



For Office Use Only:

File Number _____
Related File Number _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

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

- ☒ Standard Minor Variance
☐ Complex Minor Variance (After the fact)
☐ Routine Minor Variance

Property Assessment Roll Number: 543-070-04100-0000

A. Applicant Information

Name of Owner Lynne Theresa Wakeley Belisle

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 51 Beach Ave
Town and Postal Code Port Rowan NOE 1M0
Phone Number (519) 586-2595
Cell Number 519-754-8307 (primary)
Email lynnebelisle@yahoo.com

Name of Authorized Applicant JEFF BINDER

Address P.O. Box 246
Town and Postal Code Cowford ON N0T1E0
Phone Number _____
Cell Number 519-688-9113
Email jeffbinder@sympakco.ca



Name of Authorized Agent

JEFF BINDER

Address

P.O. Box 246

Town and Postal Code

Cowardin, ON N0J 1E0

Phone Number

Cell Number

519-688-9113

Email

jeffbinder@sympatico.ca

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 mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

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

R11# 54307004100 51 Beach Ave, Long Point

SWAL Plan 436 Lot 301 Township - South Walsingham.

Municipal Civic Address: 51 Beach Ave, Long Point

Land acquisition date (if known): June 1997

Present Official Plan Designation(s): Residential ?

Present Zoning: RR

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:

Residence

4. Please describe **all existing and proposed** buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

Type of Building	^{retained} Existing ^{shed} <u>residence + addition</u>	Proposed <u>retained addition + garage</u>
Number of Storey(s)	<u>2 1</u>	<u>2</u>
Number of Dwelling Units per lot	<u>1</u>	<u>1</u>
Buildings/Structures/ARDU Width (m)		
Building/ Structures /ARDU Length (m)		
Building/ Structures /ARDU Height (m)		
Usable Floor Area (sq.m)	<u>includes basement + decks 326.35 metres</u>	<u>includes basement + loft storage + decks. 486.39 metres.</u>
Lot coverage	<u>13.52%</u>	<u>23.66%</u>

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.

New Bedroom, bathroom with shower, bath + toilet + vanity
New 2 car garage with loft storage.

6. 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:

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

Constructed April 1953

8. Existing use of abutting properties:

cottages / residences.

9. 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. Zoning Review (chart must be completed in metric units)

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m ²)	0.4 hectares	existing Lot is 1209.045m	?
Lot frontage (m)	15 meters	20.2 meters	—
Lot depth (m)	?	60.046 meters	—
Front Yard Setback (m)	6 meters	19.812 meters	—
Left Side Yard Setback (m)	1.2 meters	1.2 meters	—
Right Side Yard Setback (m)	1.2 meters	5.456 meters	—
Rear Yard Setback (m)	9 meters	11.095 meters	—
Exterior side yard (if applicable) (m)			
Height (m)	9.1 meters	7 meters	—
Lot coverage (%)	15%	23.66%	8.66%
Buildings/structures separation (m)	?		
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m ²)			
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces	?		

D. 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:

Knowledge of initial build date.

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. Provincial Policy

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13?

☒ Yes ☐ No

If you answered no, please explain:

2. It is the 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 Planning Statement ?

☐ Yes ☒ No

If no, please explain:

unsure this is necessary.

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:

unsure this is necessary.

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

4. Does the property have any significant environmental features on the subject land or within 500 metres:

☐ Yes ☒ No

If yes, indicate: ☐ Significant Woodland ☐ Provincially Significant Wetland ☐ Floodplain ☐ Other _____

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

☐ Yes ☒ No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water
☒ Individual wells

☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers ☐ Open ditches
☐ Other (describe below)

grading away from structural.

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

G. Other Information

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.

- This is a primary residence looking for more space to entertain children + grandchildren.
- The existing floor elevation is higher than newly built homes.
- As the primary residence, the garage is needed for ~~auto~~ vehicle use in tough winters.
- A new survey and grading plan will be completed if approved.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario Regulation 200/96.

i. Sketch in Metric Units

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land.
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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 purpose 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 purpose of processing this application.

L. Belisle
Owner/Applicant/Agent Signature

March 29/26
Date

J. Owner's Authorization

If the authorized 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 Lynne Belisle am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize JEFF BINDER 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.

L. Belisle
Owner

March 29/26
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 BINDER of Long Point, ON

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:

Long Point, ON

Owner/Applicant/Agent Signature

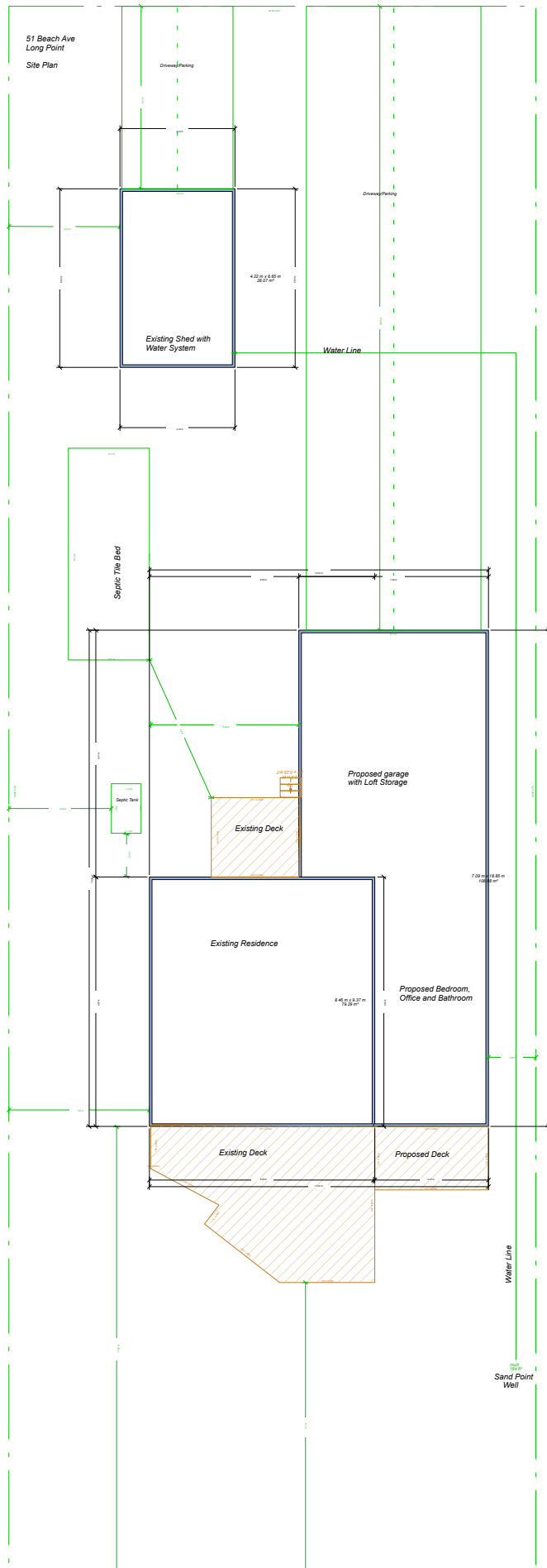
In Ontario

This 27 day of May

A.D., 2026

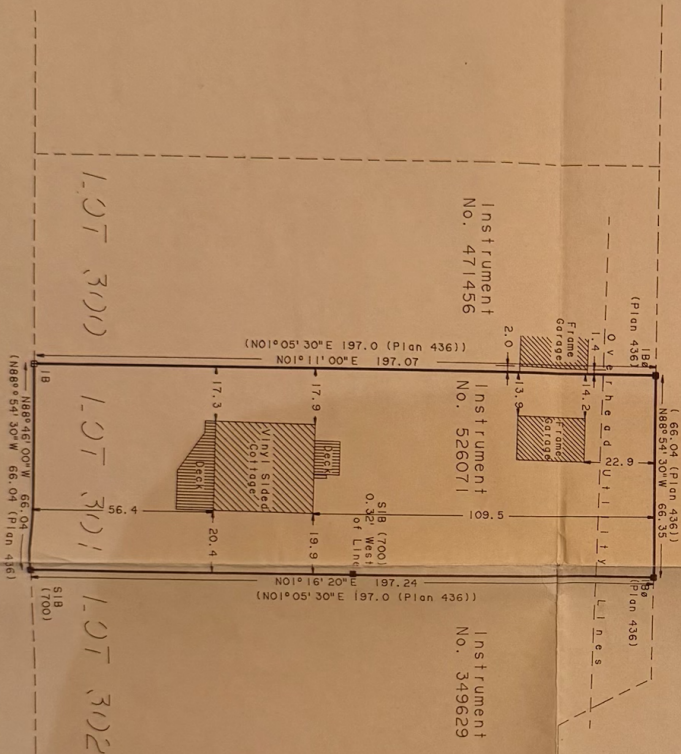
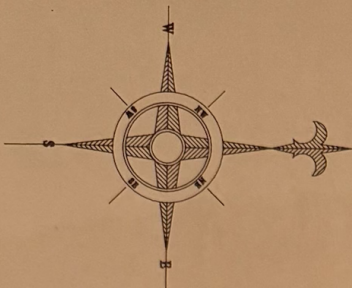
A Commissioner, etc.

51 Beach Ave
Long Point
Site Plan





BEACHVIEW ESTATE
(Registered Plan 436)



AUSTIN
PARKWAY

15/11/1941

PART 1) PLAN OF
LOT 301
REGISTERED PLAN 436
IN THE GEOGRAPHIC
TOWNSHIP OF SOUTH WALSWINGHAM
IN THE
COUNTY OF NORFOLK
NOW IN THE
TOWNSHIP OF NORFOLK
IN THE REGIONAL MUNICIPALITY OF
HALDIMAND NORFOLK

SCALE 1" = 30'

JOHN B. DODD O. L. S.

1997

SURVEYORS REAL PROPERTY REPORT PART 2) REPORT SUMMARY	
	Description of Land Lot 301, Registered Plan 436, in the Geographic Township of South Wainwright, Instrument No. 3565071.
	Registered Easements and/or Right of Ways
	NIH
	Easements Disturbed Utility Lines pass over the Northerly portion of the land.
	Compliance with Municipal Zoning By-Laws Not Certified by this REPORT
	Additional Remarks
	NIH

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of JOHN B. DODD LIMITED, is STRICTLY PROHIBITED.

NOTE

UNLESS OTHERWISE STATED:
All building ties are perpendicular to the property lines.
Property lines are unfenced.

- 18 DENOTES A STANDARD (FOR BAR = 1" x 4.0")
 DENOTES AN IRON BAR 5/8" x 5/8" x 2.0"
 (1962) DENOTES JOHN R. DODD LTD., ONTARIO LAND SURVEYORS
 (1902) DENOTES JERRETT & DILLON LTD., ONTARIO LAND SURVEYORS
 (1416) DENOTES JAMES T. BASSAL LTD., ONTARIO LAND SURVEYORS
 (04) DENOTES "ORIGIN UNKNOWN"
 DENOTES A "FOLLOW" MOVEMENT
 DENOTES A "SET" MOVEMENT
 DENOTES A REFERENCE LINE
 DENOTES "WITNESS"

BEARING REFERENCE:

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF LOT 301, REGISTERED PLAN 436, SAID LIMIT HAVING A BEARING OF N88°54'30"W, ACCORDING TO SAID PLAN.

NOTE:

THIS REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued subsequent to the DATE of CERTIFICATION.

This REPORT was prepared for MR. PHIL WAKELEY and the undersigned accepts no responsibility for use by other parties.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Registry Act and the regulations made under them.
- 2) The survey was completed on the 7th day of August 1997

8 August 1997
DATED

ON~~A~~RIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1137290



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

In accordance with
Regulation 1028, Section 29(3),

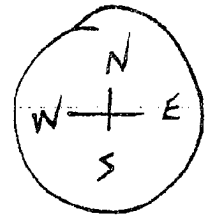
JOHN B. DODD LIMITED
ONTARIO LAND SURVEYORS
101 UNION STREET, P.O. BOX 362
SIMCOE, ONTARIO, N5Y 4L2
TELEPHONE 519 428 0811 FAX 519 428 1877

File No. S-7228-

File No. S-7228-C

BEACH AVENUE

PROPOSED
DECK



PRZR 2018/071
Corporation of Norfolk County
Reviewed & Accepted
Date June 1/2018

lot size: 66' x 197'
= 13002 sq ft

1208 sq m
lot coverage X 15%
cottage + deck = 182 sq m
allowed

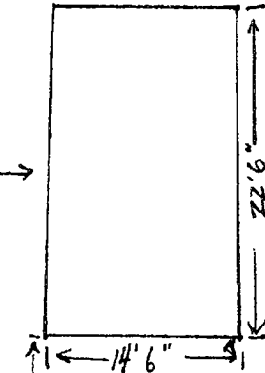
✓ = 105 sq m
OK. proposed

LYNNE BELISLE
519.754.9307
51 BEACH AVE.
LONG POINT, ON

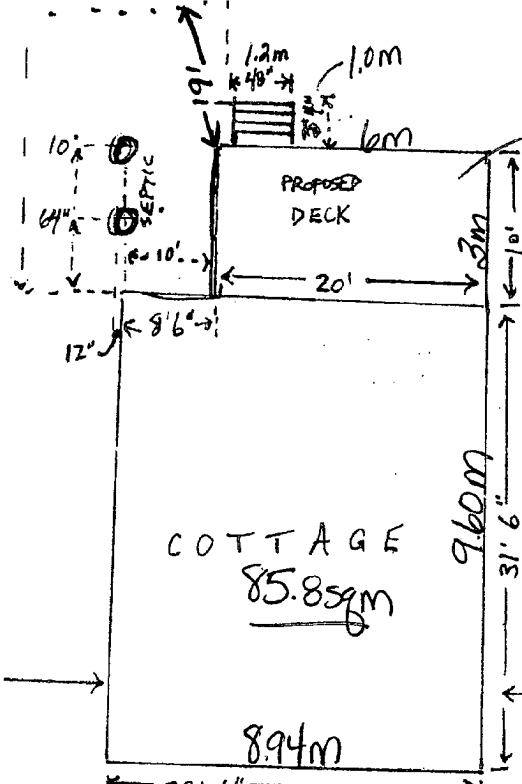
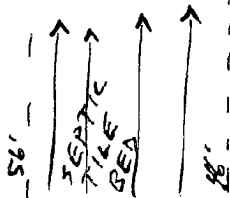
CA. 150' TO LAKE ERIE

APPROX. PROPERTY LINE

APPROX. PROPERTY LINE

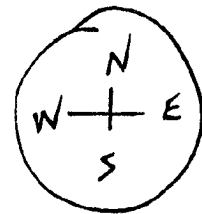


SAND/GRAVEL
DRIVEWAY



BEACH AVENUE

PROPOSED
DECK

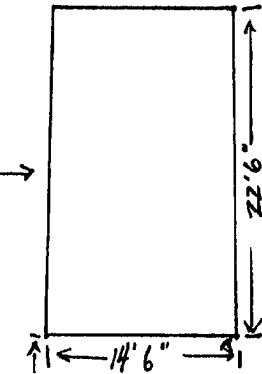


APPROX. PROPERTY LINE

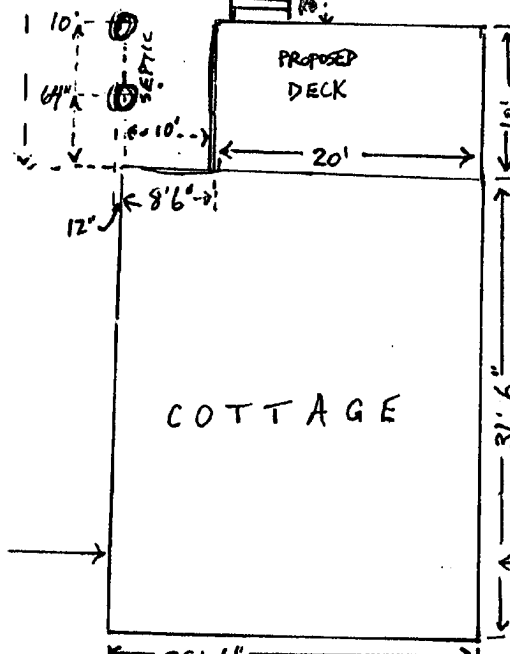
SAND/GRAVEL
DRIVEWAY

CA. 50' 6" TO CENTRE

APPROX. PROPERTY LINE

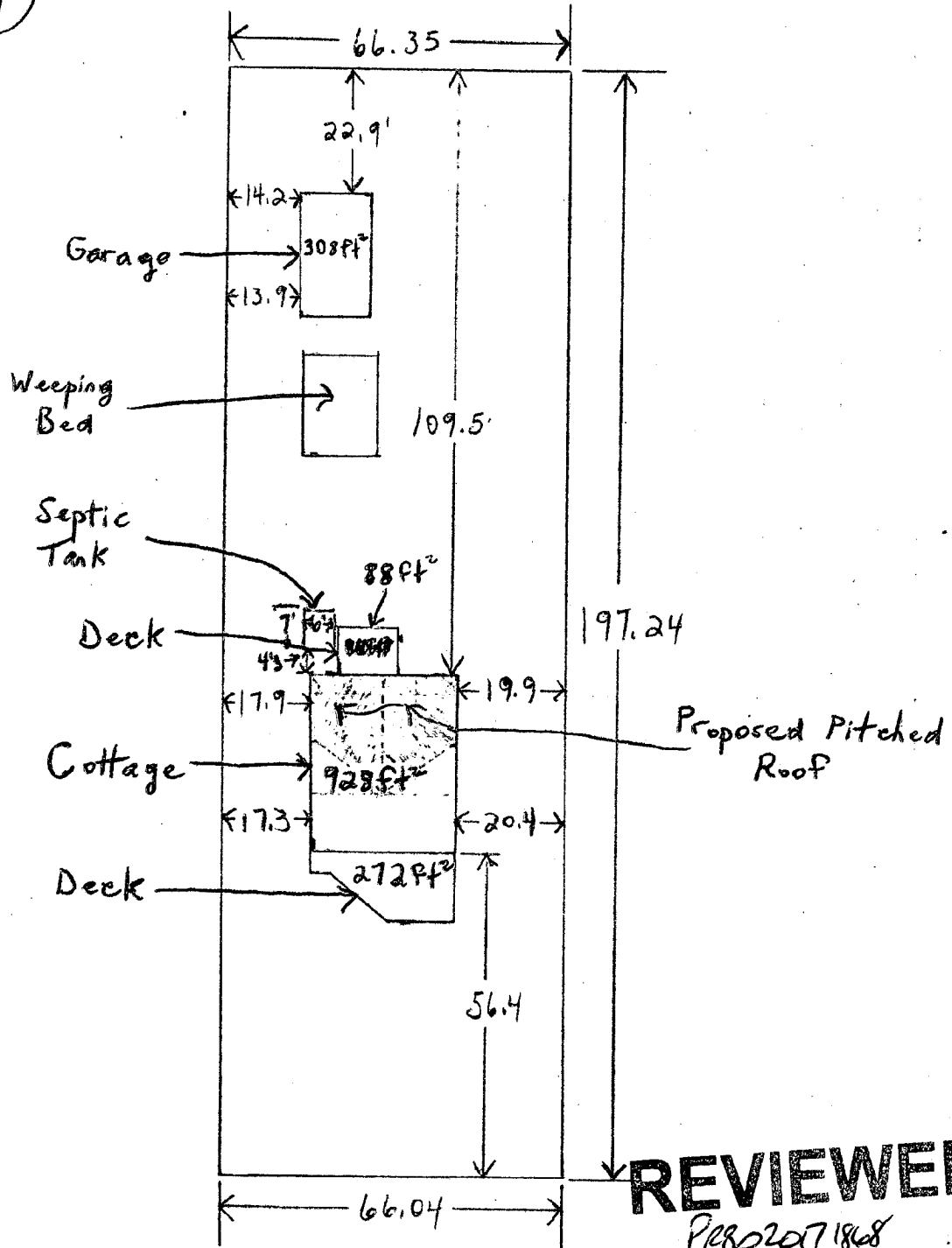


SEPTIC
TILE
BED



LYNNE DELISLE
519.754.9307
51 BEACH AVE.
LONG POINT, ON

51 Beach Ave Long Point



REVIEWED

PRB02071868

SEP 27 2017

PER *[Signature]*
CHIEF BUILDING OFFICIAL
THE CORPORATION OF
NORFOLK COUNTY

SEWAGE SYSTEM SPECIFICATIONS

Location of Septic System (911 address): 51 BEACH AVE. Long Point

Owner of Property: Lynne Wakelary

Propose to install a Class 4 Sewage system to service Cottage
(ie. house, bunkhouse, restaurant, office, commercial building, etc.)

SEWAGE FLOW CALCULATIONS (dwellings)

PLUMBING DESCRIPTION	TOTAL #	FIXTURE UNITS	TOTAL
Water Closet (Flush Tank Toilets)	<u>1</u>	x 4.0	<u>4</u>
Each Sink or Washbasin	<u>3</u>	x 1.5	<u>4.5</u>
Bathtub or Shower	<u>1</u>	x 1.5	<u>1.5</u>
Dishwasher	<u>1</u>	x 1.0	<u>1.5</u>
Clothes Washing Machine		x 1.5	
Single or Double Laundry Tubs		x 1.5	
Floor Drain		x 3.0	
Water Softener		x 1.5	
Other			
TOTAL FIXTURE UNITS =			<u>11.5</u>

RESIDENTIAL		OTHER (IE: OFFICE, BUNKHOUSE, RESTAURANT)	
Total Finished Area:	(sq.m) (sq.ft)	Total Finished Area:	(sq.m) (sq.ft)
# of bedrooms: <u>2</u>		# of employees:	
Water softener discharge:	(L/day)	Water softener discharge:	(L/day)
Daily Flow Rate (DFR): <u>1600</u>	(L/day)	Daily Flow Rate (DFR):	(L/day)
Tank size: (2 x DFR) <u>3600</u>	(L/day)	Tank size: (2 x DFR)	(L/day)

CONTRACTOR TO COMPLETE THE FOLLOWING

Sub-surface Conditions Encountered

Rock & G.	G.W.T.	Depth (m)	Soil Type
		-0-	
		-0.25-	
		-0.50-	
		-0.75-	
		-1.00-	
		-1.25-	
		-1.50-	

sand

Describe existing soil conditions: sand

Percolation Rate (T): 10
(inspector may request conformation from approved testing agency)

Reviewed By: _____

(building inspector)

Permit # OS- _____



CLASS 1, 2, 3

CLASS 1 ☐ Privy ☐ Composting ☐ Chemical ☐ Electrical ☐ Other _____

CLASS 2 – GREY WATER PIT

Wall Structure ☐ Concrete Block ☐ Rock ☐ Other: _____
Soil ☐ Existing ☐ Imported (describe) _____
Dimensions of Pit Length: _____ Width: _____ Height: _____ Type of Cover: _____

CLASS 3 – CESSPOOL

Describe _____

CLASS 4

CLASS 4 – TANK

☐ Distribution Box Pump or siphon required ☐ No ☐ Yes (if yes, complete *below)
☒ Use Existing ☐ New Gov't Approved ☒ Concrete ☐ Polyethylene SIZE: 3600 (L)

CLASS 4 – LEACHING BED

☐ Dug into Existing Soil ☐ Imported Soil list type: _____ height: _____
(proof of filter material must be provided)

Total Length of Tile: _____ (m) _____ (ft) # of runs of tile: _____

Other: (describe) _____

CLASS 4 – FILTER BED Proof of approved Filter Material must be provided prior to backfill

Pump or siphon required ☐ No ☐ Yes (if yes, complete *below)

Effective Area (sq. m) 27.3 m² ✓ Contact Area (sq. m) 27.3 m² ✓ $1600 \div 75 = 21.3 \text{ m}^2$

Loading Rate: _____ Height Raised 229 yd ft.

of runs of tile: _____ Total Length of Tile: _____ (m) _____ (ft)

CLASS 4 – TREATMENT UNIT Attach Building Material Evaluation Committee Report # (BMEC): _____

Pump or siphon required ☐ No ☐ Yes (if yes, complete *below)

Manufacturer & Model: _____ Daily Flowrate Capacity _____ (L)

Primary Tank Size: _____ (L) Secondary Tank Size: _____ (L)

CLASS 5

CLASS 5 – HOLDING TANK Audio Visual alarm is required. A "Pump Out" contract must be provided.

Manufacturer & Model: _____ Size _____ (L)

PUMP or SIPHON

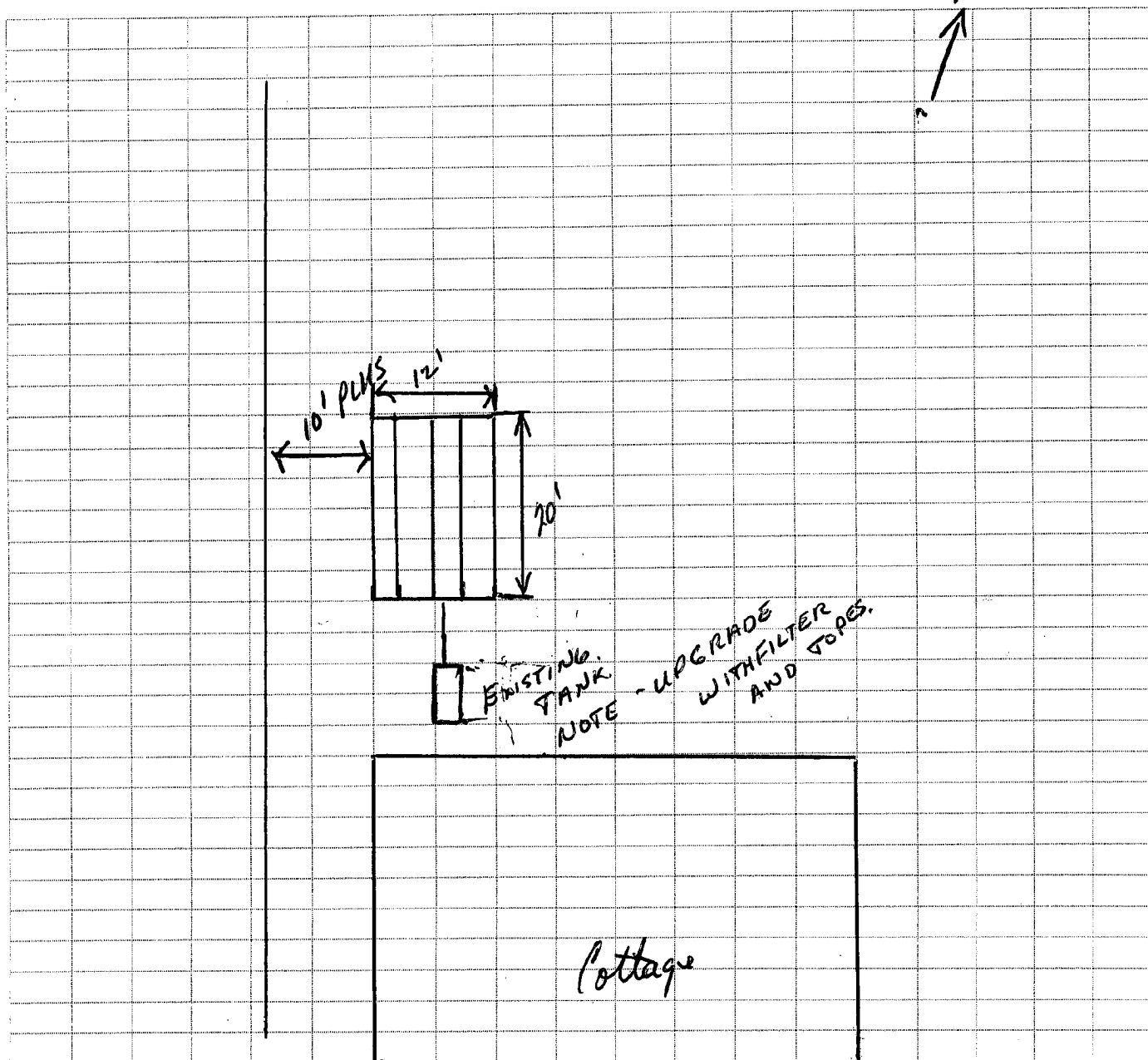
Lead: _____ Runtime: _____ Horsepower: _____ Size of pump chamber _____ (L)

SEWAGE SYSTEM INFORMATION

SITE PLAN

Include the following on a scale or proportional drawing:

1. Outline of property with all dimensions.
2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
3. Setbacks from existing and proposed buildings, wells (including neighbours), lakes, streams, ponds, water drainage courses.
4. Location of subsurface drainage, tiles, culverts or other structural features.
5. Existing or proposed driveways, easements, right-of-ways, drainage patterns.
6. Indicate any areas of disturbed, compacted, imported or altered soils.

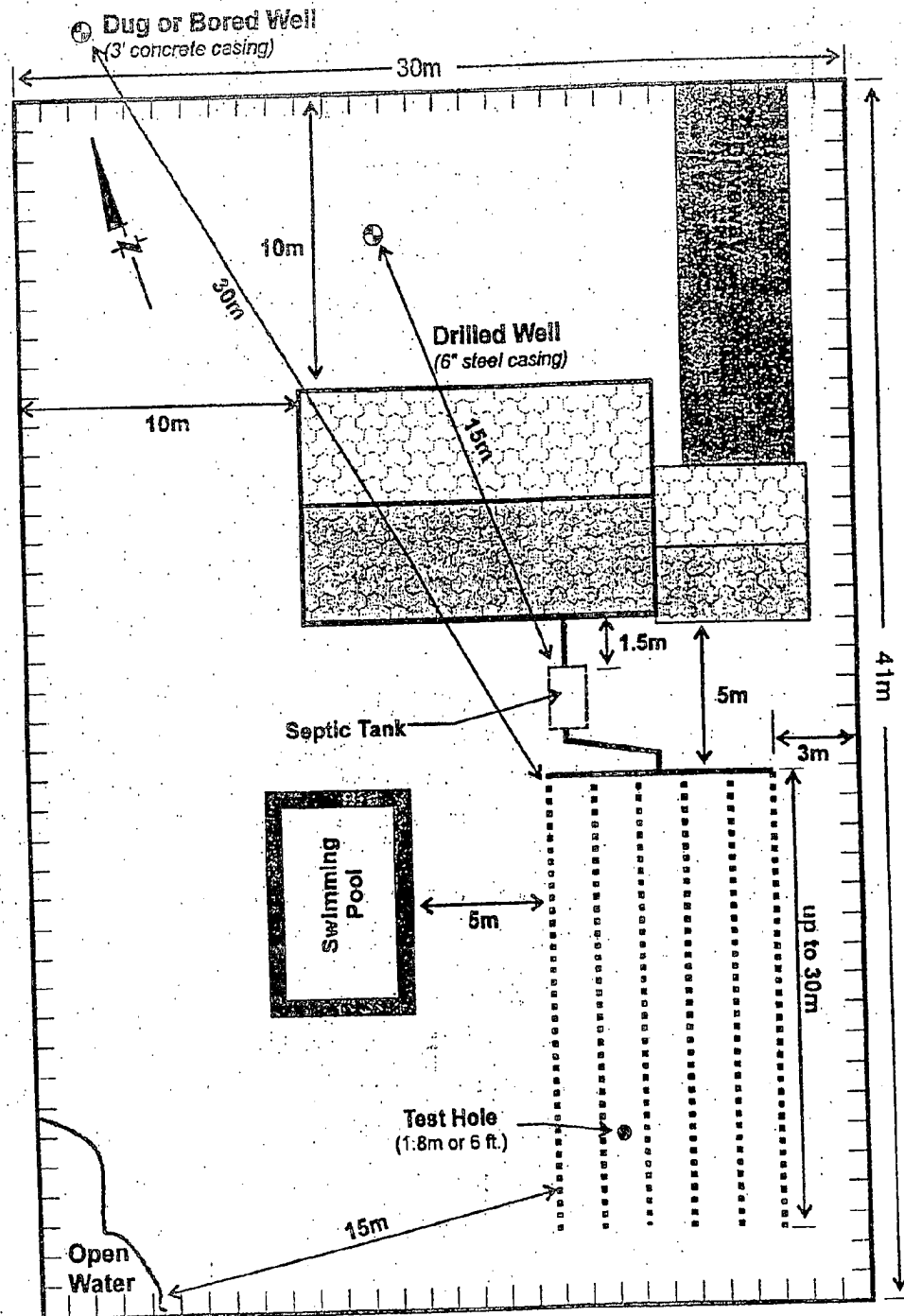


See Sample Drawing (next page)

lwakeley@rogers.com

Lake.

Figure 2.1.4 Scaled Map



**BUILDING DIVISION****SEPTIC SYSTEM
FINAL INSPECTION REPORT**

DATE: _____

INSTALLER: _____

TANK: SIZE: _____

MAKE _____

LEACHING BED:

No. of runs and length _____

Fall from tank to header _____

No. metres total _____

Fall per run _____

Pipe diameter _____

Header level _____

Stone depth _____

All plumbing connected to system Yes ☐ No ☐

Cover type _____

OTHER: (Pump size, etc.) _____

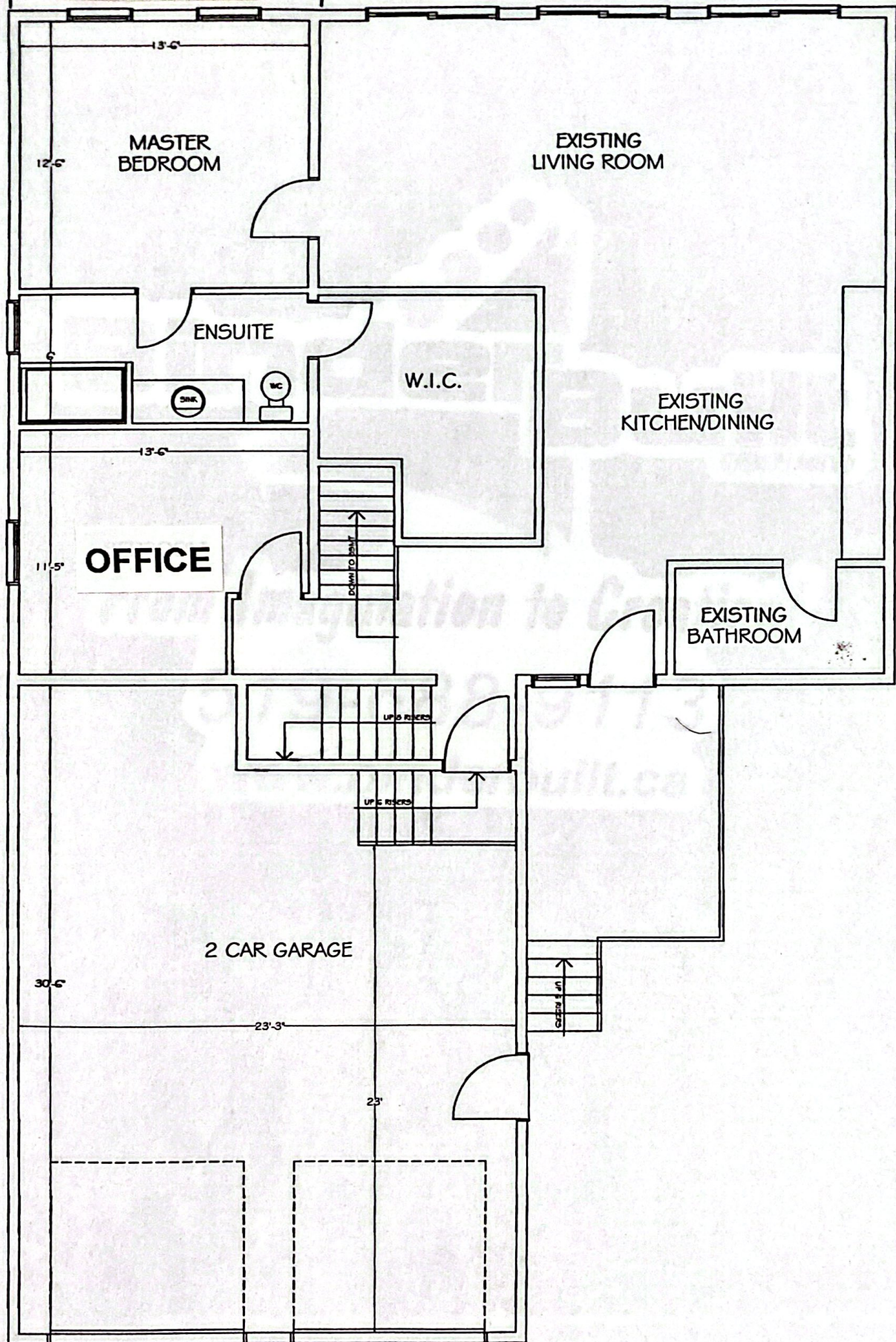
TO BE COMPLETED _____

SYSTEM LOCATION ☐ as shown on page 3
☐ see below

INSPECTED BY: _____

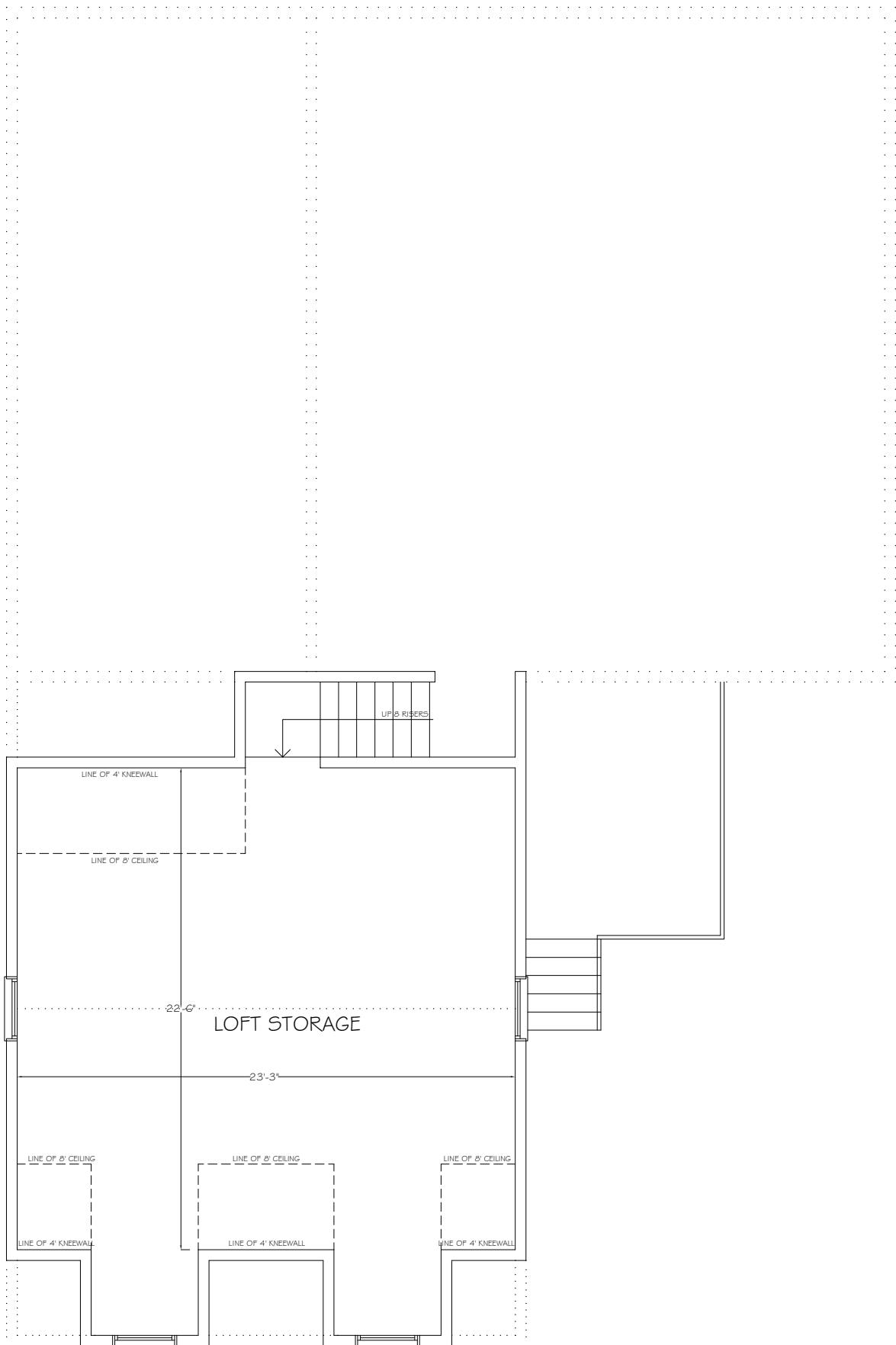
NOTE: The above sketch is not to exact scale.

8X14 DECK



PROPOSED ADDITION FLOOR PLAN

NOT TO SCALE

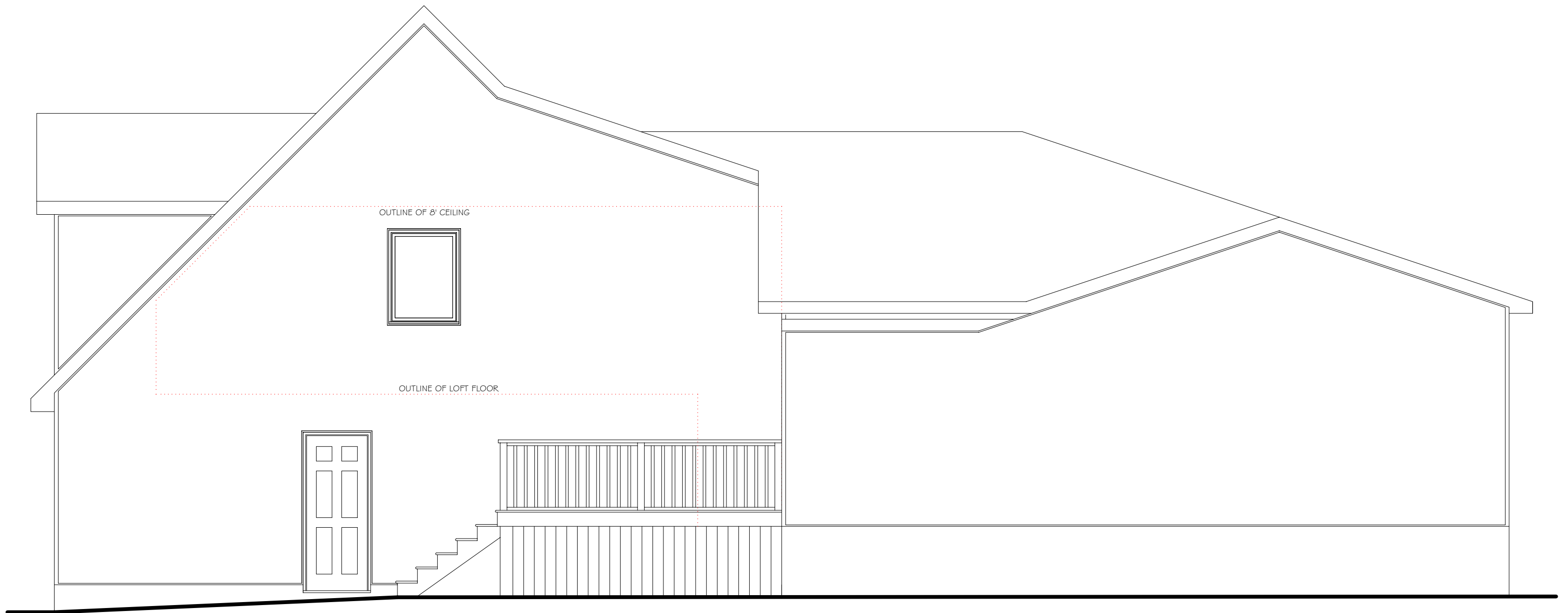


PROPOSED LOFT FLOOR PLAN
NOT TO SCALE



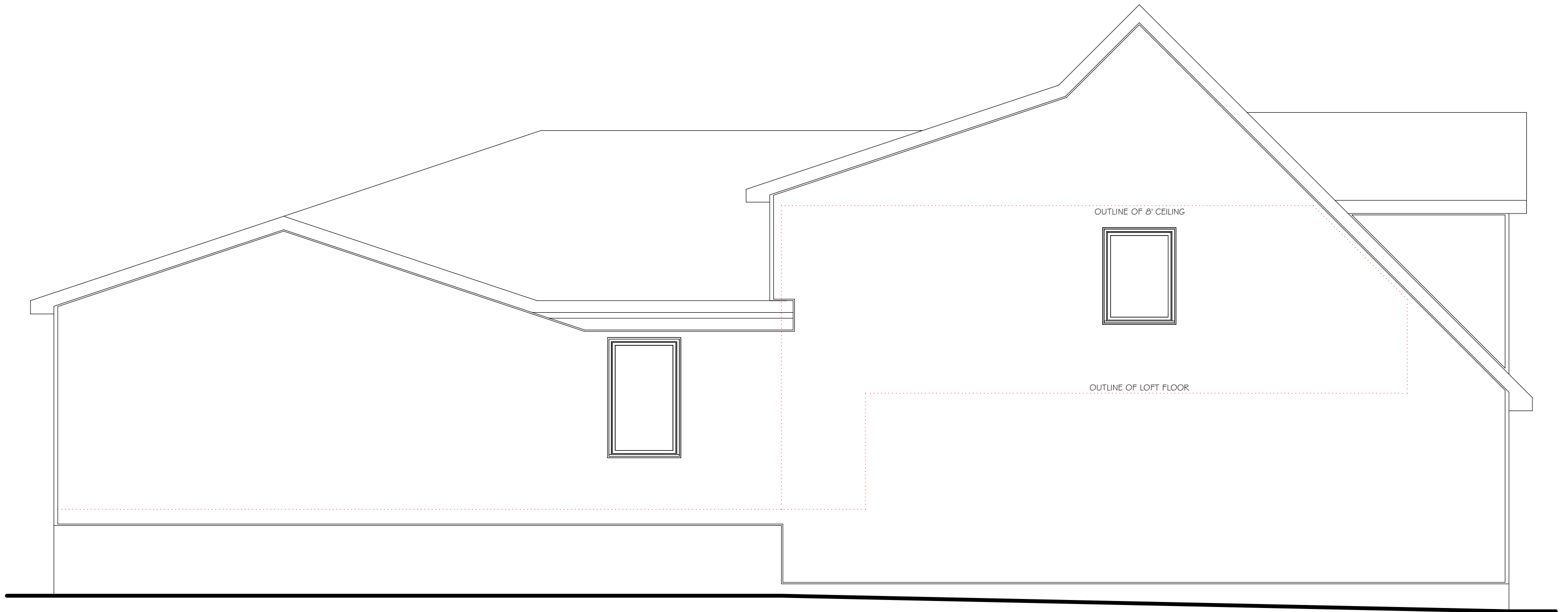
PROPOSED ADDITION REAR ELEVATION

NOT TO SCALE



PROPOSED ADDITION SIDE ELEVATION

NOT TO SCALE



PROPOSED ADDITION SIDE ELEVATION

NOT TO SCALE

Property Information	
Municipal Address	51 Beach Ave Long Point.
Assessment Roll Number	54307004100
Date of Evaluation	July 3 2026

Evaluators Information	
Evaluators Name:	Allen Bailey / Mike Thompson
Company Name:	Bailey Trucking
Address:	2627 Norfolk Cty RD 45
Phone:	519-983-0285
Email	office.baileytrucking@gmail.com
BCIN #	40139 / 40493 / 40302
Purpose of Evaluation	☐ Consent ☐ Zoning ☒ Minor Variance ☐ Site Plan ☐ Building Permit Application ☐ Other _____
Building Information	☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural

Gross building area: (m ²):	
Number of bedrooms:	3
Number of fixture units:	11.5
Daily Design Flow: (Litres)	
Is the building currently occupied?	☒ Yes ☐ No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	
Site slope	☒ Flat ☐ Moderate ☐ Steep
Soil condition:	☐ Wet ☒ Dry
Surface discharge observed	☐ Yes ☒ No
Odour detected:	☐ Yes ☒ No
Weather at time of evaluation:	Sunny

System Description			
☐ Class 1 - Privy ☐ Class 2- Greywater ☐ Class 3 - Cesspool ☒ Class 4 - Leaching Bed ☐ Class 5 - Holding Tank			
Type of leaching bed. Class 4 -Leaching Bed only - Complete & attach Worksheet E			
☐ A. Absorption Trench	☒ B. Filter Bed	☐ C. Shallow Buried Trench	
☐ D. Advance Treatment System	☐ E. Type A Dispersal Bed	☐ F. Type B Dispersal Bed	
Existing Tank Size (litres): 3600			
☒ Pre-cast Concrete	☐ Plastic	☐ Fibreglass	
☐ Wood	☐ Other (specify):	Pump: ☐ Yes ☐ No	
☒ In ground system	☐ Raised Bed system Height raised above original grade (metres)		
Setbacks (metres)	Tank	Distribution Pipe	
Distance to buildings & structures	6ft (plus)	16ft 6in	
Distance to bodies of water	100ft (plus)	100ft (plus)	
Distance to nearest well	100ft (plus)	100ft (plus)	
Distance to proposed property lines	Front: 3m+ Rear: 3m+	Left: 3m+ Right: 3m+	Front: 3m+ Rear: 3m+ Left: 3m+ Right: 3m+

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	1600
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			1600

B) Plus Additional Flow for:			
Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.			
	Quantity	(Q) Litres	Total
Either	Each bedroom over 5	500	/
Or	Floor space for each 10m ² over 200m ² up to 400m ²	100	/
	Floor space for each 10m ² over 400m ² up to 600m ²	75	
	Floor space for each 10m ² over 600m ²	50	
Or	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)	50	
Subtotal (B)			
Subtotal A+B=Daily Design Flow (Q)			1600

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X 2	= 12
Bathtub only(with or without shower)	1.5	X	=
Shower stall	1.5	X	=
Wash basin / Lavatory (1.5 inch trap)	1.5	X	=
Water closet (toilet) tank operated	4.0	X	=
Bidet	1.0	X	=
Dishwasher	1.0	X 1	= 1
Floor Drain (3 inch trap)	3.0	X	=
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X 2	= 3
Domestic washing machine	1.5	X 1	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	=
Other:			
Total Number of Fixture Units:			17.5

1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.

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)
Residential Occupancy house, apartment, camp for housing of workers	1600	X 2 = 3600
All Other Occupancies		X 3 =
Holding Tank		X 7 =

Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F

☐ A. Absorption Trench

Total length of distribution pipe	Conventional $(Q \times T) \div 200 =$ _____ m
	Type I leaching chambers $(Q \times T) \div 200 =$ _____ m
	Type II leaching chambers $(Q \times T) \div 300 =$ _____ m
	Configured as: _____ runs of _____ m Total: _____ m

☒ B. Filter Bed

Effective Area If $Q \leq 3000$ litres per day use $Q \div 75$ If $Q > 3000$ litres per day use $Q \div 50$ Level II-IV treatment units, use $Q \div 100$ Distribution Pipe Contact Area = $(Q \times T) \div 850$ Mantel (see Part 1)	Effective area: $\frac{1600}{75} (Q) \div 75 (75, 50, \text{ or } 100) = 21.3 \text{ m}^2$ Configured as: $3.67 \text{ m} \times 6.096 \text{ m}$ Number of beds: 1
	Number of runs: 5 Spacing of runs: 0.915 m Contact Area: $(\frac{1600}{75} (Q) \times 7 (T)) \div 850 = 13.17 \text{ m}^2$

☐ C. Shallow Buried Trench

Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)	$(L) =$ _____ $(Q) \div$ _____ $(75, 50, 30) =$ _____ m Configured as: _____ runs of _____ m Total: _____ m
$1 < T \leq 20$	$Q \div 75$ metres	
$20 < T \leq 50$	$Q \div 50$ metres	
$50 < T < 125$	$Q \div 30$ metres	

☐ D. Advance Treatment System

Provide description of system.

☐ E. Type A Dispersal Bed

Stone Layer If $Q \leq 3000$ litres per day, use $Q \div 75$ If $Q > 3000$ litres per day, use $Q \div 50$ Sand Layer $1 < T \leq 15$ use $(Q \times T) \div 850$ $T > 15$ use $(Q \times T) \div 400$	Stone Layer = _____ $(Q) \div$ _____ $(75 \text{ or } 50) =$ _____ m^2 Sand Layer = _____ $(Q) \times$ _____ $(T) \div (850 \text{ or } 400) =$ _____ m^2
---	--

☐ F. Type B Dispersal Bed

Area = $(Q \times T) \div 400$ Linear Loading Rate (LLR) $T < 24$ minutes, use 50 L/min If $T \geq 24$ minutes, use 40 L/min Distribution Pipe	Area = _____ $(Q) \times$ _____ $(T) \div 400 =$ _____ m^2 Pump chamber capacity = _____ L Length $(Q \div \text{LLR}) =$ _____ m Bed configuration = _____ m $\times$ _____ m = _____ m^2 Number of Beds = _____ Configured as: _____ runs of _____ m Total: _____ m
--	---

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.

water table
3m + from
existing grade.

	Original grade
	Beach sand.
0.5m	
1.0m	
1.5m	

Soil and subgrade investigation.
Indicate soil types

Beach Sand.

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.

⑤ Lake.



EP/L

W PL

Sand 3m +
water table
3m

water table.

3600 L
septic
tank.

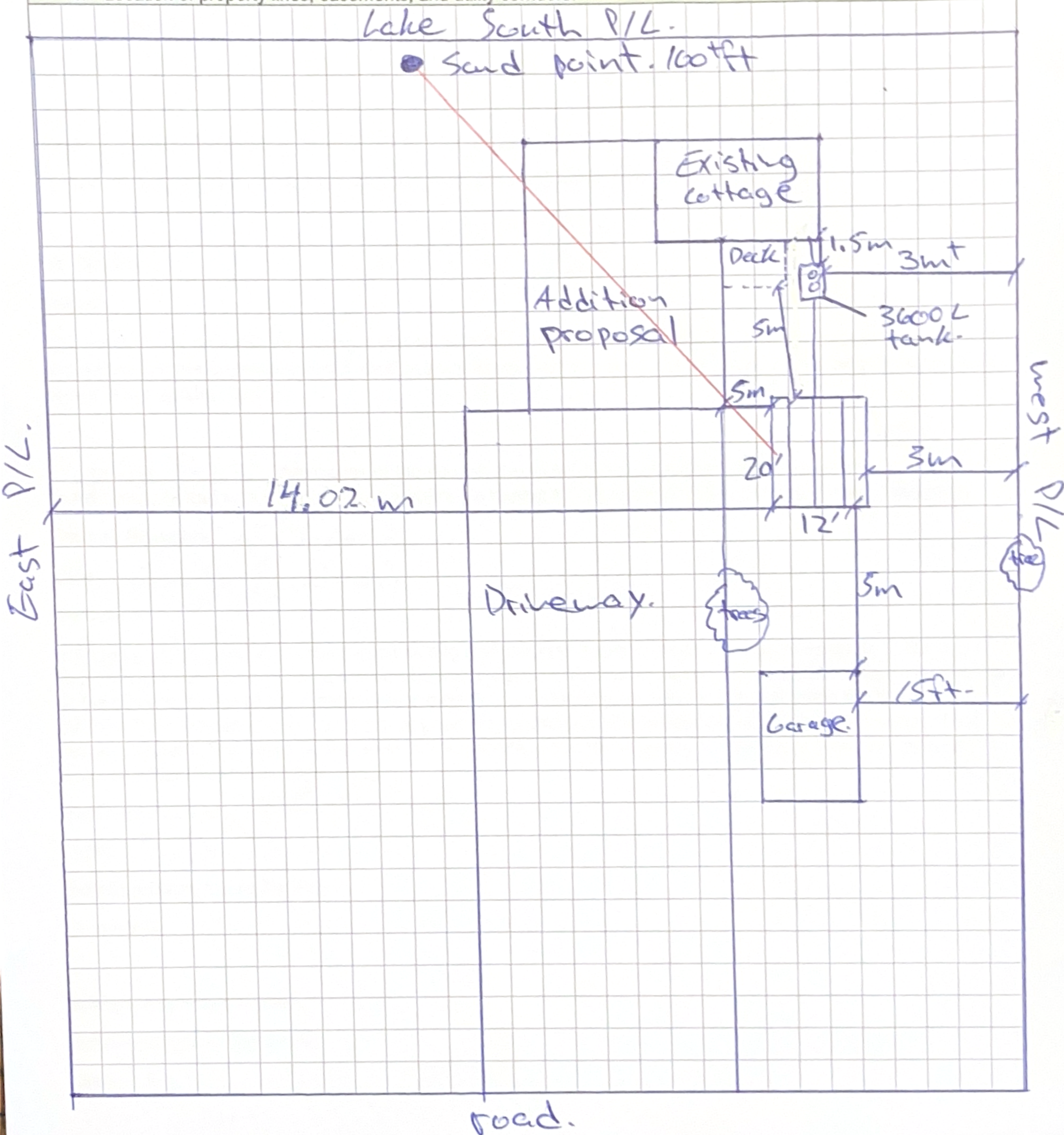
④ N

Road.

Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

1. Location of sewage system and its components (e.g. tank, leaching bed, pump chamber)
2. Location of all buildings, pools and wells on the property and neighbouring properties
3. Locate and show minimum clearances for treatment units and distribution piping of items. Ontario Building Code, Division B, Table 8.2.1.6.A. and 8.2.1.6.B.
4. Location of property lines, easements, and utility corridors.



Overall System Rating

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

Additional Comments:

System is full of roots from trees.
only half tile runs working.

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, Lynne Belisle (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, Allen Bailey 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:

Building Department Review

Comments:

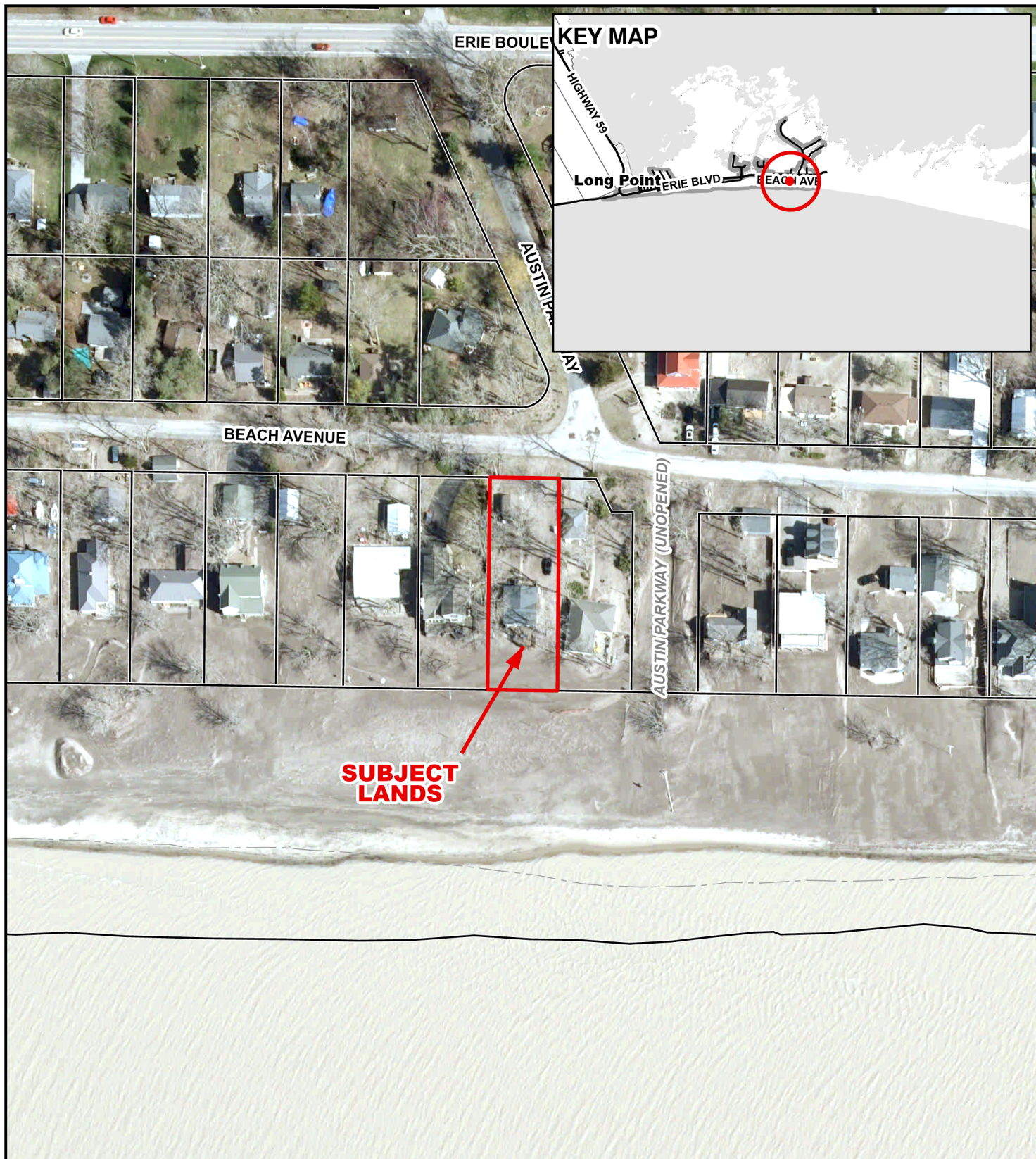
Building Inspectors Name:

Building Inspector Signature:

Date:

CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

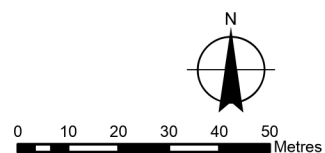


Legend

Subject Lands

8/13/2026

2025 Air Photo

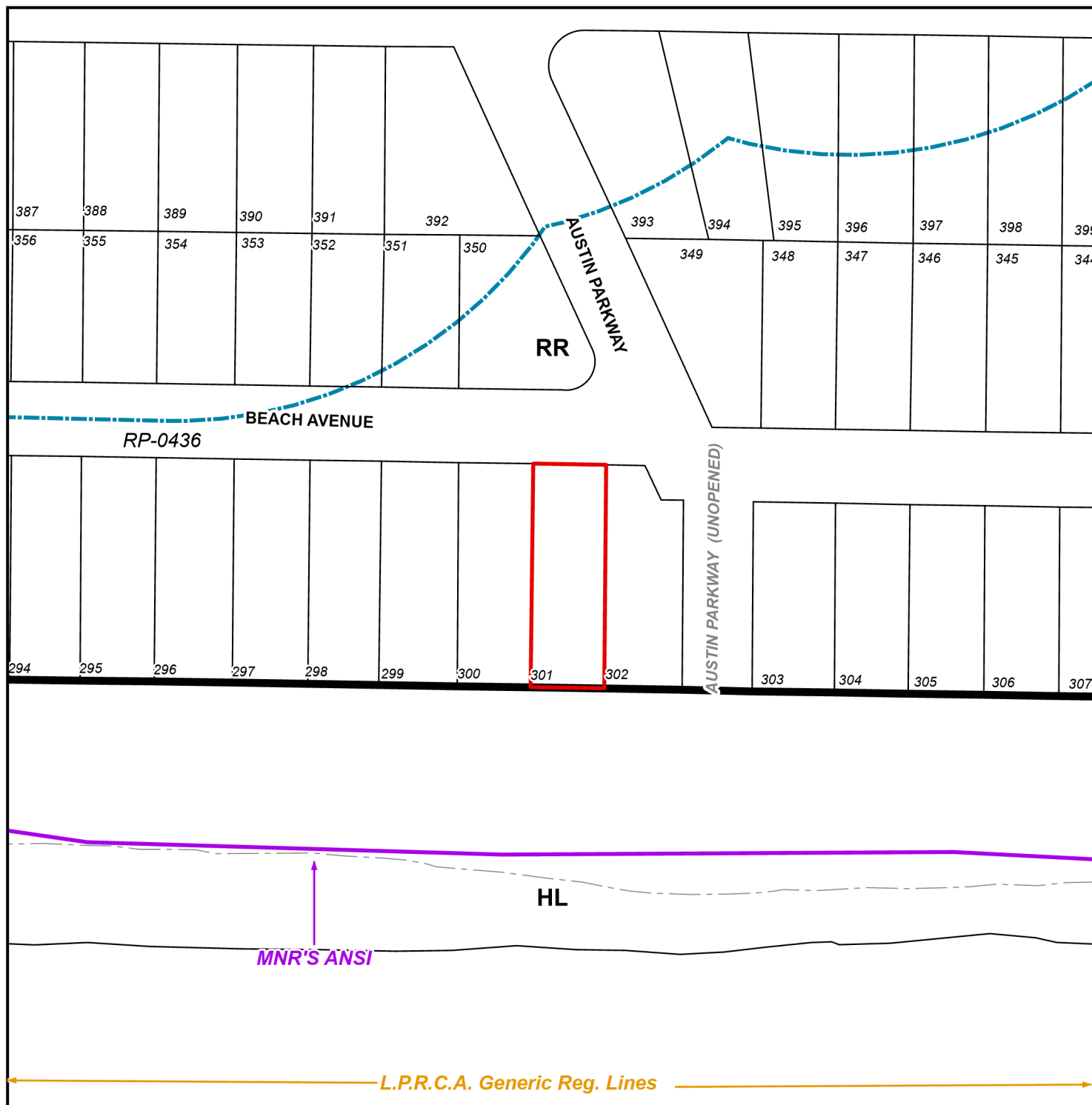


MAP B

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2026120



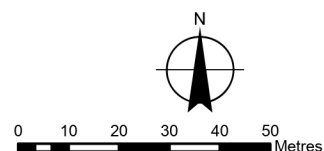
LEGEND

- Subject Lands
- Adjacent Lands
- MNR ANSI
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

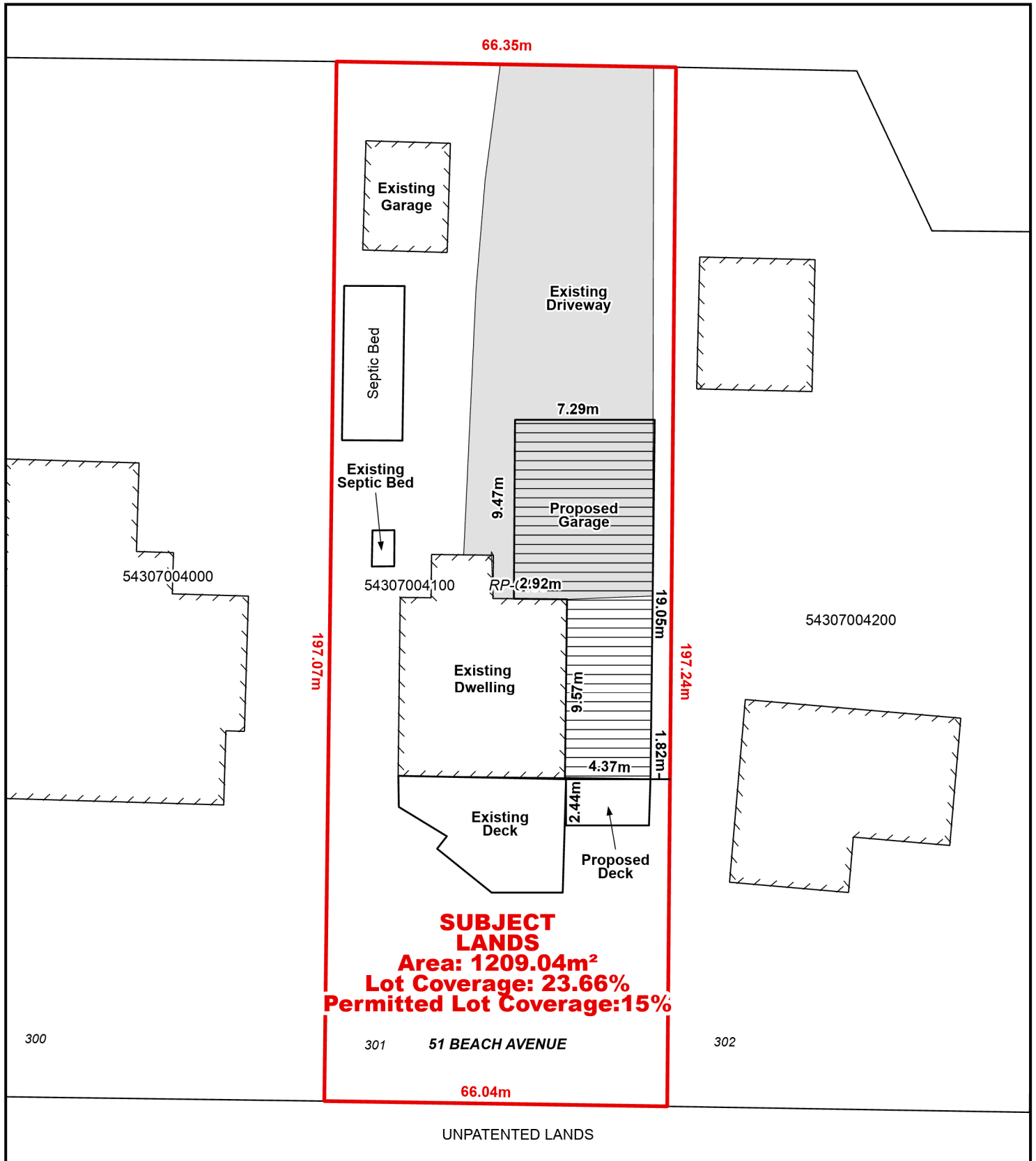
8/13/2026

- (H) - Holding
- HL - Hazard Land Zone
- RR - Resort Residential Zone



CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

8/13/2026

