

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANP12024003

Jan. 3, 2024

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

**Check the type of planning application(s) you are submitting.**

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

**Property Assessment Roll Number:** \_\_\_\_\_

**A. Applicant Information**

**Name of Owner**

Jeffrey Butler

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

**Address**

197 Robinson Rd

**Town and Postal Code**

Waterford NOE 1Y0

**Phone Number**

N/A

**Cell Number**

519-429-1384

**Email**

jeffrebutler326@gmail.com

**Name of Applicant**

Same as Above

**Address**

**Town and Postal Code**

**Phone Number**

**Cell Number**

**Email**

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.



Owner



Agent



Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

RBC Simcoe

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

197 Robinson Rd, Waterford

TWN CON 7 PART LOT 5 RP 37R157

Municipal Civic Address:

197 ROBINSON RD

Present Official Plan Designation(s):

Agricultural

Present Zoning:

Agricultural "A"

2. Is there a special provision or site specific zone on the subject lands?



Yes



No

If yes, please specify:

3. Present use of the subject lands:

Residential

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

House - Retained - 1 1/2 store - Front Yard - 34.82m  
Lt yard - 13.60m - Rt yard 5.11m - Rear yard - 5.36m  
Ground Floor area - 202.72 sq.m  
Gross Floor area - 279.5 sq.m Estimated →

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Accessory Building - Storage - Front Yard - 8.23m, Rear Yard - 40.54m, Lt yard - 1.22m, Rt Yard - 19.70m, Ground Floor Area - 167.17 sq.m, Gross Floor Area - 167.17 sq.m, Lot Coverage - 8.29  
Number of storey 1  
width - 9.14  
Length - 18.29  
Height - 8m

7. Are any existing buildings on the subject lands designated under the Ontario Heritage Act as being architecturally and/or historically significant? Yes ☐ No ☐

If yes, identify and provide details of the building:

N/A

8. If known, the length of time the existing uses have continued on the subject lands:

House - Over a century - Shed 15 years - Seacan - 2 years

9. Existing use of abutting properties:

- both properties are Residential - Across the road - ~~agricultural~~ agricultural

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:



### C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	30.14m	NA	NA	NA	NA
Lot depth	67.19m	NA	NA	NA	NA
Lot width	30.14m	NA	NA	NA	NA
Lot area	2019.49 sq.m.	NA	NA	NA	NA
Lot coverage	<del>26.67%</del> <sup>1.38</sup> 9.59% <del>113.60 sq.m.</del>	<sup>200 sq.m.</sup> or 10%	NA	167.17 sq.m. 8.29%	193.60 sq.m. 9.59% <span style="float: right;">OK</span>
Front yard	NA	13m	NA	8.23m	4.77m <span style="float: right;">- var/act</span>
Rear yard	5.36m	9m	NA	NA	Existing Deficiency
Height	NA	8m	NA	8m	NA
Left Interior side yard	NA	NA	NA	NA	NA
Right Interior side yard	NA	1.2m	NA	1.22m	NA
Exterior side yard (corner lot)	5.11	13m	NA	NA	Existing Deficiency
Parking Spaces (number)	NA	NA	NA	NA	NA
Aisle width	NA	NA	NA	NA	NA
Stall size	NA	NA	NA	NA	NA
Loading Spaces	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA



2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

- location would be too close for existing trees  
- better water drainage for yard  
- size of building for storage.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage:

NA

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage:

NA

Depth:

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: NA  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
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Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**D. All Applications: Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

NA  
\_\_\_\_\_  
\_\_\_\_\_



4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

**E. All Applications: Provincial Policy**

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

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2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

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3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

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Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance NA

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance NA

## F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- ☐ Municipal piped water  
☐ Individual wells

- ☒ Communal wells  
☐ Other (describe below)

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### Sewage Treatment

- ☐ Municipal sewers

- ☒ Communal system

- ☐ Septic tank and tile bed in good working order ☐ Other (describe below)

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### Storm Drainage

- ☐ Storm sewers  
☐ Other (describe below)

- ☒ Open ditches

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2. Existing or proposed access to subject lands:

- ☐ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

NA

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## G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

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## H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan ✓
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☒ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

## I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

### Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

X Jeff Butler  
Owner/Applicant/Agent Signature

Jan 3/2024  
Date

## J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

✓ I/We Jeff Butler am/are the registered owner(s) of the lands that is the subject of this application.

✓ I/We authorize Jeff Butler to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

X Jeff Butler  
Owner

Jan 3/2024  
Date

Owner

Date

**\*Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

**K. Declaration**

I, Jeff Butler of Norfolk County.

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

SIMCOE, ONT

Jeff Butler  
Owner/Applicant/Agent Signature

In NORFOLK

This 3<sup>rd</sup> day of January 2024

A.D., 2024

Sherry Ann Mott  
A Commissioner, etc.

Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 16, 2026.

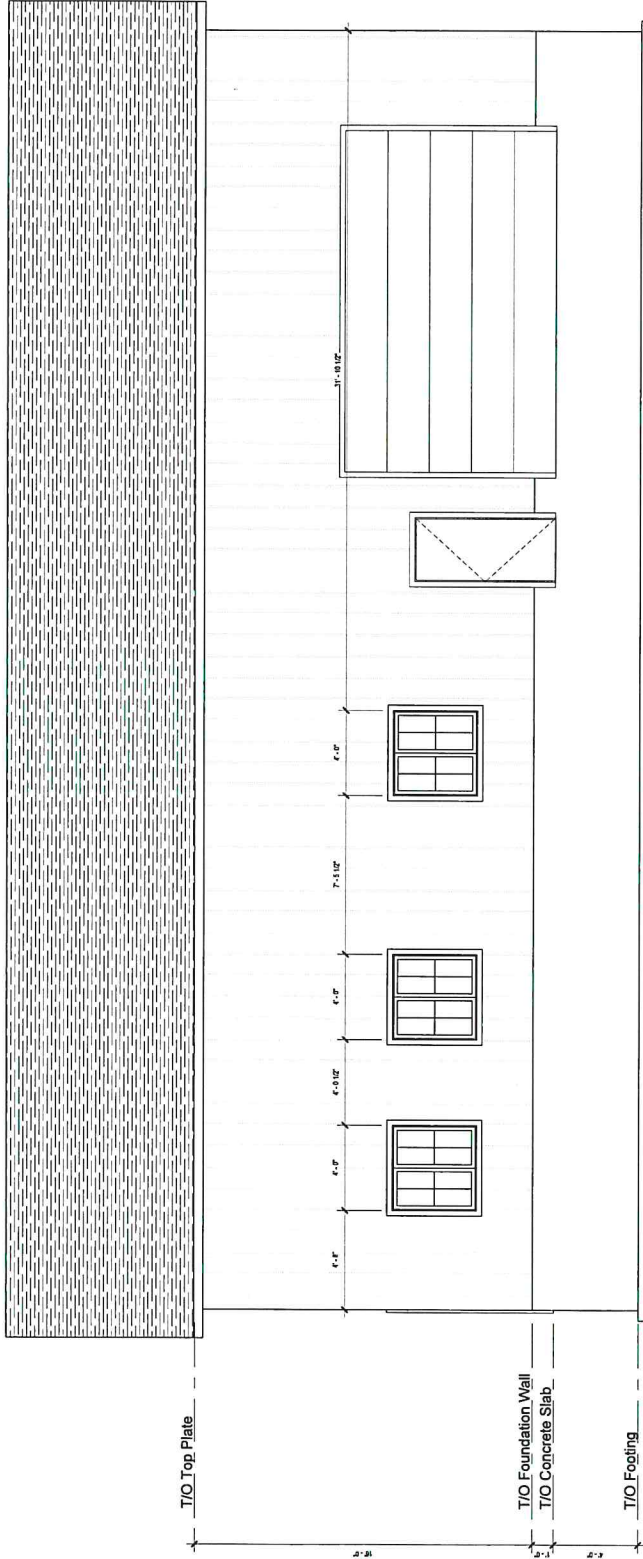












1 LEFT ELEVATION  
A-4 1/4" = 1'-0"

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE ONTARIO BUILDING CODE AND ALL APPLICABLE REGULATIONS. DRAWINGS ARE FOR YOUR INFORMATION AND NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

### 5'-0" FOUNDATION WALL

**R. J. CONSTRUCTION & DESIGN, INC.**  
1800 KENNEDY ROAD, SUITE 100  
SCARBOROUGH, ONTARIO M1T 3Z4  
TEL: (416) 291-1234  
WWW.RJCONSTRUCTION.COM

197 ROBINSON RD.  
WATERFORD ON.

Project Number: 23-002  
Date: 2023-10-30 9:28:33 AM  
Drawn By: RELLY ERNST  
Scale: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
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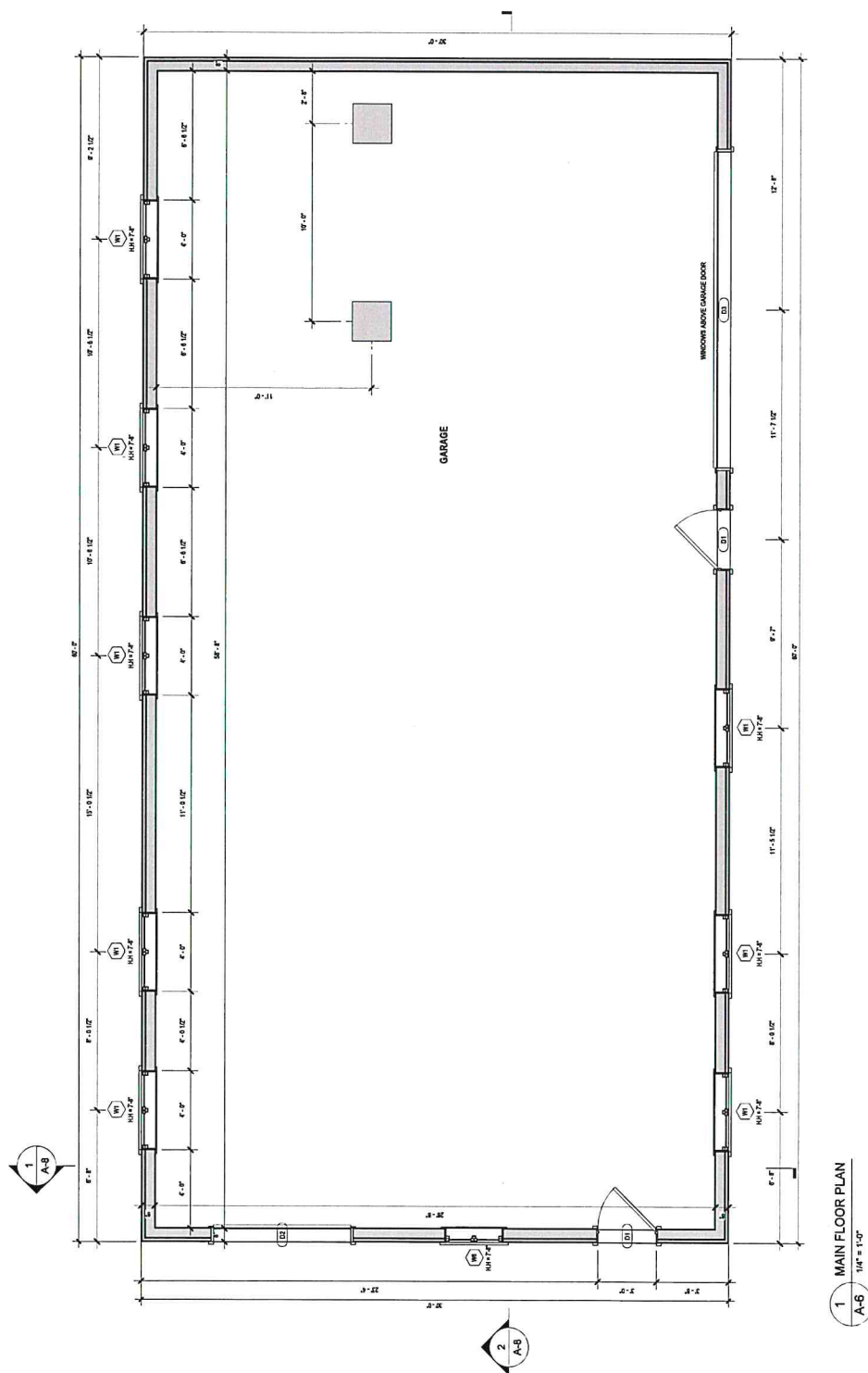
THIS DRAWING IS THE PROPERTY OF R. J. CONSTRUCTION & DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF R. J. CONSTRUCTION & DESIGN, INC. ANY VIOLATION OF THIS POLICY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



ALL WOOD LINTELS SHALL BE  
2-2x8 W/ 1J 1K EA. END U.N.O

WINDOW SCHEDULE						
WINDOW TYPE	Dimensions		COMMENTS	GLASS AREA	UPO	Phase Created
	WIDTH	HEIGHT				
WT	6'0"	6'0"		111.57	18.97	15 - New Construction
WT	2'0"	5'0"		8.57	15.97	15 - New Construction

DOOR SCHEDULE						
DOOR TYPE	Dimensions		Level	COMMENTS	COUNT	Phase Created
	WIDTH	HEIGHT				
D1	3'-0"	6'-8"	T/O Concrete Slab		2	03 - New Construction
D2	7'-0"	7'-0"	T/O Concrete Slab		1	03 - New Construction
D3	16'-0"	10'-0"	T/O Concrete Slab		1	03 - New Construction



1 MAIN FLOOR PLAN  
A-6 1/4" = 1'-0"

\* DENOTES ITEMS DESIGNED BY  
A PROFESSIONAL ENGINEER

**1. R. L. ERNST**  
 ARCHITECTS FOR THE DESIGN AND MANUFACTURE OF  
 AN OTHER RESIDENT UNDER THE 2022  
 ONTARIO BUILDING CODE  
 BOWEN (1546)  
 FROM (1547) 17749

**2. R. L. ERNST**  
 ARCHITECTS FOR THE DESIGN AND MANUFACTURE OF  
 AN OTHER RESIDENT UNDER THE 2022  
 ONTARIO BUILDING CODE  
 BOWEN (1546)  
 FROM (1547) 17749

**3. R. L. ERNST**  
 ARCHITECTS FOR THE DESIGN AND MANUFACTURE OF  
 AN OTHER RESIDENT UNDER THE 2022  
 ONTARIO BUILDING CODE  
 BOWEN (1546)  
 FROM (1547) 17749

**4. R. L. ERNST**  
 ARCHITECTS FOR THE DESIGN AND MANUFACTURE OF  
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 ONTARIO BUILDING CODE  
 BOWEN (1546)  
 FROM (1547) 17749

**5. R. L. ERNST**  
 ARCHITECTS FOR THE DESIGN AND MANUFACTURE OF  
 AN OTHER RESIDENT UNDER THE 2022  
 ONTARIO BUILDING CODE  
 BOWEN (1546)  
 FROM (1547) 17749

**REVISIONS**

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		

**197 ROBINSON RD.**

**WATERFORD ON.**

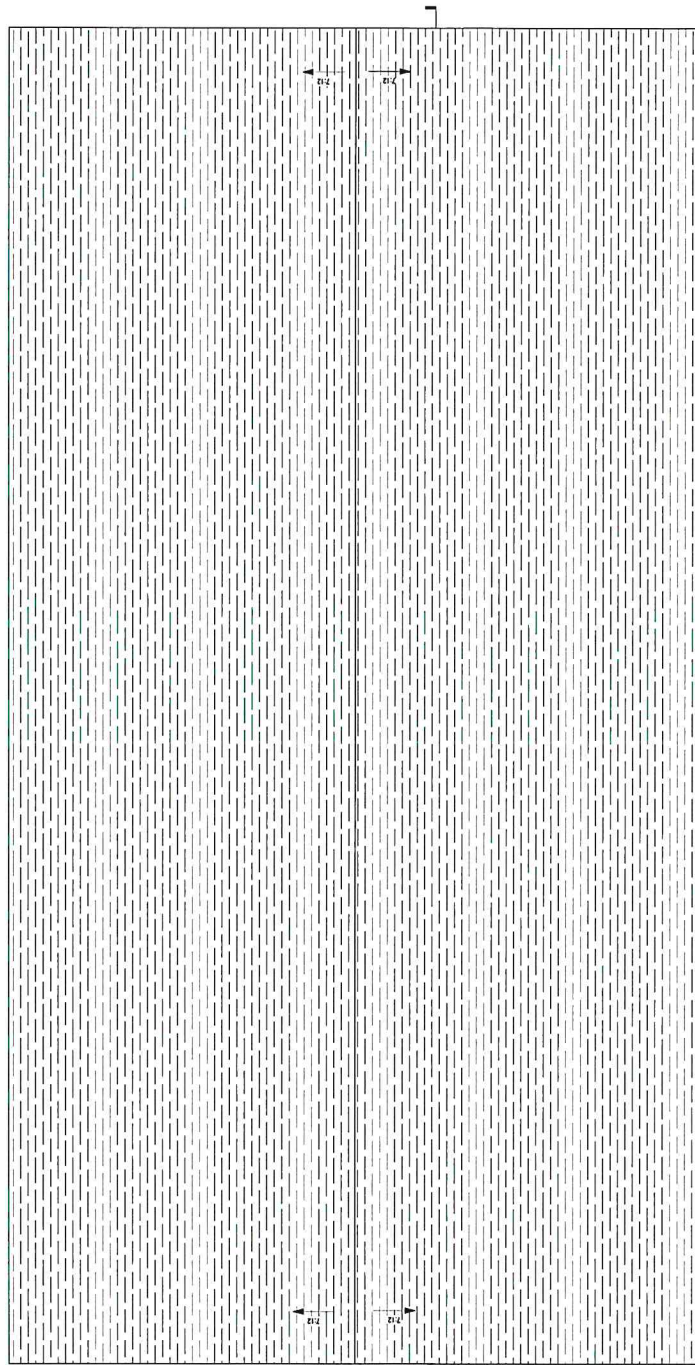
**MAIN FLOOR PLAN**

Project Number: 23-032

Date: 2023-10-30 9:25:39 AM


Drawn By: R. L. ERNST

Scale: 1/4" = 1'-0"



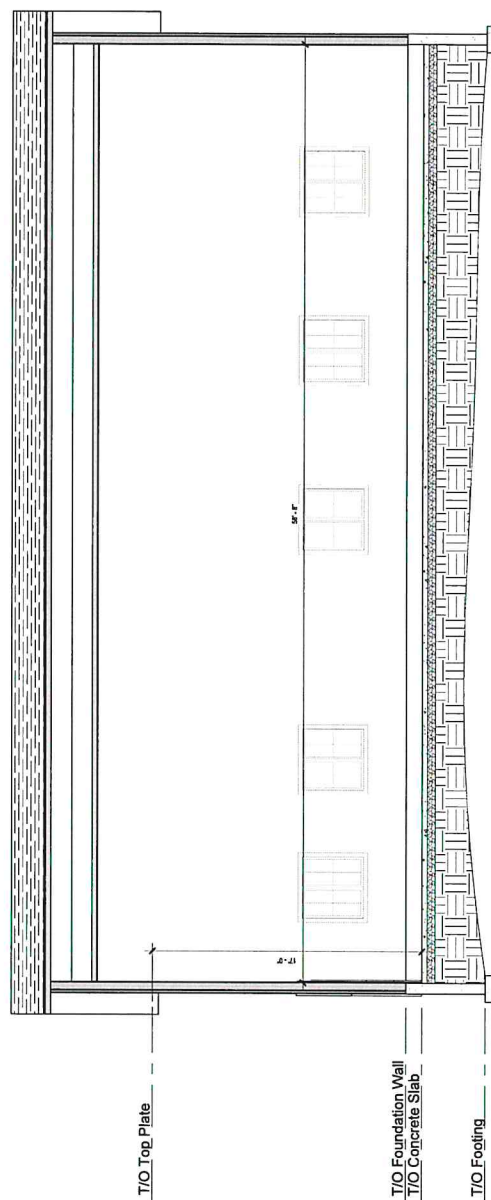
1 ROOF PLAN  
A-7 1/4" = 1'-0"

PROVIDE P. ENG APPROVED TRUSS DRAWINGS AND SPECIFICATIONS TO BUILDING INSPECTOR AT FRAMING INSPECTION


<div><p>REPLY PRINT THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS CALIBRATED AS AN OTHER DESIGNER UNDER THE 2012 CHICAGO BUILDING CODE SEAM HIGH PROHIBITS LITHO CONSTRUCTION &amp; REPAIR</p></div>		<table><tr><th colspan="2">REVISIONS</th></tr><tr><th>NO.</th><th>DATE DESCRIPTION</th></tr><tr><td>1</td><td></td></tr><tr><td>2</td><td></td></tr><tr><td>3</td><td></td></tr><tr><td>4</td><td></td></tr><tr><td>5</td><td></td></tr></table>		REVISIONS		NO.	DATE DESCRIPTION	1		2		3		4		5		197 ROBINSON RD.  WATERFORD ON.	
REVISIONS																			
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1000 JOURNAL OF CLIMATE





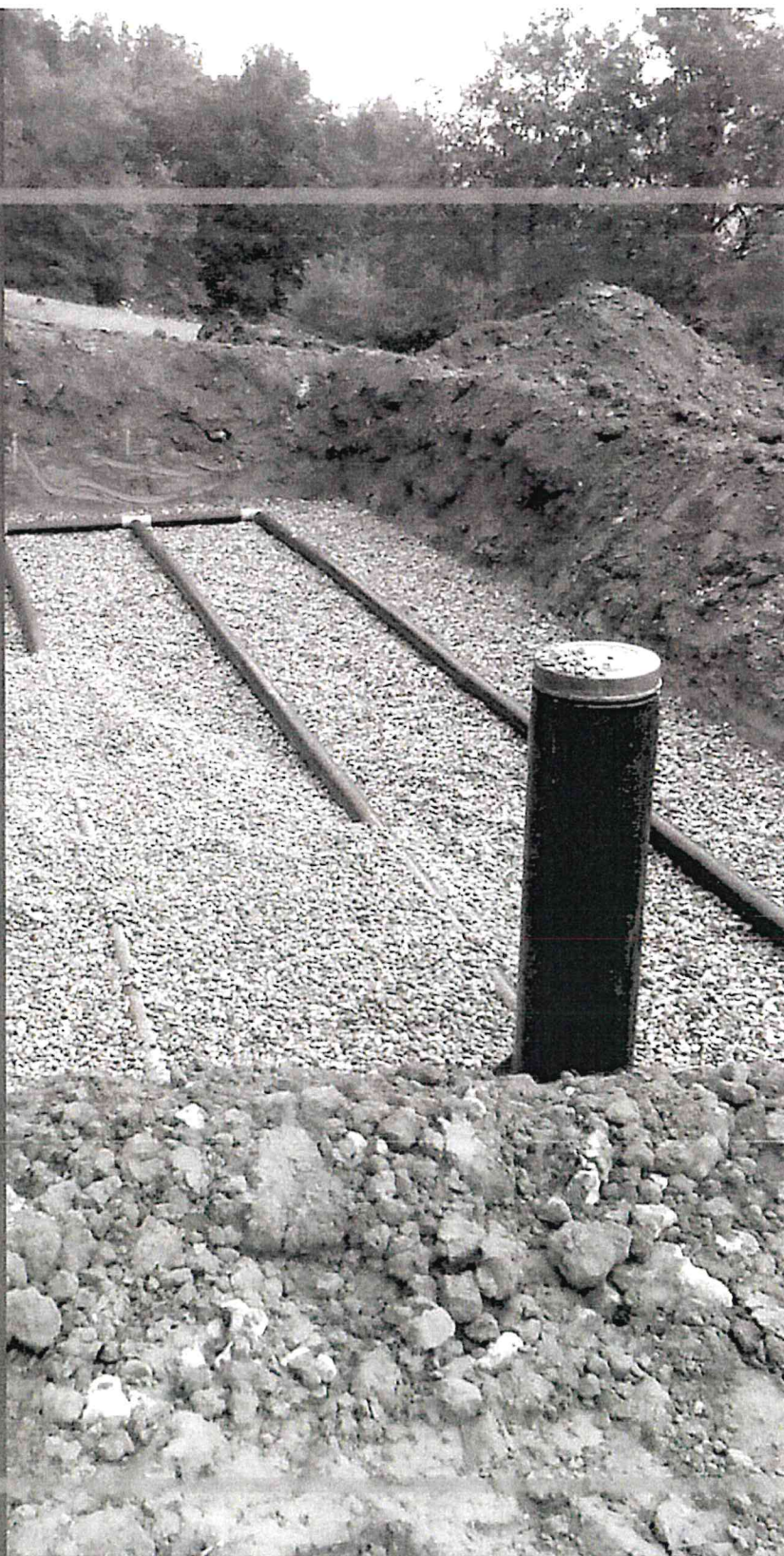
2 BUILDING SECTION 2  
A-8  $3/16" = 1'-0"$

<div><p><b>GENERATION 8 &amp; DESIGN</b></p></div>			<div><p><b>1. PERMIT</b> TAKE RESPONSIBILITY FOR DESIGN AND QUALIFIED AS ANY OTHER DESIGNER UNDER THE 2011 ONTARIO BUILDING CODE PROVISIONS 127.104</p></div>			<div><p><b>REVISIONS</b></p><table><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>1.</td><td></td><td></td></tr><tr><td>2.</td><td></td><td></td></tr><tr><td>3.</td><td></td><td></td></tr><tr><td>4.</td><td></td><td></td></tr></table></div>			NO.	DATE	DESCRIPTION	1.			2.			3.			4.			<div><p><b>197 ROBINSON RD.</b>  <b>WATERFORD ON.</b></p></div>			<div><p><b>BUILDING SECTIONS</b></p><table><tr><td>Project Number:</td><td>23-032</td><td rowspan="3"><b>A-8</b></td></tr><tr><td>Date:</td><td>2023-10-30 9:25:38 AM</td></tr><tr><td>Drawn By:</td><td>REILLY ERNST</td></tr><tr><td colspan="2"></td><td>Scale:</td><td colspan="2">3/16" = 1'-0"</td></tr></table></div>			Project Number:	23-032	<b>A-8</b>	Date:	2023-10-30 9:25:38 AM	Drawn By:	REILLY ERNST			Scale:	3/16" = 1'-0"	
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# **Existing** On-Site Sewage System

## **Evaluation Form**



Norfolk County Building Department  
Community Development Division  
185 Robinson Street, Suite 200 Simcoe, Ontario, N3Y 5L6  
[norfolkcounty.ca](http://norfolkcounty.ca)



Property Information	
Municipal Address	197 Robinson Rd Waterford
Assessment Roll Number	
Date of Evaluation	November 2, 2023

Evaluators Information	
Evaluators Name:	Ben Van Manen
Company Name:	RVM Trucking Inc
Address:	793140 Hanmer Line Norwich Ont
Phone:	519-468-2744
Email	ben@rvmtucking.ca
BCIN #	105032
Purpose of Evaluation	<input type="checkbox"/> Consent <input type="checkbox"/> Zoning <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Building Permit Application <input type="checkbox"/> Other - <i>Wants to build shop</i>
Building Information	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural

Gross building area: (m <sup>2</sup> ):	180
Number of bedrooms:	3
Number of fixture units:	23.5
Daily Design Flow: (Litres)	1800
Is the building currently occupied?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	sand - approx T =12
Site slope	<input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition:	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weather at time of evaluation:	8 degrees C

System Description	
<input type="checkbox"/> Class 1 - Privy <input type="checkbox"/> Class 2- Greywater <input type="checkbox"/> Class 3 - Cesspool <input checked="" type="checkbox"/> Class 4 - Leaching Bed <input type="checkbox"/> Class 5 - Holding Tank	

Type of leaching bed. Class 4 –Leaching Bed only – Complete & attach Worksheet E		
<input checked="" type="checkbox"/> A. Absorption Trench	<input type="checkbox"/> B. Filter Bed	<input type="checkbox"/> C. Shallow Buried Trench
<input type="checkbox"/> D. Advance Treatment System	<input type="checkbox"/> E. Type A Dispersal Bed	<input type="checkbox"/> F. Type B Dispersal Bed

Existing Tank Size (litres): 3600 L		
<input checked="" type="checkbox"/> Pre-cast Concrete	<input type="checkbox"/> Plastic	<input type="checkbox"/> Fibreglass
<input type="checkbox"/> Wood	<input type="checkbox"/> Other (specify):	Pump: <input type="checkbox"/> Yes <input type="checkbox"/> No

<input checked="" type="checkbox"/> In ground system	<input type="checkbox"/> Raised Bed system Height raised above original grade (metres)
--	---

Setbacks (metres)	Tank	Distribution Pipe
Distance to buildings & structures	2	6
Distance to bodies of water	N/A	N/A
Distance to nearest well	25	30
Distance to proposed property lines	Front: <u>4</u> Rear: <u>25</u>	Left: <u>35</u> Right: <u>25</u>
		Front: <u>5</u> Rear: <u>17</u>
		Left: <u>40</u> Right: <u>7</u>

## Worksheet C: Other occupancies types

Camp for the Housing of Workers	Number of Employees	(Q) Litres	Total
Note: building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
Daily Design Flow (Q)			

### Other Occupancy Daily Design Flow Calculation (Q)

To calculate the daily design flow for occupancies, please refer to Ontario Building Code Division B – Part 8 Table 8.2.1.3.B

Establishment	Operator Example: number of seats, per floor area, number of employees/students	Volume Litres	Total
Daily Design Flow (Q)			

## Work Sheet D: Septic Tank Size

Minimum septic tank size permitted by the Ontario Building Code is 3600 litres.

Minimum holding tank size permitted by the Ontario Building Code is 9000 litres.

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
<b>Residential Occupancy</b> house, apartment, camp for housing of workers	X 2 =	3600
<b>All Other Occupancies</b>	X 3 =	
<b>Holding Tank</b>	X 7 =	



## Worksheet F: Cross Sectional Drawings

### Subsoil Investigation – Test pit

1. Soil sample to be taken at a depth of
2. Test pit to be a minimum 0.9m

Indicate level of rock and ground water level below original grade.		Original grade	Soil and subgrade investigation. Indicate soil types
		0.5m	
		1.0m	
		1.5m	

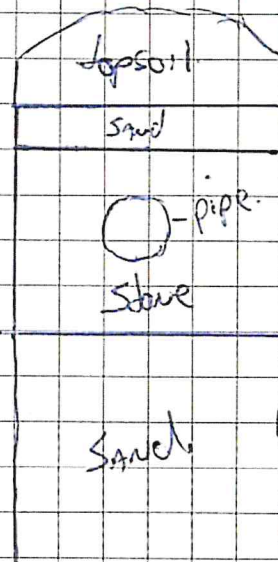
topsoil

sand

no water

### Cross sectional drawings are required for all septic systems

1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.



## Overall System Rating

- ☒ System working properly / no work required.
- ☐ System functioning / Maintenance required.
- ☐ System functioning / Minor repairs required
- ☐ System failure / Replacement required.

Additional Comments:

Note: Any repair or replacement of an on-site sewage system requires a building permit.

Contact the Norfolk County Building Department at (519) 426-5870 ext. 6016 for more information.

## Verification

### Owner:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, \_\_\_\_\_ (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.

Owners Signature:

Date:

### Evaluator:

I, Ben Van Maren declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which can affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature: 

Date: Nov, 06, 2023

## Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



# CONCESSION 7 TOWNSEND

## PROPOSED LOT GRADING AND DRAINAGE PLAN

FOR:

**JEFF BUTLER  
#197 ROBINSON ROAD  
WATERFORD**

PIN 50287 - 0139 (LT)

SCALE 1 : 200

2 0 8 METRES

**JEWITT AND DIXON LTD.**

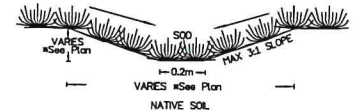
**METRIC NOTE:**

DISTANCES AND COORDINATES ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

**SITE B.M. #1**  
SPIKE IN FACE OF  
WOOD HYDRO POLE  
ELEV = 240.58  
(GEODETIC)

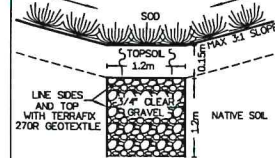
### SWALE DETAIL

NOT TO SCALE



### SOAK AWAY PIT

NOT TO SCALE



PIT TO BE CONSTRUCTED  
1.2m L X 1.2m W X 1.2m DEEP  
FILLED WITH CLEAR 3/4" GRAVEL  
WRAPPED IN TERRAFIX 270R  
GEOTEXTILE (6" x 600mm OVERLAP)  
TOP WITH TOP SOIL AND SOO

### LEGEND

BELL BOX	SHOWN BBX	□
BENCH MARK	SHOWN BM	●
CATCH BASIN	SHOWN CB	■
OVERHEAD HYDRO LINE	SHOWN O/H	—
HYDRO POLE	SHOWN HP	⊙
GAS METER	SHOWN GM	⊙
GARAGE FINISHED FLOOR	SHOWN GFF	—

### UNDERSIDE OF FOOTING NOTE:

UNDERSIDE OF FOOTING IS BASED ON A 7 FOOT WALL AND 8 INCH FOOTING OR 2.34m TO MAINTAIN 4FT OR 1.22m FROST PROTECTION

### DOWNSPOUT NOTE:

DOWNSPOUTS TO OUTLET TOWARDS CONCESSION 7 TOWNSEND ROAD ON THE EAST SIDE OF PROPOSED ARMOURSTONE RETAINING WALL IN ORDER TO MAINTAIN WATER ON SUBJECT PROPERTY.

### NOTES

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON PLAN 37R-157
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (38.00) AND ARE IN METRES
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - F.F. DENOTES FINISHED FLOOR
- (7) - THE UNDERSIDE OF FOOTING ELEVATIONS IS BASED ON A 6'00" WALL AND 6" FOOTING (1.98m) TO BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION
- (8) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, NAD83 (CGRS) HTV2.0 (2010)
- (11) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 12TH DAY OF OCTOBER, 2023.

### UTILITY NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PHYSICAL LOCATES OF ABOVE GROUND SERVICES. PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE OF UNDERGROUND SERVICES IS BOTH RECOMMENDED AND ADVISED.

**PROPERTY DESCRIPTION:**  
PART OF LOT 5, CONCESSION 7  
PART 1 ON PLAN 37R-157  
GEOGRAPHIC TOWNSHIP OF TOWNSEND  
NORFOLK COUNTY

### CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

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NOVEMBER 13, 2023

*[Signature]*  
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F.W. - K.C.S.  
CALC. - J.P.H.  
PLAN - M.T.C.  
CHECK - K.H.  
CLIENT - BUTLER

23-3901-GP

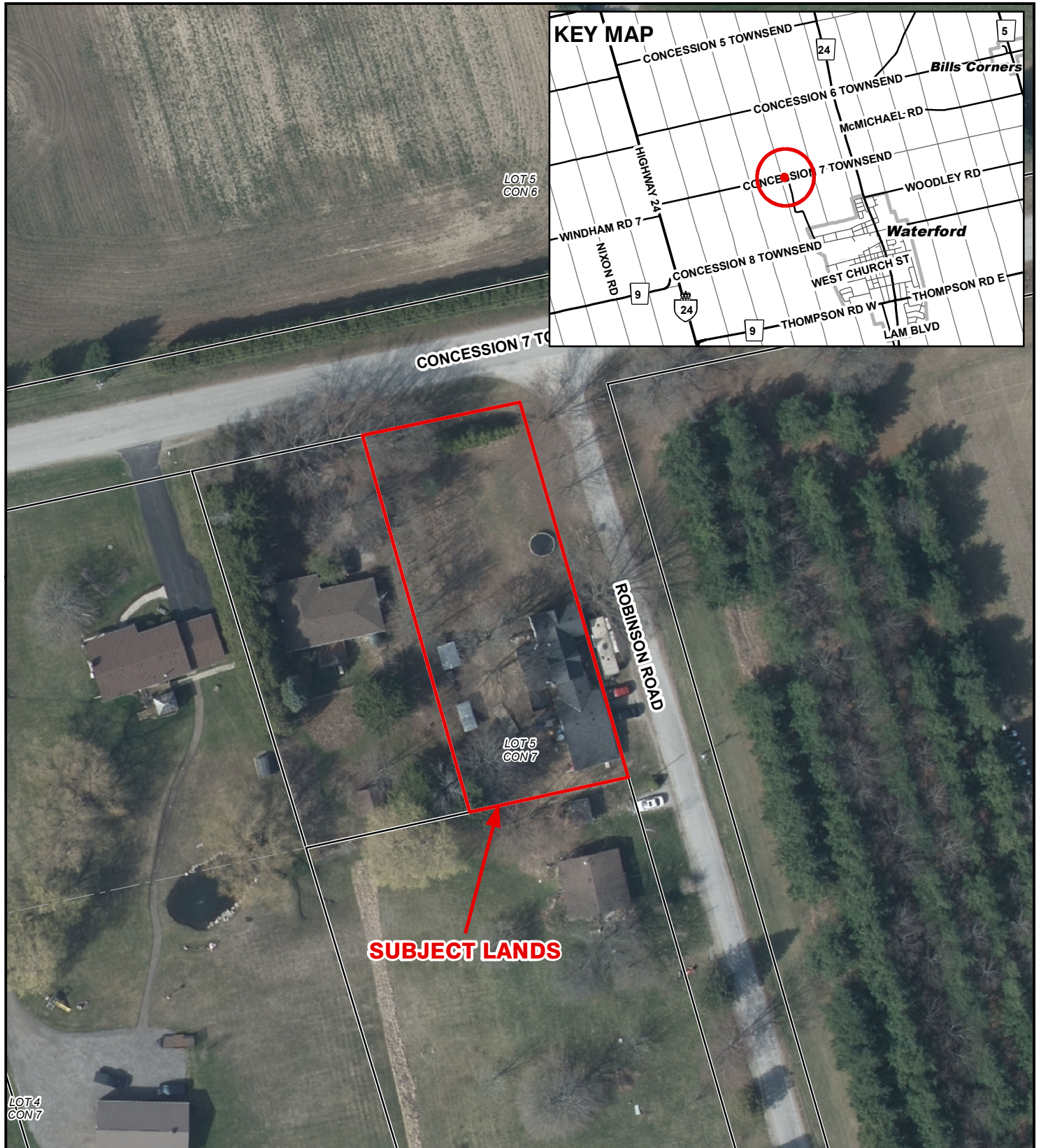


# MAP A


ANPL2024003

## CONTEXT MAP

Geographic Township of TOWNSEND

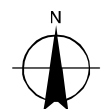


### Legend

 Subject Lands

2020 Air Photo

5/30/2024

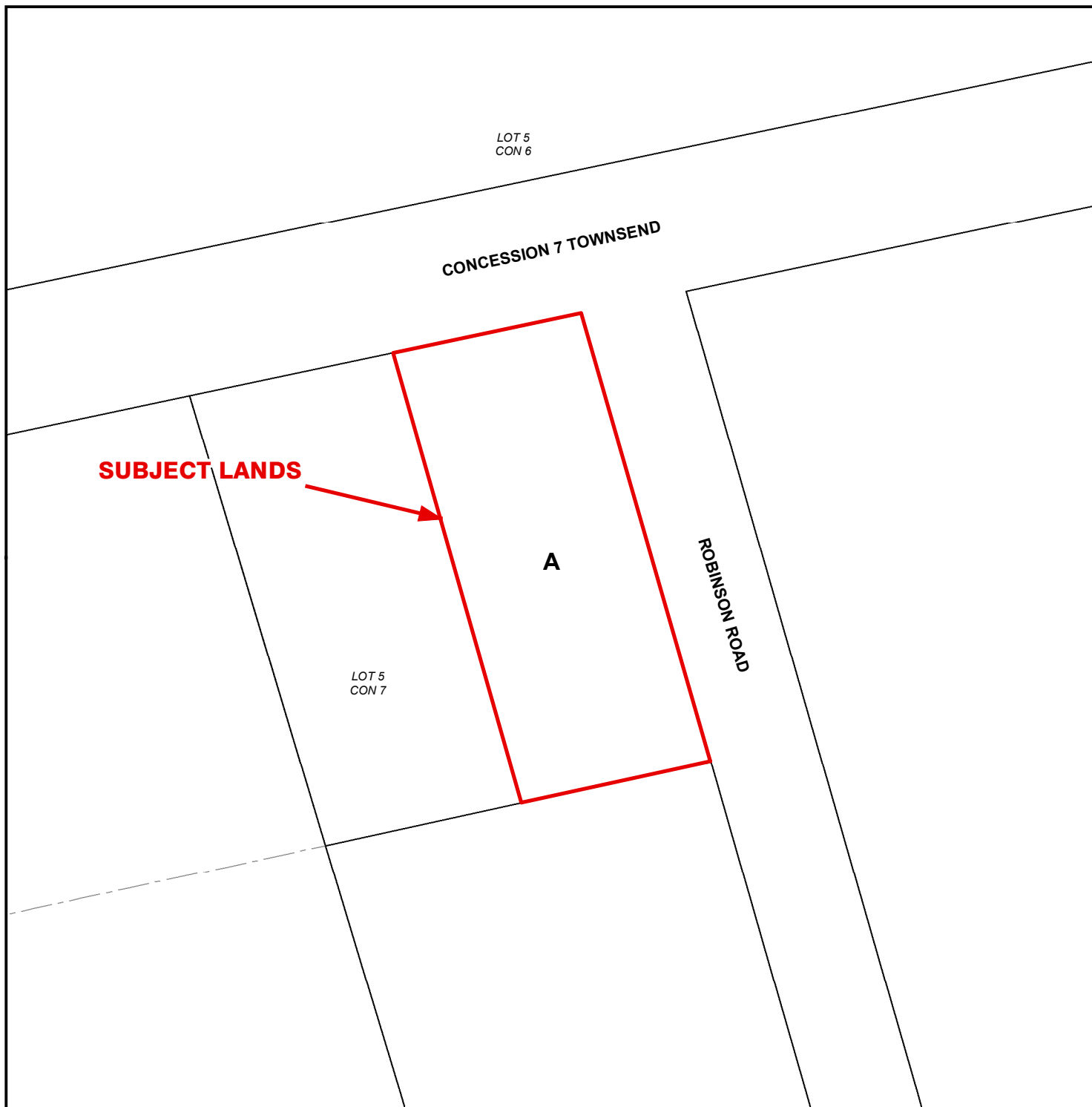


7 3.5 0 7 14 21 28 Meters




**MAP B**  
**ZONING BY-LAW MAP**  
Geographic Township of TOWNSEND

ANPL2024003



**LEGEND**

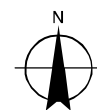
 Subject Lands

ZONING BY-LAW 1-Z-2014

5/30/2024

(H) - Holding

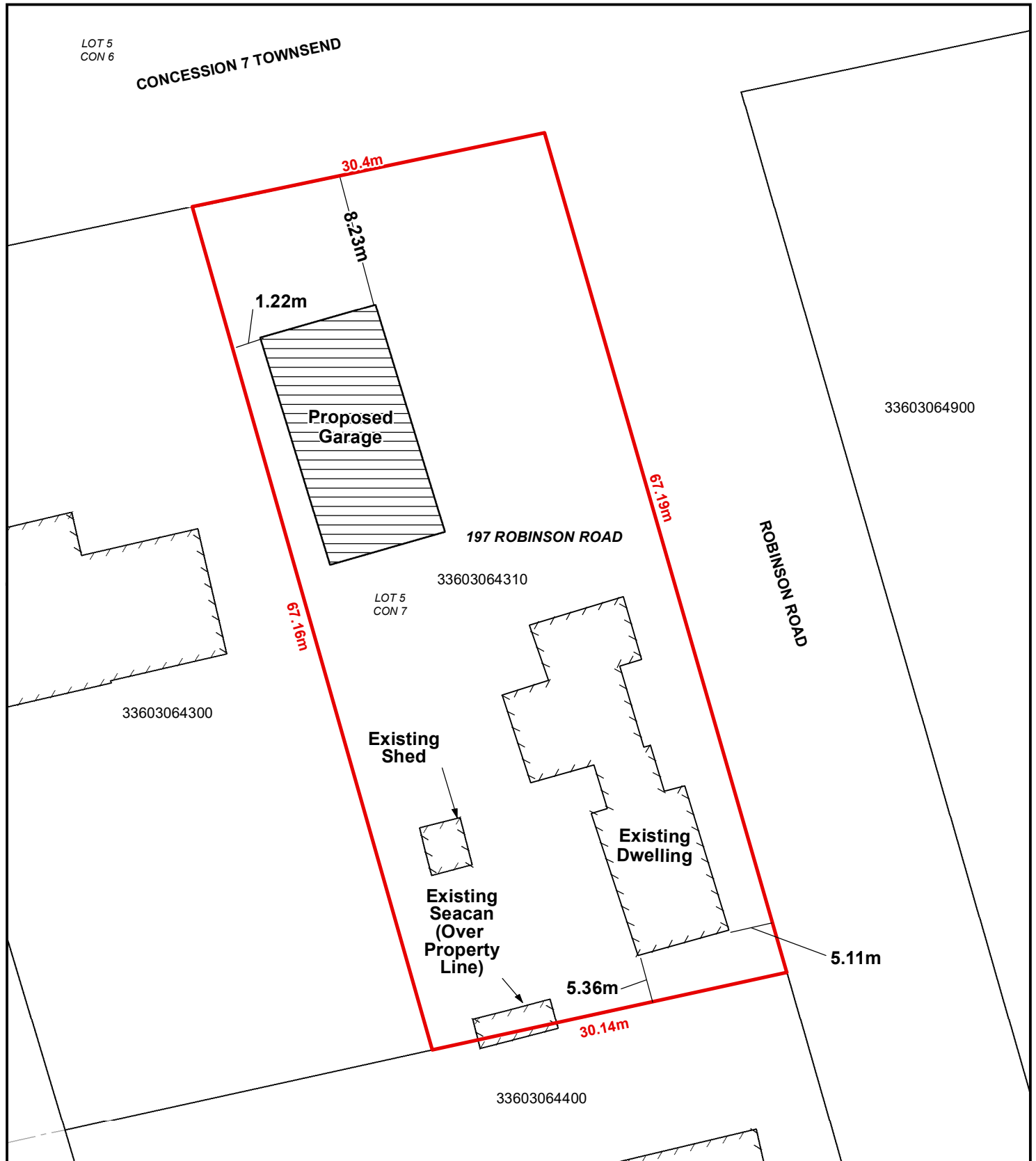
A - Agricultural Zone



6.5 3.25 0 6.5 13 19.5 26 Meters

**CONCEPTUAL PLAN**

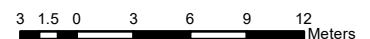
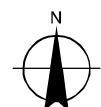
Geographic Township of TOWNSEND



**Legend**

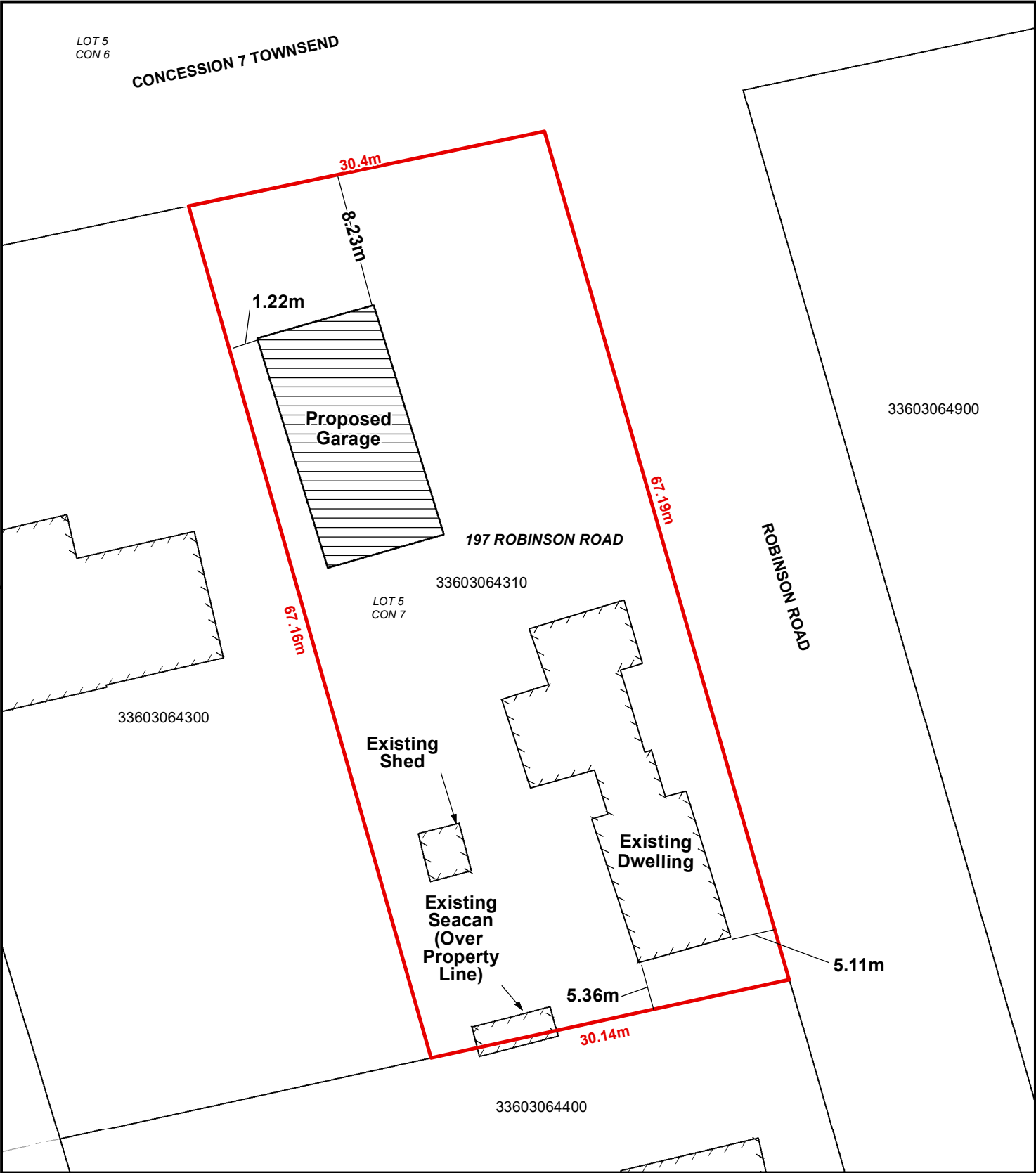
Subject Lands

5/30/2024



CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

Subject Lands

5/30/2024

