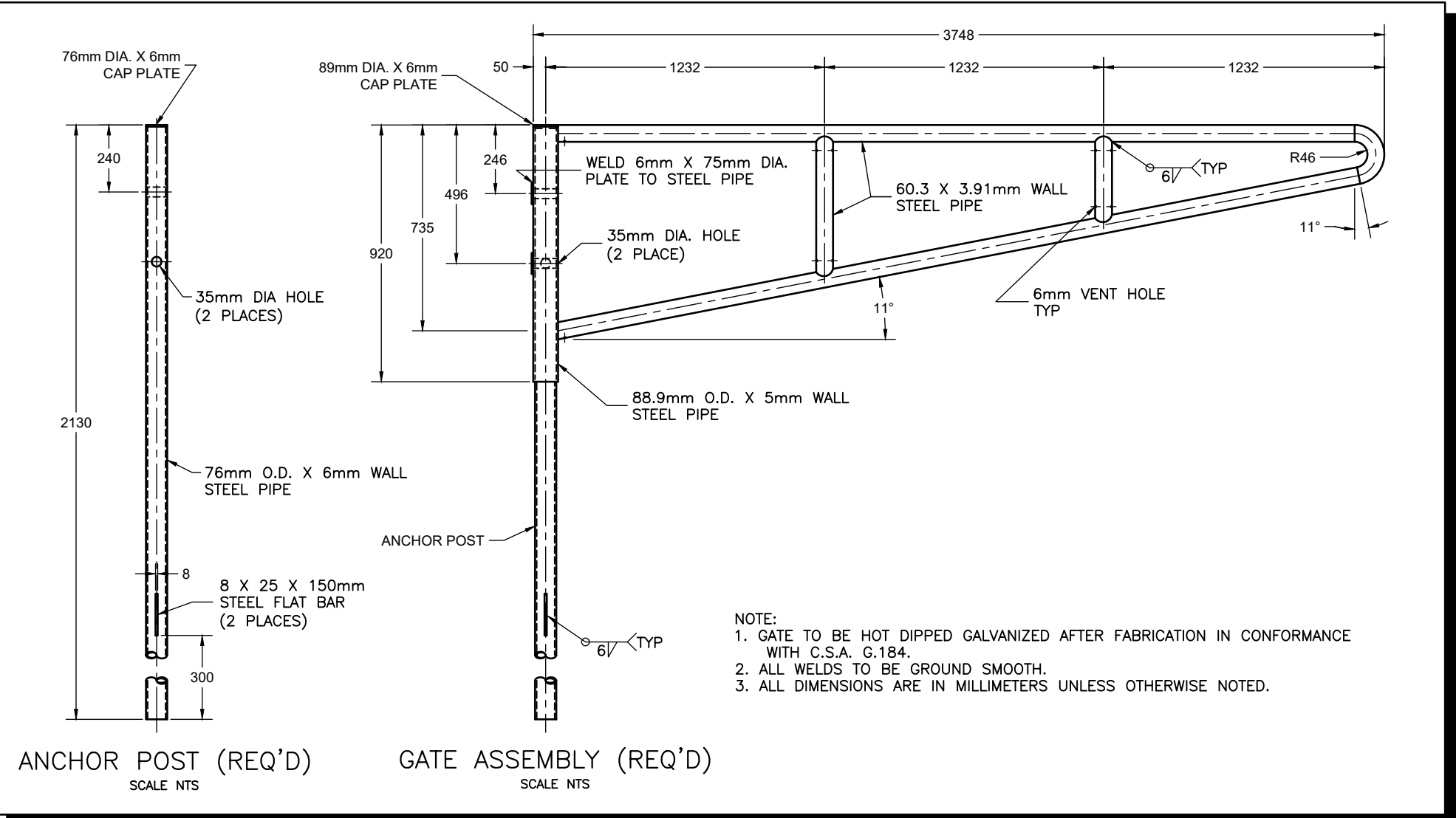
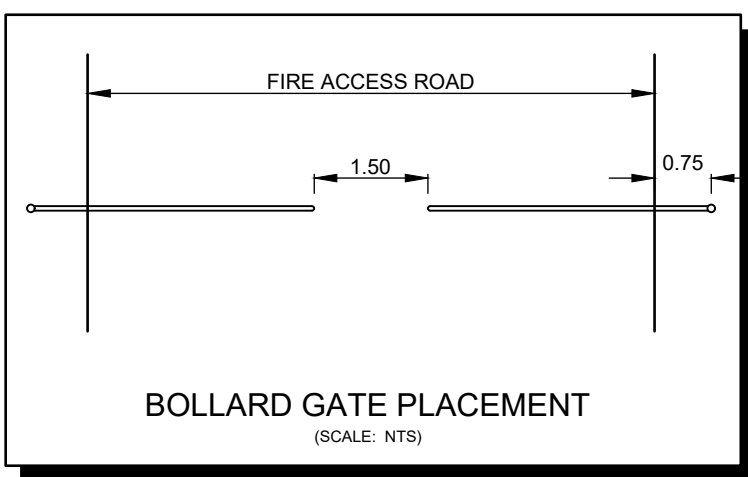
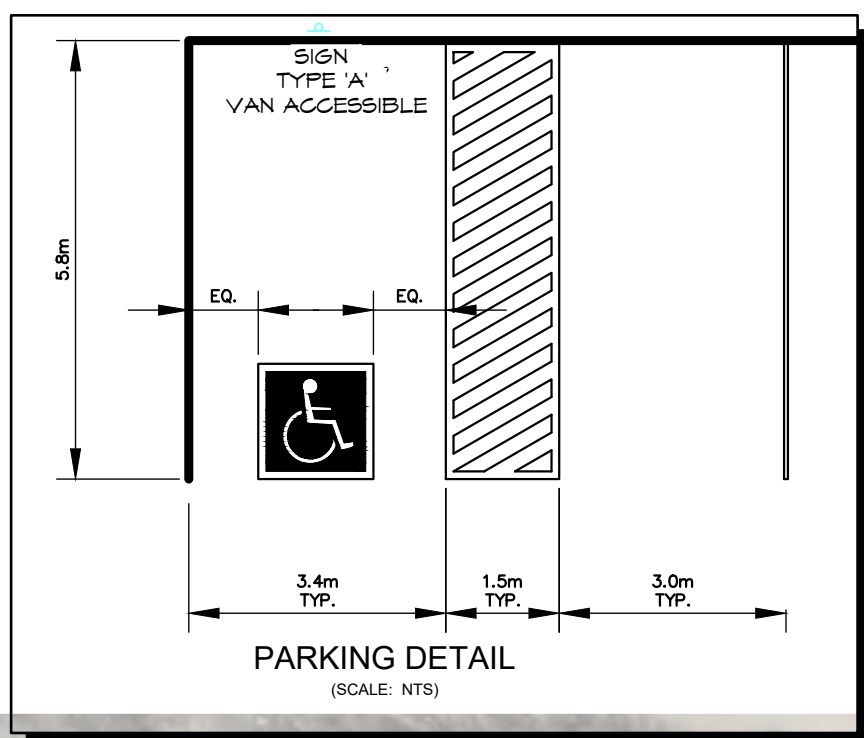
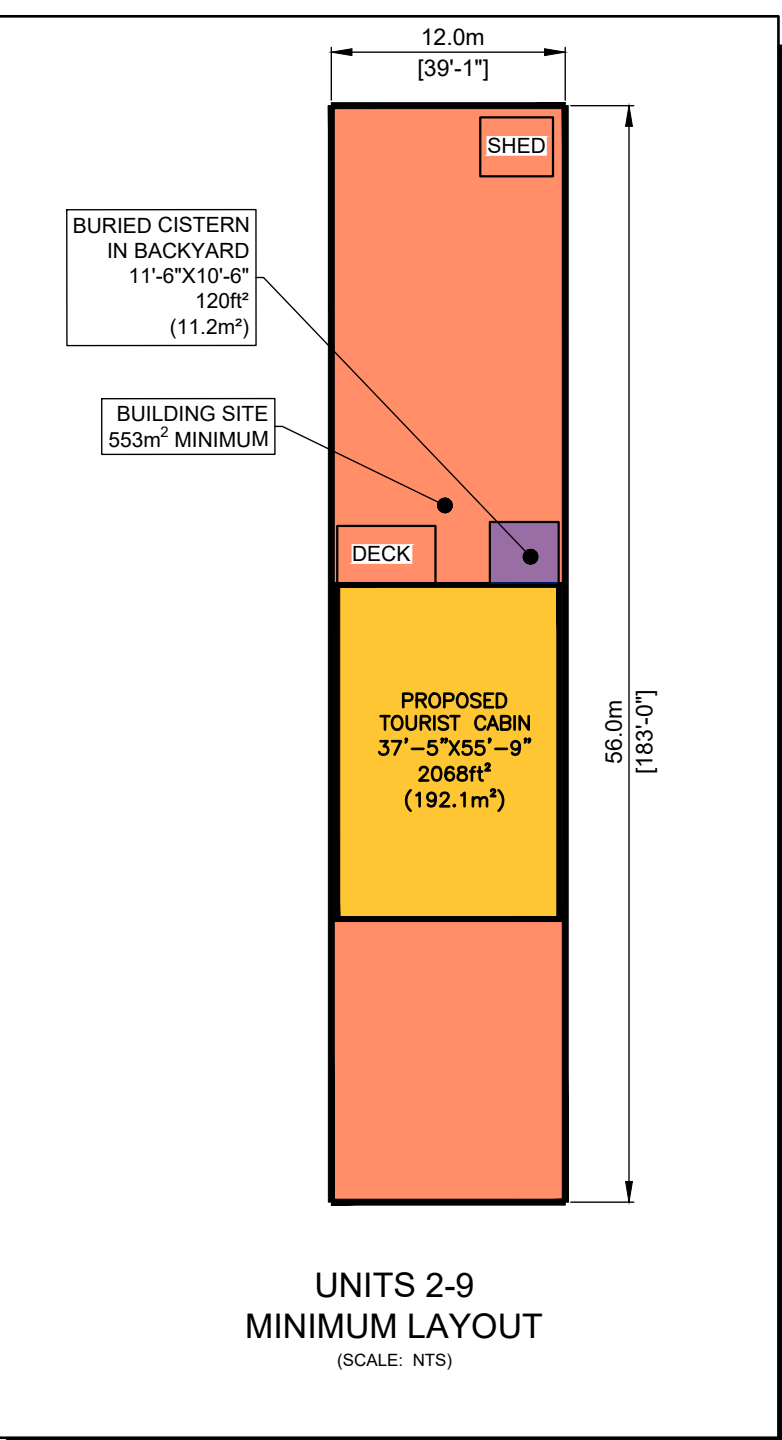
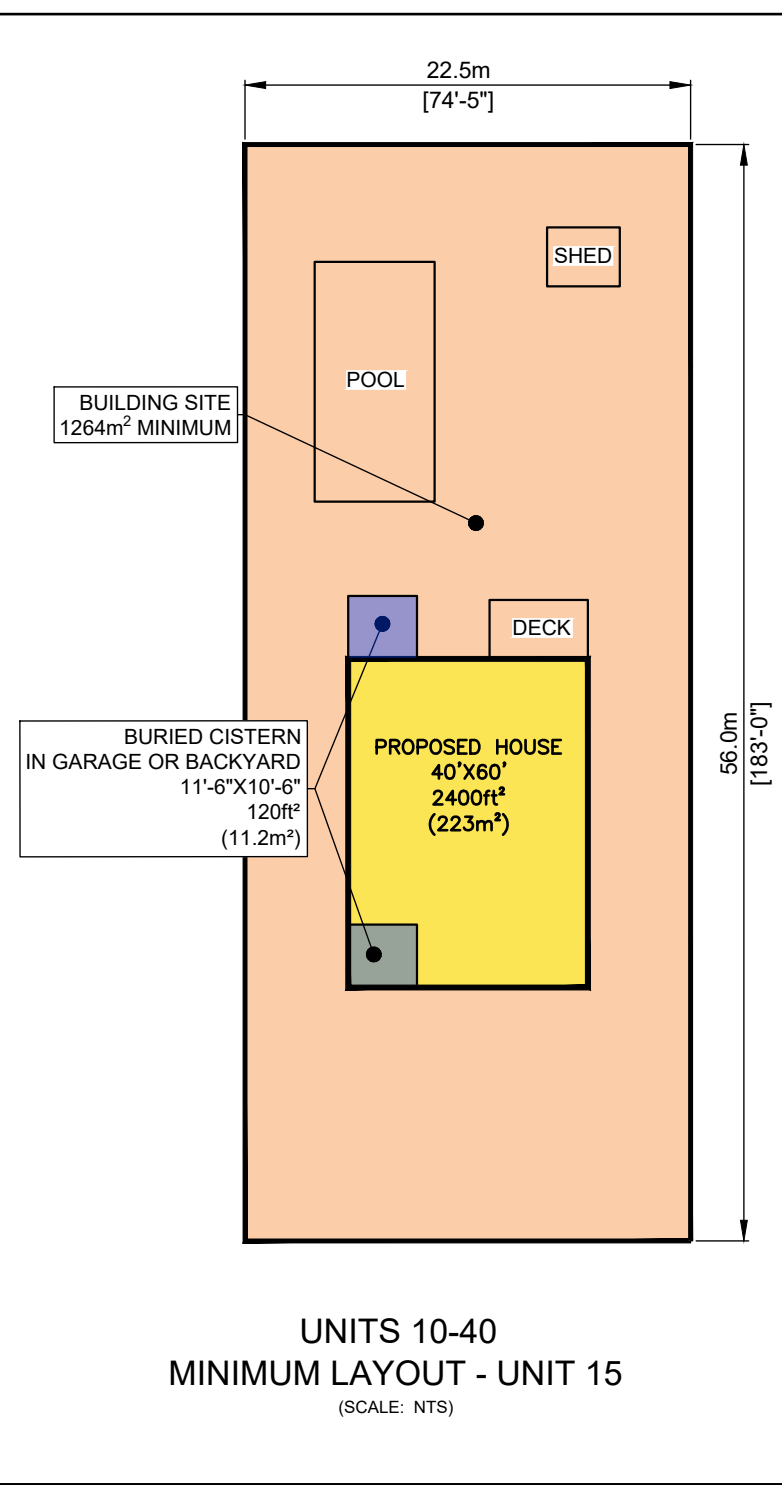
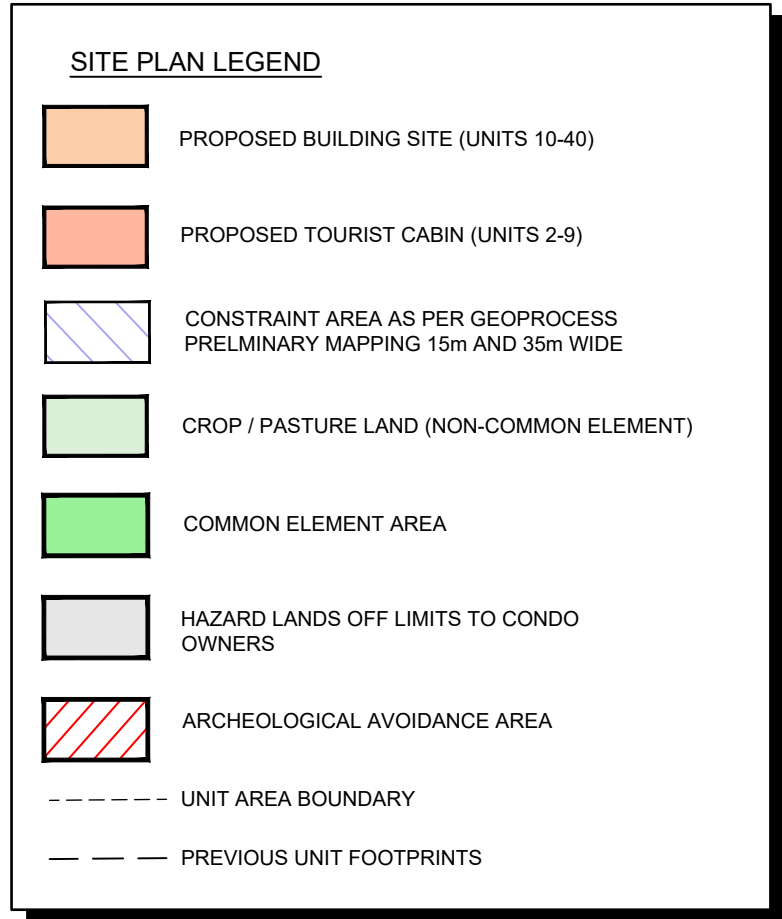
CHAIR, BUILDING MATERIALS EVALUATION COMMISSION

attached – “Appendix A – Supporting Information”

Appendix A – Supporting Information

The following is a list of the documents that were submitted and reviewed, but were not limited to:

1. Application, DBO Expert Inc., “System O)) BMEC Application” as amended;
2. Certification, Bureau de normalisation du Québec, “Performance Report in accordance with Annex A, Class B-IV, D-I” dated July 2018;
3. Certification, Bureau de normalisation du Québec, “Performance Report in accordance with Annex A, Class B-IV” dated June 2019;
4. Certification, Bureau de normalisation du Québec, “Seasonal Reliability Report in accordance with Annex B, Class B-IV, D-I” dated May 2019;
5. Certification, Bureau de normalisation du Québec, “Seasonal Reliability Report in accordance with Annex B, Class B-IV” dated June 2019;
6. Description, DBO Expert Inc. “Nested pipe configuration”; dated February 3, 2023
7. Design and Installation Guide, DBO Expert Inc., “System O)): Design and Installation Manual Province of Ontario”, as amended;
8. Engineer’s Report, R.J. Burnside & Associates Limited, “Application for Renewal of BMEC Authorization No. 18-05-386 System O)) – Enviro-Septic® System”, dated February 3, 2023;
9. Letter, DBO Expert Inc., “Response to BMEC Follow up questions” dated April 14, 2023;
10. Letter, DBO Expert Inc., “Response to letter 1” dated June 1, 2023;
11. Maintenance Manual, DBO Expert Inc., “Ontario Maintenance Guide System O))”, as amended;
12. Results, MakeWay Environmental Technologies Inc., “Enviro-Septic System Sampling Results Percentage Summary”, 2010-2022;
13. Support document, DBO Expert Inc. “Infiltration area”, dated January 2023;
14. Support document, DBO Expert Inc. “Nested area”, dated January 2023;
15. User Guide, DBO Expert Inc., “Ontario User Guide System O))”, as amended.



No.	DATE	ISSUED
1	05/27/2022	FIRST SUBMISSION TO COUNTY
2	06/14/2022	REVISED TOWNHOUSE BLOCKS
3	02/16/2023	REVISED UNITS
4	03/20/2023	REVISED WITH SEPTIC
5	03/22/2023	REVISED LOT LAYOUT
6	07/06/2023	SECOND SUBMISSION TO COUNTY
7	08/03/2023	REVISED ROAD LAYOUT
8	09/07/2023	REVISED LOT WIDTHS
9	12/05/2023	THIRD SUBMISSION TO COUNTY
10	02/22/2024	ISSUED FOR LPRCA PERMIT
11	05/15/2024	FOURTH SUBMISSION TO COUNTY

No.	DATE	REVISION
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NOTE:
THE CONTRACTOR IS CAUTIONED THAT ALL OF THE EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATES FROM EACH AREA UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON THIS DRAWING. G. DOUGLAS VALLEE LTD. CANNOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY OR MAY NOT BE INDICATED ON THIS DRAWING.

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TOPOGRAPHICAL INFORMATION BY KIM HUSTED SURVEYING LTD, PLAN DATED DEC 2, 2021

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CGVD 1928 VERTICAL DATUM

LEGAL DESCRIPTION: PART OF LOTS 21 AND 22, CONCESSION 1 IN THE GEOGRAPHIC TOWNSHIP OF SOUTH WALSHINGHAM IN NORFOLK COUNTY, PART OF PIN 50122-0135 (LT), ROLL NUMBER: 331054304007700

BENCHMARKS

SITE BENCHMARK #1
ELEV: 200.14m
NAIL IN NAIL BOX POST LOCATED WEST OF THE SUBJECT PROPERTY, ON THE WEST SIDE OF FRONT ROAD

SITE BENCHMARK #2
ELEV: 199.45m
NAIL IN WOOD POST LOCATED ON THE SOUTH SIDE OF THE FRONT ROAD ENTRANCE TO THE SUBJECT PROPERTY

SITE BENCHMARK #3
ELEV: 198.50m
NAIL IN HYDRO POLE LOCATED ON THE SOUTH SIDE OF THE EXISTING SECONDARY ENTRANCE TO THE SUBJECT PROPERTY.

DRAWING LIST:

10-094 - C100	SITE PLAN
10-094 - C101	GRADING AND SERVING PLAN
10-094 - C102	EROSION AND SEDIMENT CONTROL PLAN
10-094 - C103	EXISTING AND REMOVALS PLAN
10-094 - C104	GENERAL NOTES AND DETAILS

PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION

SCALE 1:1250

BB RANCH

vallee
Consulting Engineers, Architects & Planners

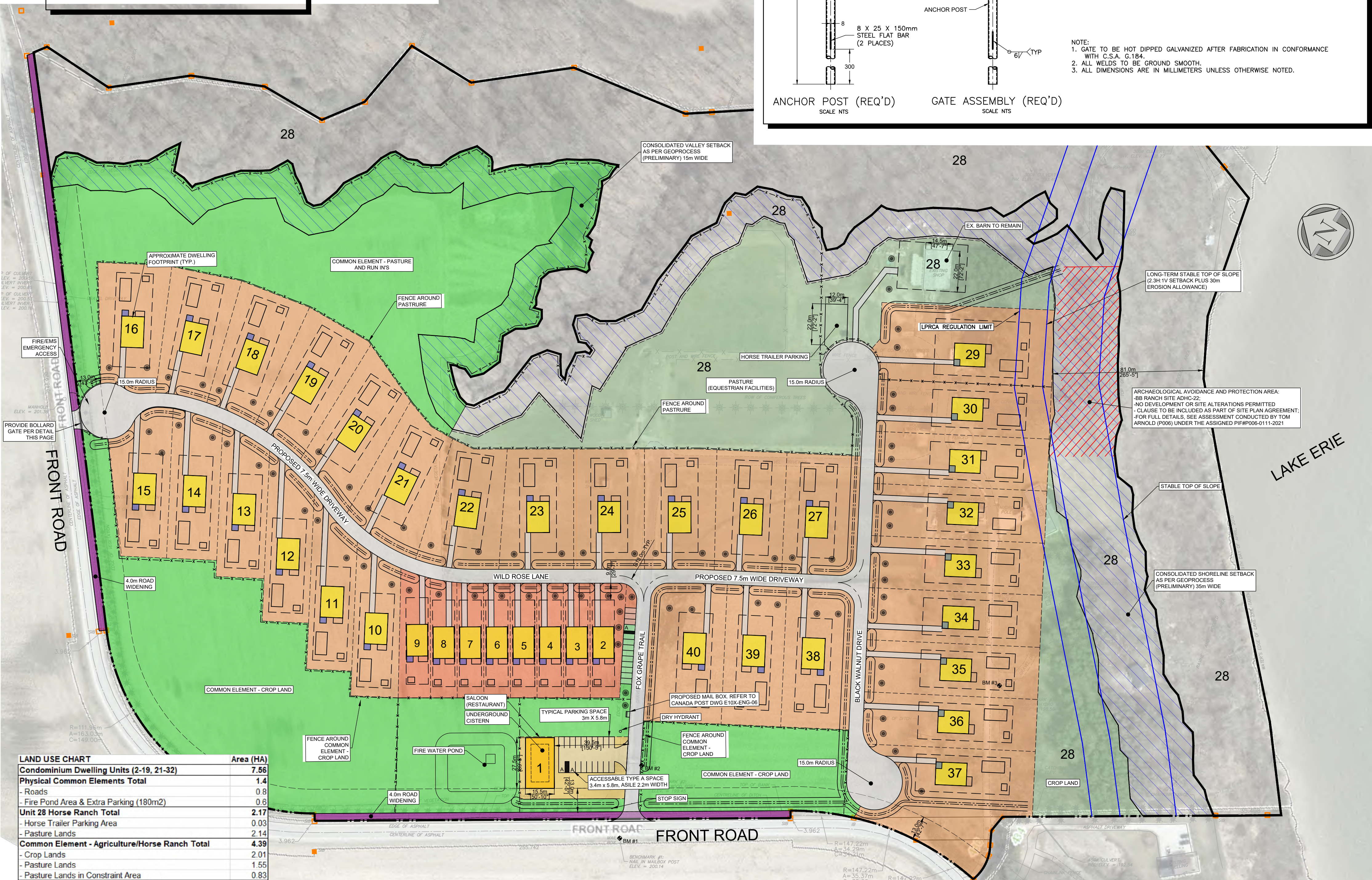
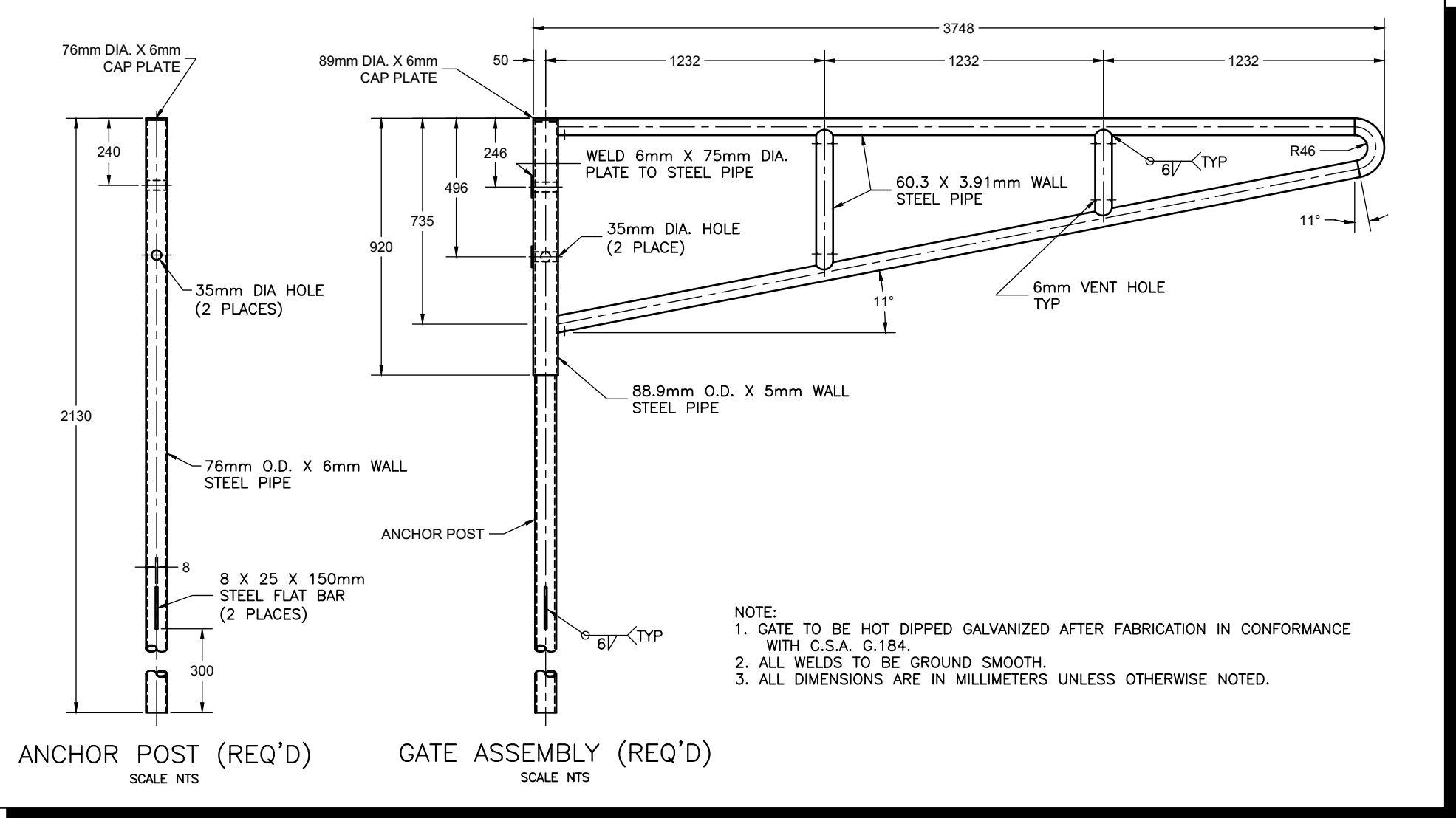
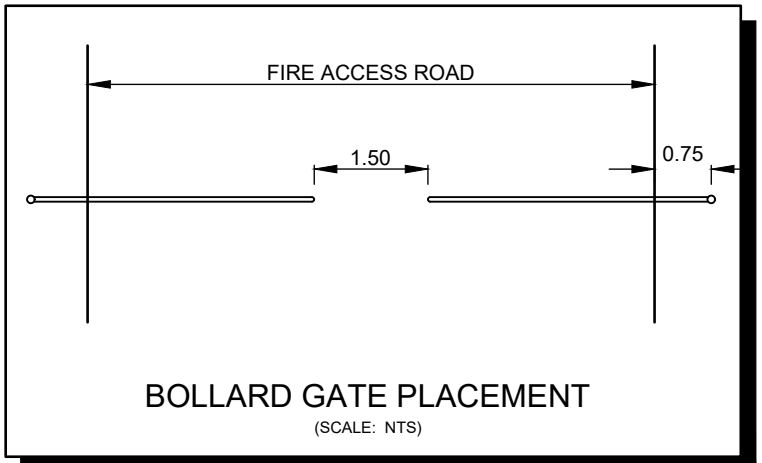
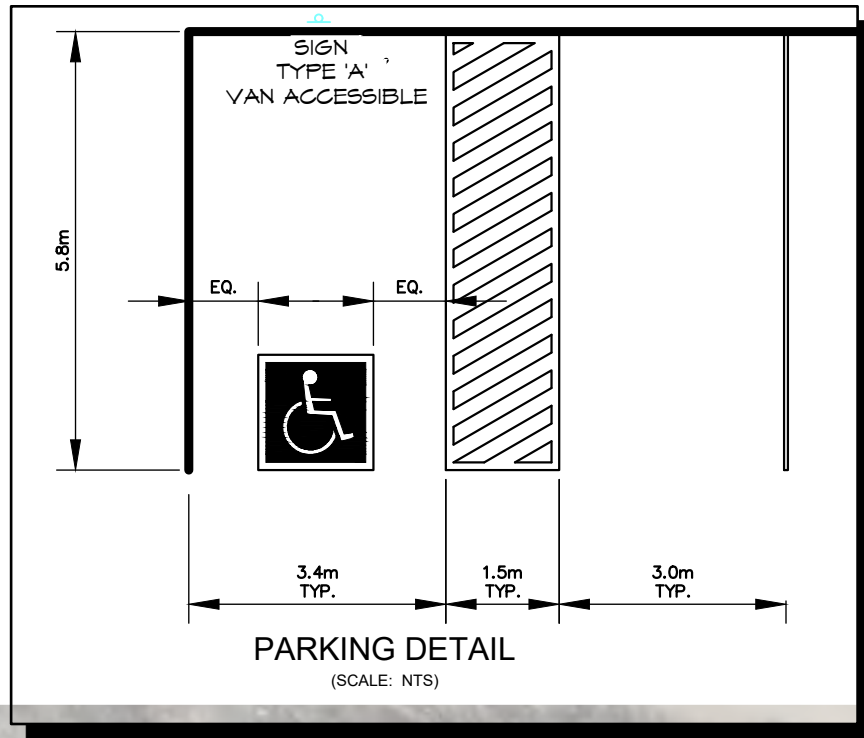
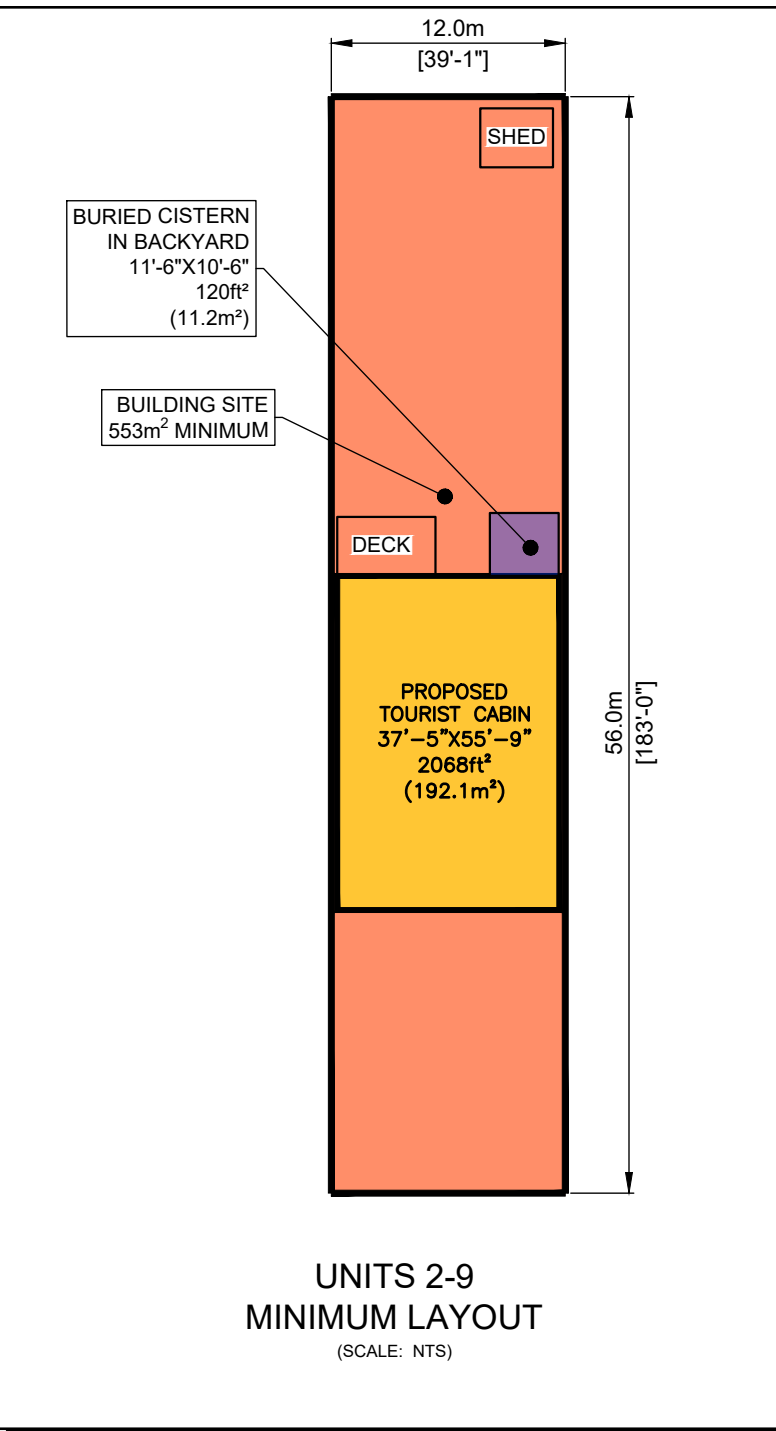
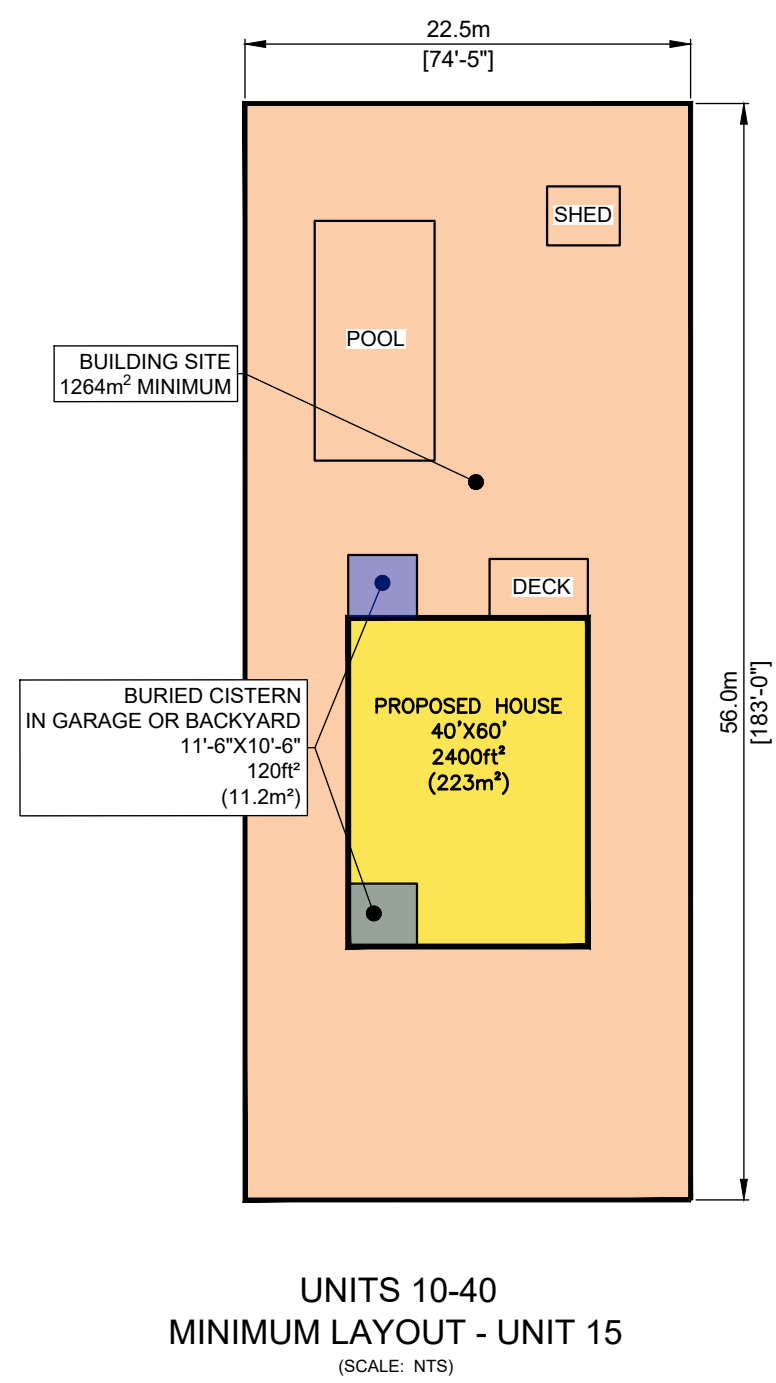
G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Stamp

Project Title
BB RANCH VACATION RESORT
ST. WILLIAMS - NORFOLK COUNTY

Drawing Title
SITE PLAN

Designed by : N.B.N. Drawn By : N.B.N.
Checked by : J.T.I. Date Started : SEPTEMBER 2010
Drawing Scale : 1:1250 Drawing No. **C100**
Project No. **10-094**



LAND USE CHART

	Area (HA)
Condominium Dwelling Units (2-19, 21-32)	7.56
Physical Common Elements Total	1.4
- Roads	0.8
- Fire Pond Area & Extra Parking (180m²)	0.6
Unit 28 Horse Ranch Total	2.17
- Horse Trailer Parking Area	0.03
- Pasture Lands	2.14
Common Element - Agriculture/Horse Ranch Total	4.39
- Crop Lands	2.01
- Pasture Lands	1.56
- Pasture Lands in Constraint Area	0.83
On-farm Diversified Uses (LAND Total)	1.00
- Tourist Cabins (Units 33-40)	0.745
- Tourist Cabins Extra Parking	0.005
- Saloon/Restaurant (Unit 1)	0.25
On-farm Diversified Uses (Buildings Total)	0.20
- Tourist Cabins (Units 33-40)	0.15
- Saloon/Restaurant (Unit 1)	0.05
Building Area Left Available for On-farm (0.4HA Max)	0.80
Ravine (No Development Lands in Unit 28)	7.17
- Natural Heritage/Ravine/Shoreline Setback Area	0.85
- Archaeological Protection Area	0.32
Total Lands:	23.89

Note: There is extra land available for On-farm Diversified use under 1 HA and extra building area available for On-farm Diversified use under 0.4 HA. Therefore, this allows flexibility for final design of tourist cabins.

SPECIAL ZONING PROVISIONS 14.1002:

PRIMARY USE: AGRICULTURE	PROVISION	PROPOSED
SINGLE DETACHED RESIDENTIAL DWELLINGS		
A) MULTIPLE FARM DWELLING UNITS WITHIN A RESORT ORIENTED CONDOMINIUM	BASED ON STUDIES	38 UNITS
ON FARM DIVERSIFIED USE: (WITHIN A RESORT ORIENTED CONDOMINIUM)		
A) A SALOON WITH FOOD AND BEVERAGE SERVICES	1 UNIT	1 UNIT
B) A RIDING ARENA/BARN/CONFERENCE WITH A MAX HEIGHT OF 20 METRES	1 UNIT	EXISTING
TOTAL ON FARM DIVERSIFIED USES WILL COVER A MAXIMUM OF 1 HECTARE	1.0 ha	1.0 ha
THE GROSS FLOOR AREA OF ALL BUILDINGS USED FOR ON FARM DIVERSIFIED USE SHALL NOT EXCEED 4000 SQM	0.4 ha	0.20 ha

AGRICULTURAL (A) ZONING PROVISIONS:

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	40 ha	23.89 ha (EXISTING)
MINIMUM LOT FRONTAGE:	30m	412.9m (NORTH PROPERTY LINE)
OTHER ROAD FRONTAGE:		462.3m
MINIMUM FRONT YARD:	13m	13.2m (TO UNIT BOUNDARY)
MINIMUM EXTERIOR SIDE YARD:	13m	13.0m
MINIMUM INTERIOR SIDE YARD:	3m	
MINIMUM REAR YARD:	9m	81.0m
MAXIMUM BUILDING HEIGHT:	11m	TO BE DETERMINED
MAXIMUM BARN HEIGHT:	20m	EXISTING
PARKING PROVISIONS:		
SINGLE DETACHED DWELLINGS:	1 SPACE / 3 UNITS = 10 SPACES	10 SPACES
TOURIST CABINS:	1 SPACE / 3 UNITS = 3 SPACES	3 SPACES
RESTAURANT/SALOON:	1 SPACE / 4 SEATS = 10 SPACES	10 SPACES
ACCESSIBLE PARKING:	1 TYPE A SPACE FOR DWELLINGS	1 TYPE A
	1 TYPE A SPACE FOR SALOON	2 TYPE A

NOTE: TOTAL PARKING SPACE COUNT INCLUDES ACCESSIBLE SPACES

NOTES:

- RESIDENTIAL DWELLINGS, UNIT POOLS, DECKS, ACCESSORY RESIDENTIAL STRUCTURES AND SIMILAR RESIDENTIALLY RELATED FEATURES, IF CONSTRUCTED, MAY NOT BE EXACTLY AS SHOWN ON THE SITE PLAN AND ARE SUBJECT TO THE ZONING BY-LAW AT THE TIME OF BUILDING PERMIT WHERE APPLICABLE. A SETBACK OF 1.5 METRES TO THE UNIT BOUNDARY SHALL APPLY.
- PRIVATE DRIVEWAY DIMENSIONS FOR RESIDENTIAL UNITS ARE NOT TO BE LESS THAN 5.8 METRES IN LENGTH AND WIDTH 3 METRES. 1 PARKING SPACE LARGE ENOUGH TO BE ABLE TO ACCOMMODATE A VEHICLE MAY BE PROVIDED IN A PRIVATE GARAGE OTHERWISE, A DRIVEWAY MUST BE CONSTRUCTED TO ACCOMMODATE 2 VEHICLES IN ACCORDANCE WITH THE ZONING BY-LAW.
- THE EXISTING BARN MAY BE EXPANDED/REBUILT IN THE AREA AND SIZE GENERALLY SHOWN ON THE SITE PLAN IN COMPLIANCE WITH THE ZONING BY-LAW. IT IS NOT OBLIGATED TO BE CONSTRUCTED. ANY CHANGES TO THE EXISTING BARN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY, SUBJECT TO PERMITS WHERE NECESSARY, WITHOUT AMENDMENT TO THE SITE PLAN. ANY SUBSTANTIAL CHANGES MAY BE SUBJECT TO A SITE PLAN AMENDMENT OR WAIVER.
- EQUESTRIAN RELATED AREAS, FENCING AND STRUCTURES LOCATED THROUGHOUT THE CONDOMINIUM MAY CHANGE OVER TIME.

No.	DATE	ISSUED
1	05/27/2022	FIRST SUBMISSION TO COUNTY
2	06/14/2022	REVISED TOWNHOUSE BLOCKS
3	02/16/2023	REVISED UNITS
4	03/20/2023	REVISED WITH SEPTIC
5	03/22/2023	REVISED LOT LAYOUT
6	07/06/2023	SECOND SUBMISSION TO COUNTY
7	08/03/2023	REVISED ROAD LAYOUT
8	09/07/2023	REVISED LOT WIDTHS
9	12/05/2023	THIRD SUBMISSION TO COUNTY
10	02/22/2024	ISSUED FOR LPRCA PERMIT
11	05/15/2024	FOURTH SUBMISSION TO COUNTY

No.	DATE	REVISION
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TOPOGRAPHICAL INFORMATION BY KIM HUSTED SURVEYING LTD, PLAN DATED DEC 2, 2021

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SCALE 1:1250



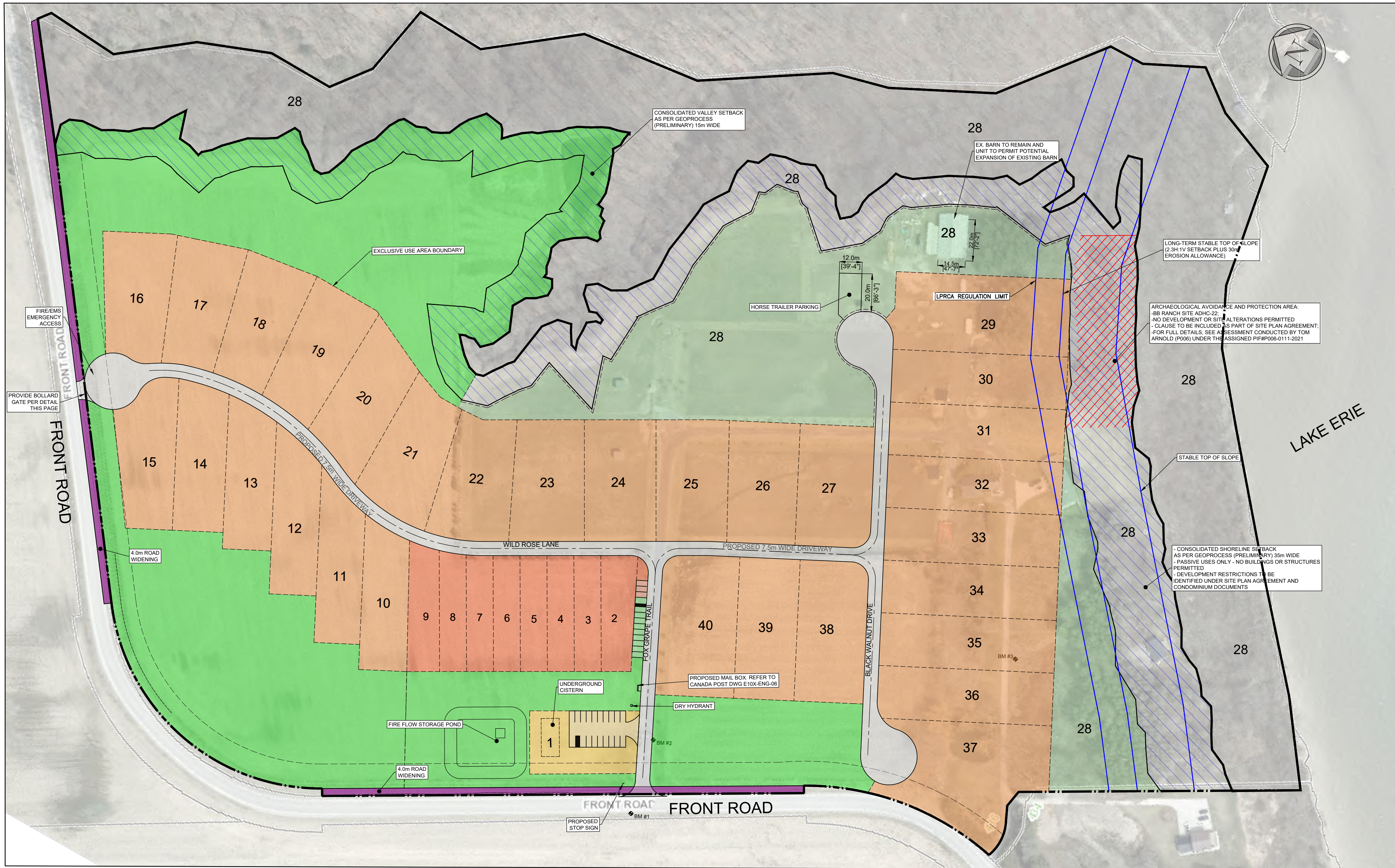
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Stamp

Project Title
BB RANCH VACATION RESORT
ST. WILLIAMS - NORFOLK COUNTY

Drawing Title
SITE PLAN

Designed by :	N.B.N.	Drawn By :	N.B.N.
Checked by :	J.T.I.	Date Started :	SEPTEMBER 2010
Drawing Scale :	1:1250	Drawing No.	C100
Project No.	10-094		



SECTION 51 (17) PLANNING ACT, R.S.O. 1990
(DESCRIPTIONS WILL BE ADDRESSED ON FORMAL CONDOMINIUM DRAFT PLAN)

(a) SHOWN ON DRAWINGS.
(b) SHOWN ON DRAWINGS.
(c) SHOWN ON DRAWINGS.
(d) UNITS TO BE USED FOR DETACHED DWELLINGS OR CABINS
(e) SHOWN ON DRAWINGS.
(f) SHOWN ON DRAWINGS.
(g) SHOWN ON DRAWINGS.
(h) A POTABLE WATER CISTERN FOR EACH UNIT, AND 1 EXISTING MUNICIPAL WATER SERVICE TO BE RETAINED
(i) SOIL TYPE - SILT FILL UNDERLAIN BY SILT TO CLAYEY SILT LAYERS. POROSITY - LOW
(j) SHOWN ON DRAWING.
(k) EXISTING MUNICIPAL WATER SERVICE TO REMAIN.
(l) ARCHEOLOGICAL PROTECTION AREA IN ACCORDANCE WITH 37R XXX.

No.	DATE	ISSUED
1	09/07/2023	REVISED LOT WIDTHS
2	12/05/2023	THIRD SUBMISSION TO COUNTY
3	05/15/2024	FOURTH SUBMISSION TO COUNTY
No.	DATE	REVISION

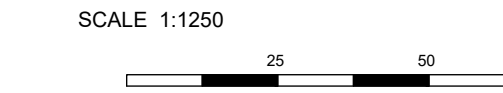
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Stamp

Project Title
**BB RANCH
VACATION RESORT**
ST. WILLIAMS - NORFOLK COUNTY

Drawing Title
CONDO USE PLAN

Designed by : N.B.N.	Drawn By : N.B.N.
Checked by : J.T.L.	Date Started : SEPTEMBER 10, 2024
Drawing Scale : 1:1250	Drawing No. C105
Project No. 10-094	

AREA TABLE								
NUMBER	TYPE	AREA (m ²)	NUMBER	TYPE	AREA (m ²)	NUMBER	TYPE	AREA (m ²)
1	UNIT	1199	15	UNIT	2239	29	UNIT	3872
2	UNIT	880	16	UNIT	2333	30	UNIT	2607
3	UNIT	880	17	UNIT	2237	31	UNIT	2607
4	UNIT	880	18	UNIT	2305	32	UNIT	2607
5	UNIT	880	19	UNIT	2423	33	UNIT	2607
6	UNIT	880	20	UNIT	2458	34	UNIT	2607
7	UNIT	881	21	UNIT	2498	35	UNIT	2607
8	UNIT	900	22	UNIT	2474	36	UNIT	2598
9	UNIT	1107	23	UNIT	2451	37	UNIT	4015
10	UNIT	1864	24	UNIT	2457	38	UNIT	2735
11	UNIT	1959	25	UNIT	2478	39	UNIT	2407
12	UNIT	2034	26	UNIT	2397	40	UNIT	3064
13	UNIT	1963	27	UNIT	2556	COMMON ELEMENT	UNIT	50372
14	UNIT	2093	28	UNIT	103335			

SITE PLAN LEGEND	
	PROPOSED BUILDING SITE (UNITS 10-40)
	PROPOSED TOURIST CABIN (UNITS 2-9)
	CONSTRAINT AREA AS PER GEOPROCESS PRELIMINARY MAPPING 15m AND 35m WIDE
	CROP / PASTURE LAND (NON-COMMON ELEMENT)
	COMMON ELEMENT AREA (C.E.)
	HAZARD LANDS OFF LIMITS TO CONDO OWNERS
	ARCHAEOLOGICAL AVOIDANCE AREA
	UNIT AREA BOUNDARY