

**For Office Use Only:**

File Number BWPL2023184  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
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.**

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

**Property Assessment Roll Number:** 494-040-077000-0000

**A. Applicant Information**

**Name of Owner** 1033097 Ontario Inc.

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** 129 Hwy # 59 N.  
**Town and Postal Code** Delhi Ont N4B2W5  
**Phone Number** 519-427-8883  
**Cell Number** same  
**Email** Ken bigcreek@gmail.com

**Name of Applicant** Ken Person  
**Address** 129 Hwy # 59 N  
**Town and Postal Code** Delhi Ont. N4B2W5  
**Phone Number** 519-427-8883  
**Cell Number** same  
**Email** same as above

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 mortgagees, charges or other encumbrances on the subject lands:

no mortgages

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

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

Mid Con 1 NTR Pt Lots 43 + 44 + 45  
36-31 H (89.73 AC)

Municipal Civic Address: 133 Highway 59

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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:

Grass

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:

No buildings on subject lands

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.

no plans for this

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:

No buildings scheduled for subject lands, it will be used for vegetable garden and possible future septic system.

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:

/

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

42 years as veg garden, no commercial crops.

9. Existing use of abutting properties:

private residential property to South, existing farm to North.

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	150 ft.	150 ft.	no change	no change	
Lot depth	200 ft. (60.96 m)			360 ft. (109.7 m)	
Lot width	125 ft.		no change	no change	
Lot area	547 AL			705 AL	
Lot coverage	221 ft.			285 ft.	
Front yard	150 x 80 ft		no change	no change	
Rear yard	150 x 70 ft			150 x 119 ft.	
Height					
Left Interior side yard	12 ft			no change	
Right Interior side yard	30 ft			no change	
Exterior side yard (corner lot)					
Parking Spaces (number)	5			no change	
Aisle width					
Stall size					
Loading Spaces					
Other					



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

By-law:

Application does comply

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

Frontage:

42.67 m

Depth:

15.0 m

Width:

42.67 m

Lot Area:

0.064 H

Present Use:

lawn, mature trees, cedar hedge

Proposed Use:

lawn, mature trees, cedar hedge

Proposed final lot size (if boundary adjustment):

0.285 H

(.705 Ac.)

If a boundary adjustment, identify the assessment roll number and property owner of

the lands to which the parcel will be added: Roll # 494-040-07710-0000

Kenneth William Person and Kelly Elizabeth Person

Description of land intended to be retained in metric units:

Frontage:

irregular width + depth as per aerial photo

Depth:

irreg

Width:

irreg.

Lot Area:

36.24 H

Present Use:

Farming

Proposed Use:

Farming

Buildings on retained land: House, 2 barns, garage, 4 old tobacco Kilns  
2 sheds.

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

Frontage:

not needed

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: \_\_\_\_\_  
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: \_\_\_\_\_  
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: \_\_\_\_\_  
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):

Original farmland

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:

we have lived at this residence for 42 years this was a family farm and has only been used for farming.

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 \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☒ within 500 meters – distance 300 meters - Scotts Canada

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

## F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal piped water       | <input type="checkbox"/> Communal wells         |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |

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### Sewage Treatment

- |   |   |
|---|---|
| <input type="checkbox"/> Municipal sewers                               | <input type="checkbox"/> Communal system        |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |

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### Storm Drainage

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers           | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) |                                       |

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2. Existing or proposed access to subject lands:

- |   |   |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road  | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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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?

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.

*Letter is attached.*

## **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

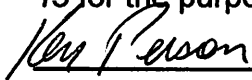
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



Owner/Applicant/Agent Signature



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 \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize \_\_\_\_\_ 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.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
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, Ken + Kelly Person 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

Ken Person

Owner/Applicant/Agent Signature

In County of Norfolk

This 26th day of May

A.D., 20 23

Kaitlyn Anderson Poole

Kaitlyn Anderson Poole, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires September 2, 2024.

A Commissioner, etc.

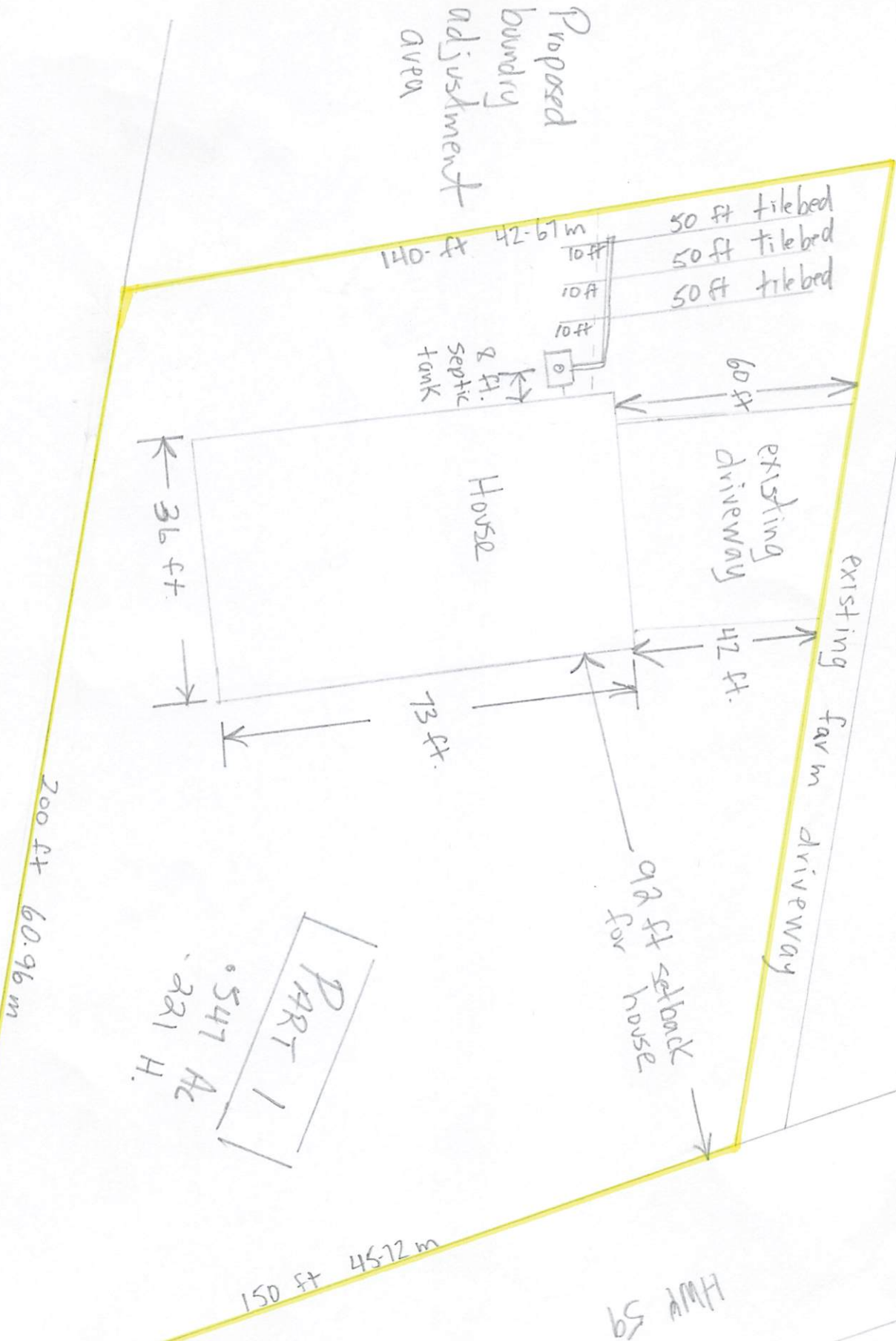
November 7, 2023

Dear Members of the Committee of Adjustments :

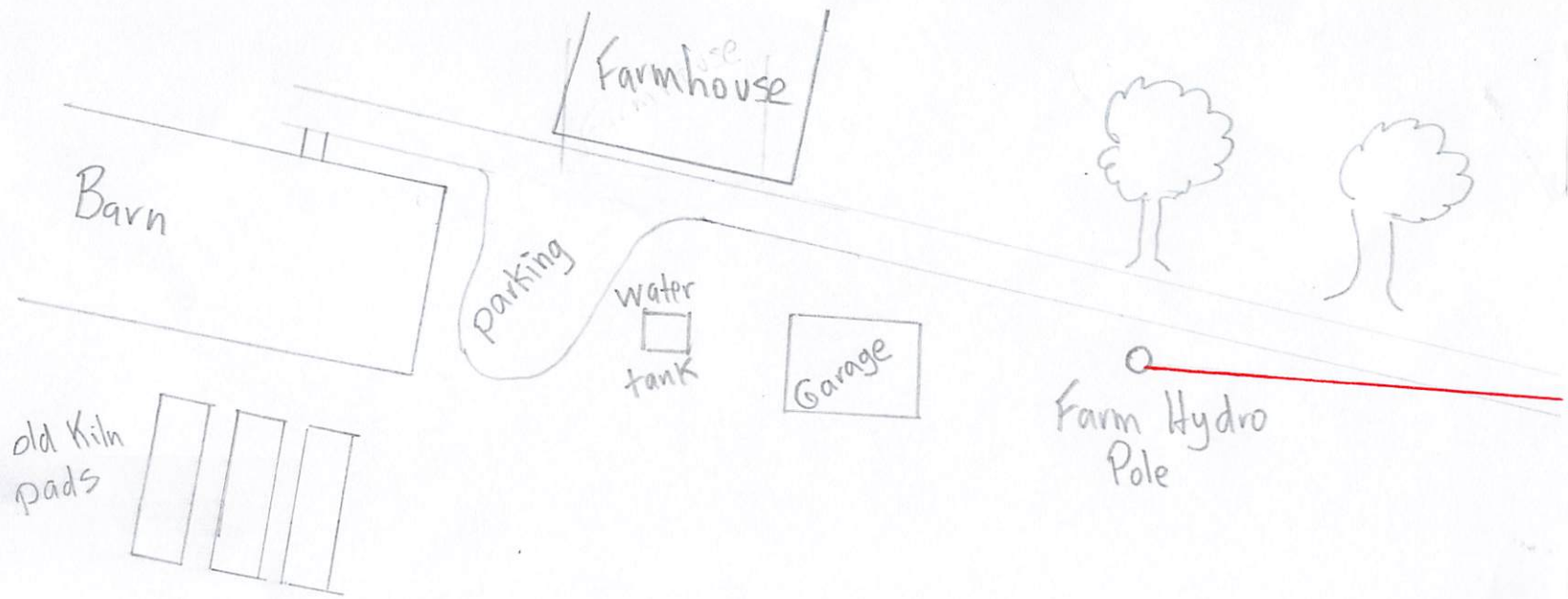
I am submitting this letter as information in regards to our Proposal for lot adjustment. We have lived on this property for 42 years and the size of our lot is .55 acres ( .221 H ). We are requesting an adjustment to add an additional .158 acres(.064 H ) to bring the total lot size to .705 acres ( .285 H ). The proposed area is enclosed in by a cedar hedge to the South, our lot to the East, a farm driveway to the North and a garden area to the West. This land has not been used in farming in 42 years. It is currently in lawn . We have not farmed this land because of its small size, not being practical to turn around equipment. It will benefit our existing lot size in order to install a new septic system. Our onsite evaluation with our septic system professional has indicated that the 15 metre lot extension would be suitable for the planned tile bed replacement, that includes a 2 metre buffer from the lot line. The farm barns and buildings are not used for livestock only storage. The existing house does not share any utilities with the farm property. The electrical over head wires and poles that service the farm do not cross over or interfere with the new proposed adjustment. This addition to our existing lot will not be taking away any usable farmland from our farm. Thanks for your consideration, I have included a sketch of existing lot and proposed area as well as an aerial photo.

Ken & Kelly Person

# Existing lot Part 1 Blowup







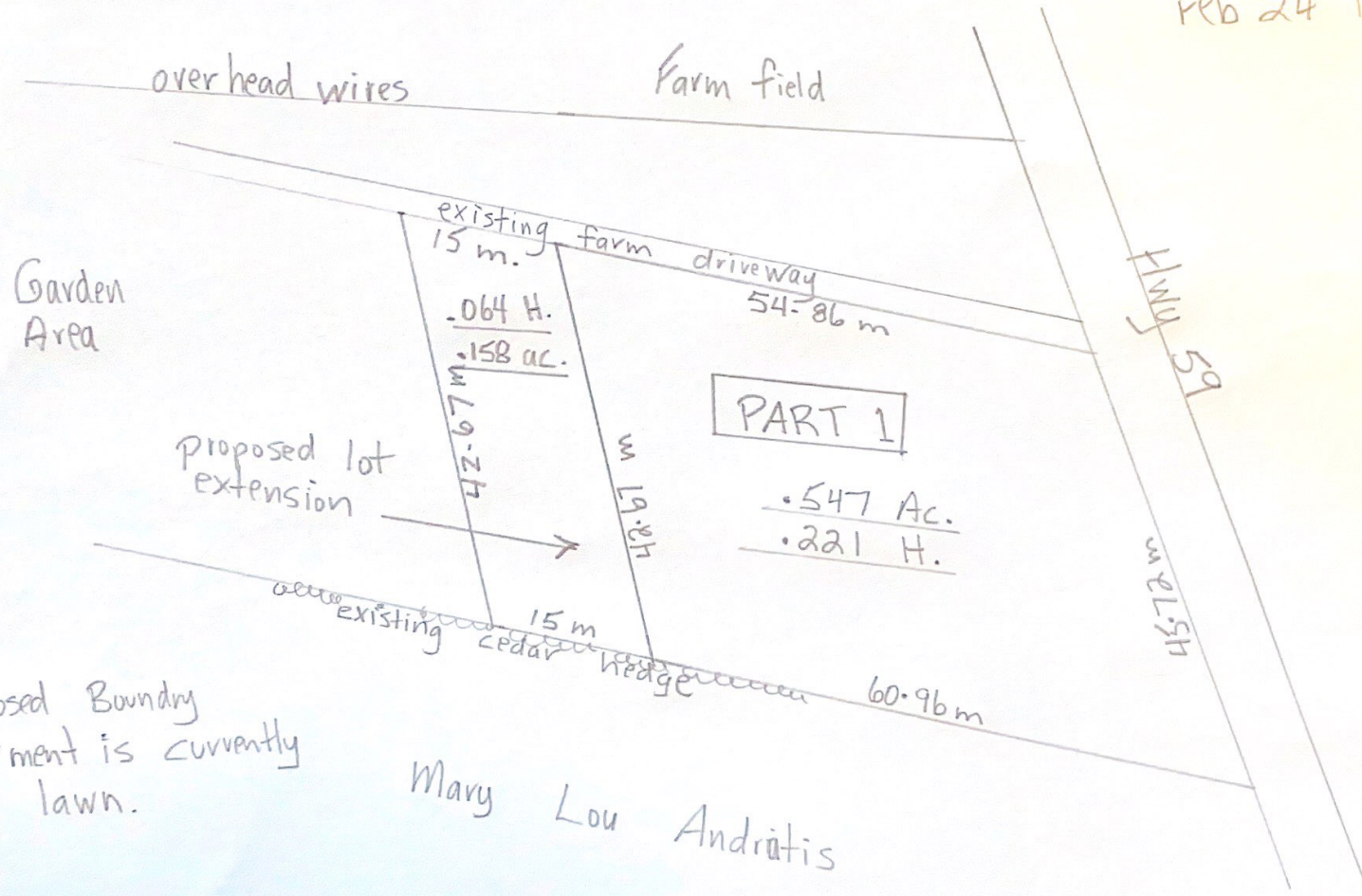
Farm Field

Notes:- Barn is used for storage only not used for livestock

- existing house does not share electric services or gas with the farm. they are totally seperate.



Plan 37 R 2115  
Feb 24 1981



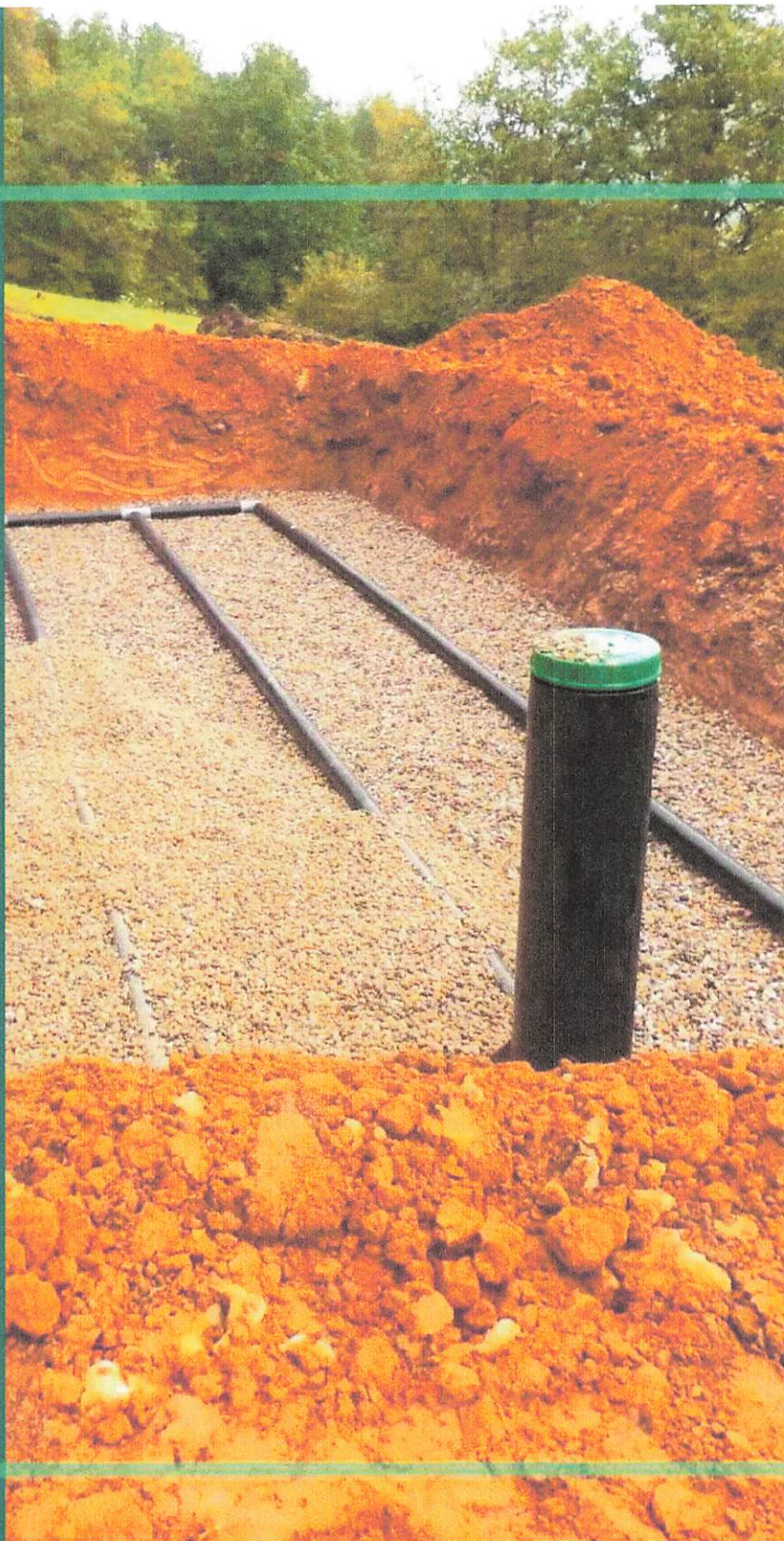
proposed Boundry  
adjustment is currently  
existing lawn.

Mary Lou Andratitis



# **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)





# Evaluation of On-Site Sewage Systems

## INSTRUCTIONS

1. Please complete the following form by checking appropriate lines and filling in blanks.
2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
4. Evaluations should be scheduled accordingly so as not to delay the application process.
5. Completed Forms **MUST** be submitted as part of a "complete" Planning Application. Failure to meet this date may cause the application to be deferred.
6. Evaluation Forms will become part of the property records of Norfolk County Building Department.
7. No On-Site Sewage System Evaluation will be conducted where:
  - a. snow depth exceeds two (2) inches, or
  - b. grass and brush exceeds twelve (12) inches
8. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.

### Collection of Personal Information.

Personal information submitted in this form is collected under the authority with the Municipal Freedom of Information and Protection Act, or for the purpose stated on the specific form being submitted. The information will be used by the Building Department administration for its intended submitted purpose.

Questions about the collection of personal information through this form may be directed to:

Norfolk County's Chief Building Official,  
185 Robinson Street, Simcoe, ON N3Y 5L6, 519-426-5870 ext. 2218,  
  
Information and Privacy Coordinator,  
50 Colborne Street South, Simcoe ON N3Y 4H3, 519-426-5870 ext. 1261,

**Community Development Division- Building Department**

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 • 519-426-5870 Ext. 6016

<b>Property Information</b>	
Municipal Address	129 Highway #59 - Delhi, ON
Assessment Roll Number	494-040-07710-0000
Date of Evaluation	July 11/2023

<b>Evaluators Information</b>	
Evaluators Name:	ED DOVE
Company Name:	STRENGTH ENVIRONMENTAL INC.
Address:	1809 8 <sup>TH</sup> CONCESSION ROAD LANGTOWN, ON
Phone:	519-426-7108
Email	EdDove@strengthenvironmental.ca
BCIN #	38413 / 38259
<b>Purpose of Evaluation</b>	<input type="checkbox"/> Consent <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Building Permit Application <input type="checkbox"/> Minor Variance <input type="checkbox"/> Other _____
<b>Building Information</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural

Gross building area: (m²):	1650
Number of bedrooms:	3
Number of fixture units:	16
Daily Design Flow: (Litres)	1600 L/DAY
Is the building currently occupied?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?

<b>Site Evaluation</b>	
Soil type, percolation time (T)	ESTIMATED 6
Site slope	<input checked="" type="checkbox"/> Flat <input 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:	Sunny + Dry

<b>System Description</b>			
<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			
<b>Type of leaching bed. Class 4 -Leaching Bed only - Complete &amp; attach Worksheet E</b>			
<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	
<b>Existing Tank Size (litres):</b>			
<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)		
<b>Setbacks (metres)</b>	<b>Tank</b>	<b>Distribution Pipe</b>	
Distance to buildings & structures	8 ft	25 ft	
Distance to bodies of water	N/A	N/A	
Distance to nearest well	over 50 ft	over 50 ft	
Distance to proposed property lines	Front: 2100 ft Rear: 50 ft	Left: 2100 Right: 60 ft	Front: 2100 ft Rear: 10 ft Left: _____ Right: 10 ft



## 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)			

B) Plus Additional Flow for:			
<b>Note:</b> 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 <sup>2</sup> over 200m <sup>2</sup> up to 400m <sup>2</sup>	100	
	Floor space for each 10m <sup>2</sup> over 400m <sup>2</sup> up to 600m <sup>2</sup>	75	
	Floor space for each 10m <sup>2</sup> over 600m <sup>2</sup>	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	=	1.0
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	1	=	1.5
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:					16

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	$1600 \times 2 = 3200 L$
All Other Occupancies		$\times 3 =$
Holding Tank		$\times 7 =$

EXISTING 3600 L CONCRETE TANK

## Worksheet E: Leaching Bed Calculations (Class 4)

<b>Complete One of A, B, C, D, E, F</b>		
<input checked="" type="checkbox"/> <b>A. Absorption Trench</b>		
Total length of distribution pipe	Conventional $(Q \times T) + 200 =$ <u>Approximately 200 ft</u> m Type I leaching chambers $(Q \times T) + 200 =$ _____ m Type II leaching chambers $(Q \times T) + 300 =$ _____ m Configured as: _____ runs of _____ m Total: _____ m	
<input type="checkbox"/> <b>B. Filter Bed</b>		
<b>Effective Area</b> If $Q \leq 3000$ litres per day use $Q + 75$ If $Q > 3000$ litres per day use $Q + 50$ Level II-IV treatment units, use $Q + 100$ <b>Distribution Pipe</b> <b>Contact Area = <math>(Q \times T) + 850</math></b> <b>Mantel (see Part 1)</b>	<b>Effective area:</b> _____ (Q) + _____ (75, 50, or 100) = _____ m <sup>2</sup> <b>Configured as:</b> _____ m x _____ m <b>Number of beds</b> _____  <b>Number of runs:</b> _____ <b>Spacing of runs:</b> _____ m <b>Contact Area:</b> ( _____ (Q) X _____ (T)) + 850 = _____ m <sup>2</sup>	
<input type="checkbox"/> <b>C. Shallow Buried Trench</b>		
<b>Percolation time (T) of soil in minutes:</b> 1 < T ≤ 20 20 < T ≤ 50 50 < T < 125	<b>Length of distribution pipe (metres)</b> Q + 75 metres Q + 50 metres Q + 30 metres	<b>(L) =</b> _____ (Q) + _____ (75, 50, 30) = _____ m <b>Configured as:</b> _____ runs of _____ m Total: _____ m
<input type="checkbox"/> <b>D. Advance Treatment System</b>		
Provide description of system.		
<input type="checkbox"/> <b>E. Type A Dispersal Bed</b>		
<b>Stone Layer</b> If $Q \leq 3000$ litres per day, use $Q + 75$ If $Q > 3000$ litres per day, use $Q + 50$ <b>Sand Layer</b> 1 < T ≤ 15 use $(Q \times T) + 850$ T > 15 use $(Q \times T) + 400$	<b>Stone Layer =</b> _____ (Q) + _____ (75 or 50) = _____ m <sup>2</sup>  <b>Sand Layer =</b> ( _____ (Q) x _____ (T)) + (850 or 400) = _____ m <sup>2</sup>	
<input type="checkbox"/> <b>F. Type B Dispersal Bed</b>		
<b>Area = <math>(Q \times T) + 400</math></b> <b>Linear Loading Rate (LLR)</b> T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min	<b>Area =</b> ( _____ (Q) x _____ (T)) + 400 = _____ m <sup>2</sup> <b>Pump chamber capacity =</b> _____ L <b>Length <math>(Q + LLR)</math> =</b> _____ m <b>Bed configuration =</b> _____ m x _____ m = _____ m <sup>2</sup> <b>Number of Beds =</b> _____	
Distribution Pipe	Configured as: _____ runs of _____ m Total: _____ m	

Worksheet F: Cross Sectional Drawings

<b>Subsoil Investigation – Test pit</b> 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  SAND
		0.5m	
		1.0m	
		1.5m	

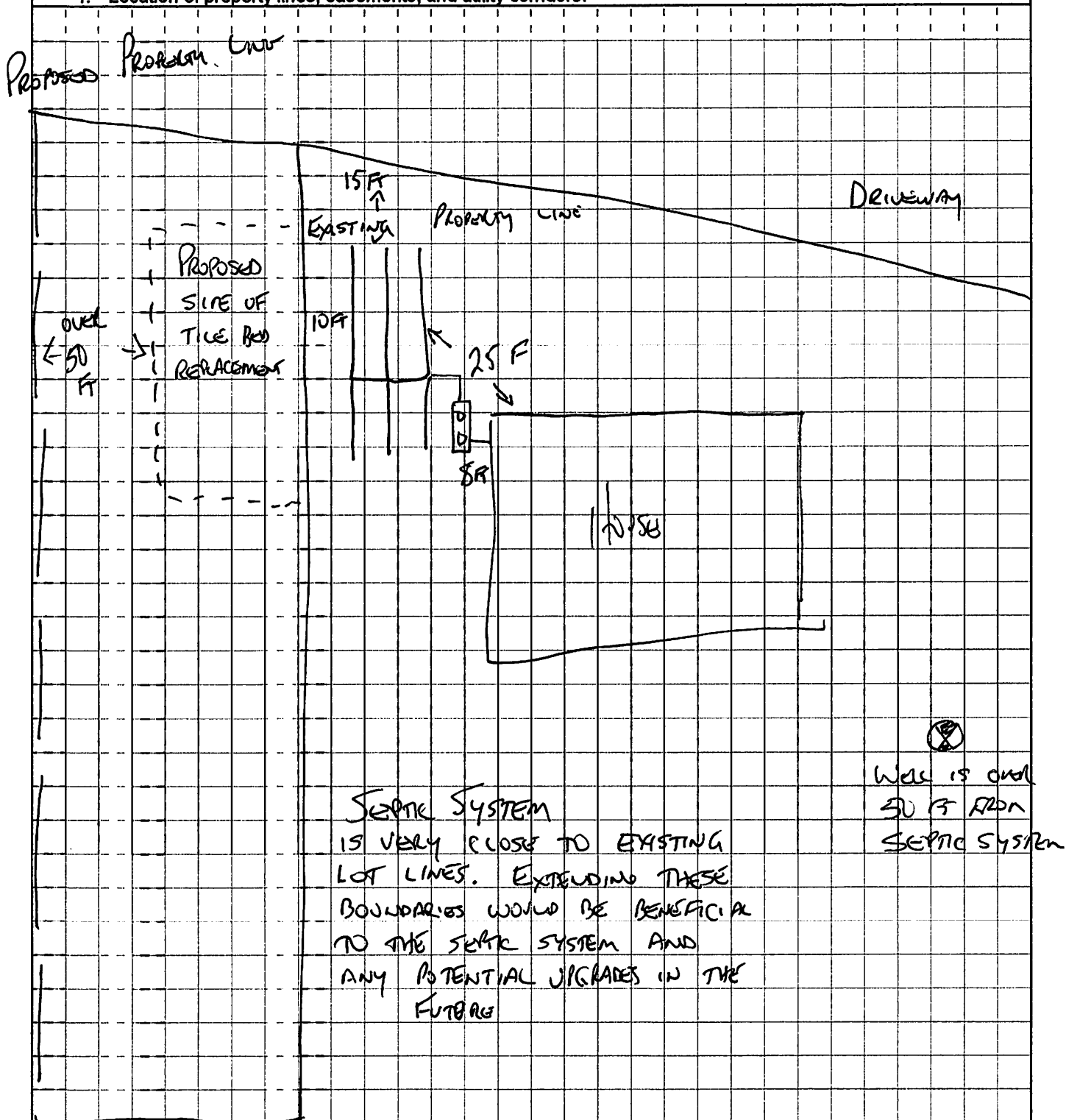
<b>Cross sectional drawings are required for all septic systems</b> 1. Location of existing grade. 2. Measurements to each component, distances to water table 3. Label each septic component.																			
NOT APPLICABLE TO EXISTING ON SITE EVALUATIONS																			



## 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:

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, Ken Person (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:

*Ken Person*

Date:

### Evaluator:

I, Ed Dore 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:

*Ed Dore*

Date: July 11/2023

## Building Department Review

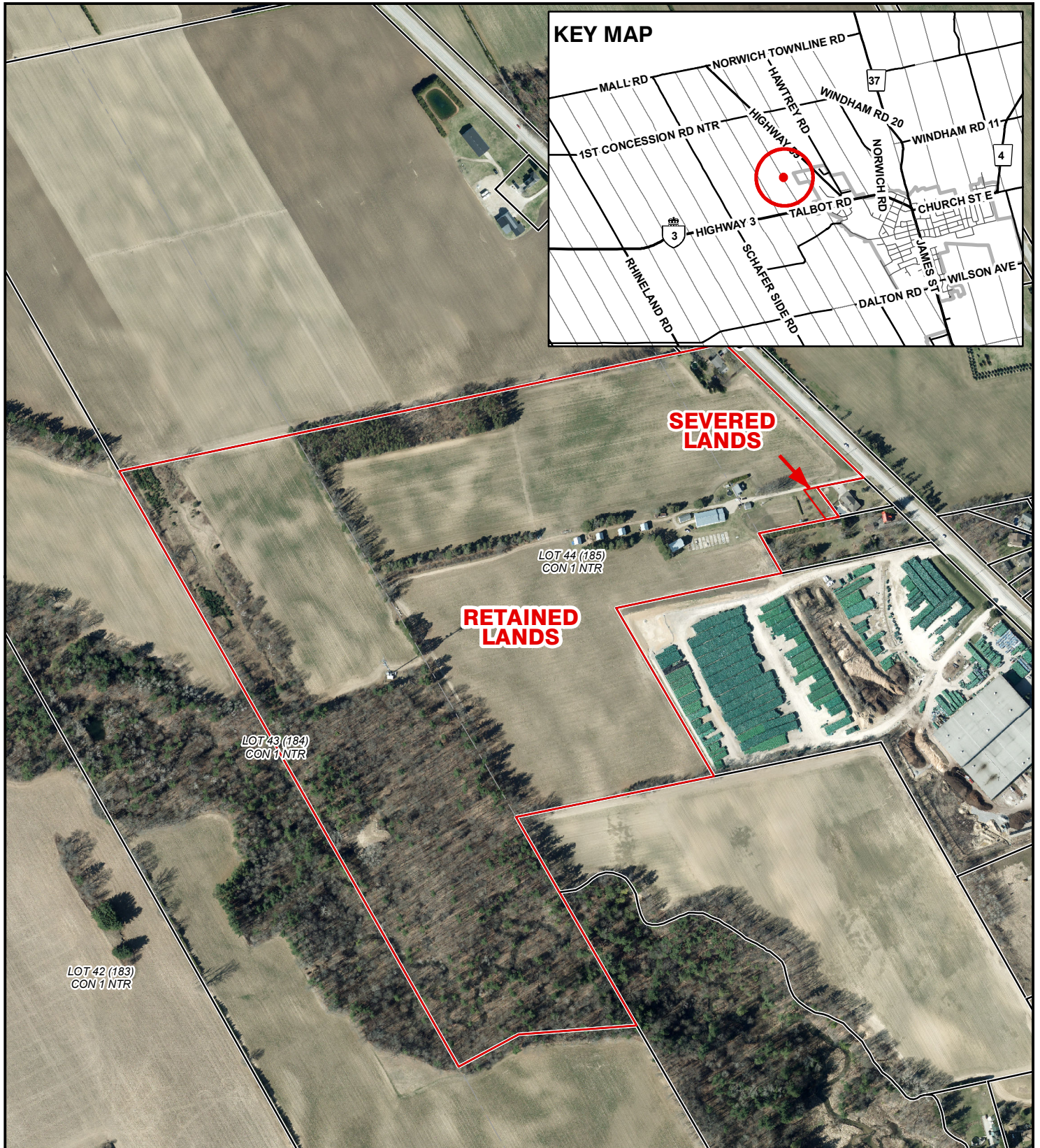
Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

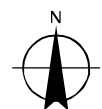




**Legend**

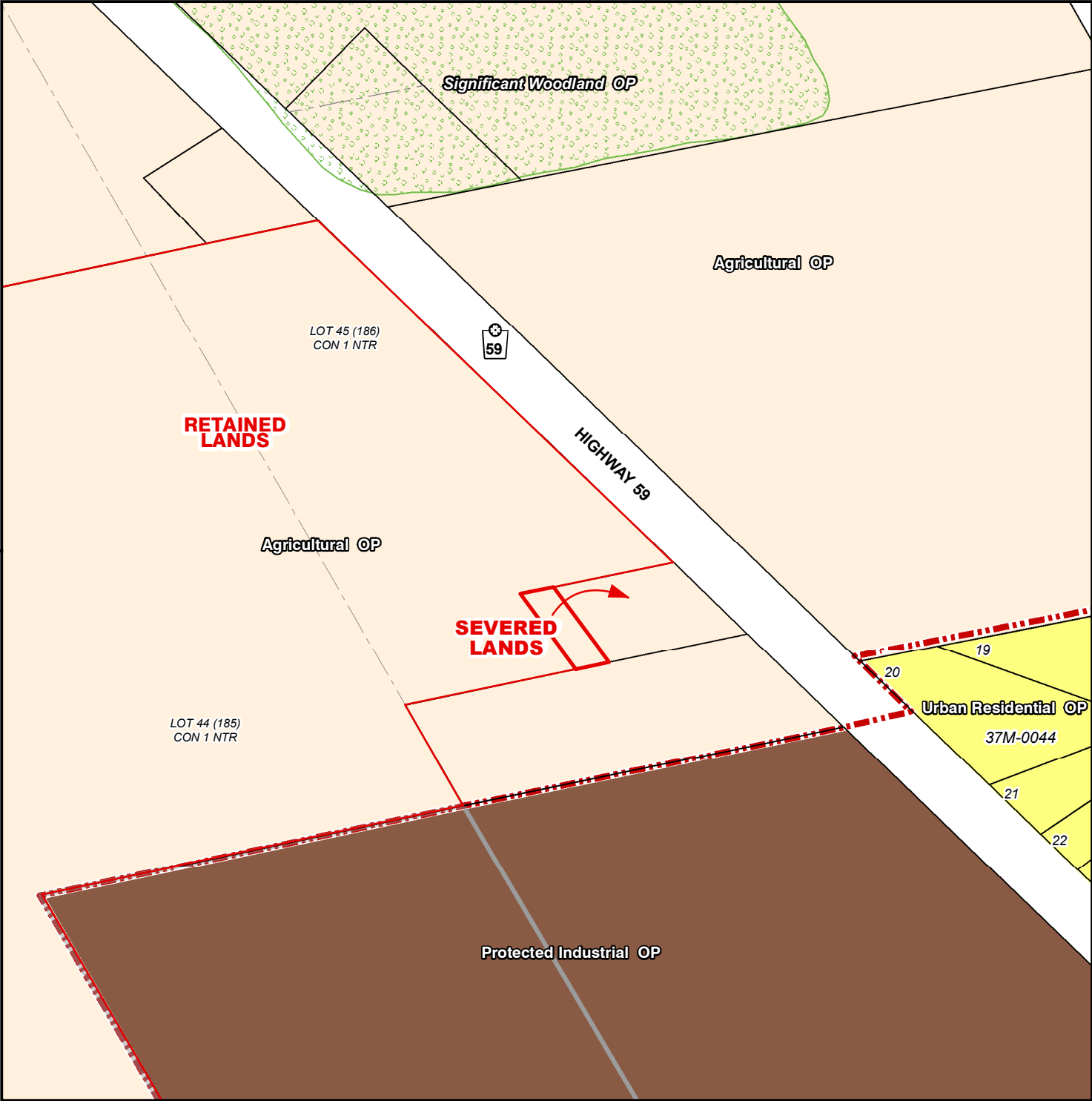
- Subject Lands
- Lands Owned
- 2020 Air Photo

11/17/2023



40 20 0 40 80 120 160  
 Meters





**Legend**

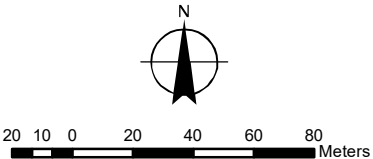
- Subject Lands
- Lands Owned

1:2,500

**Official Plan Designations**

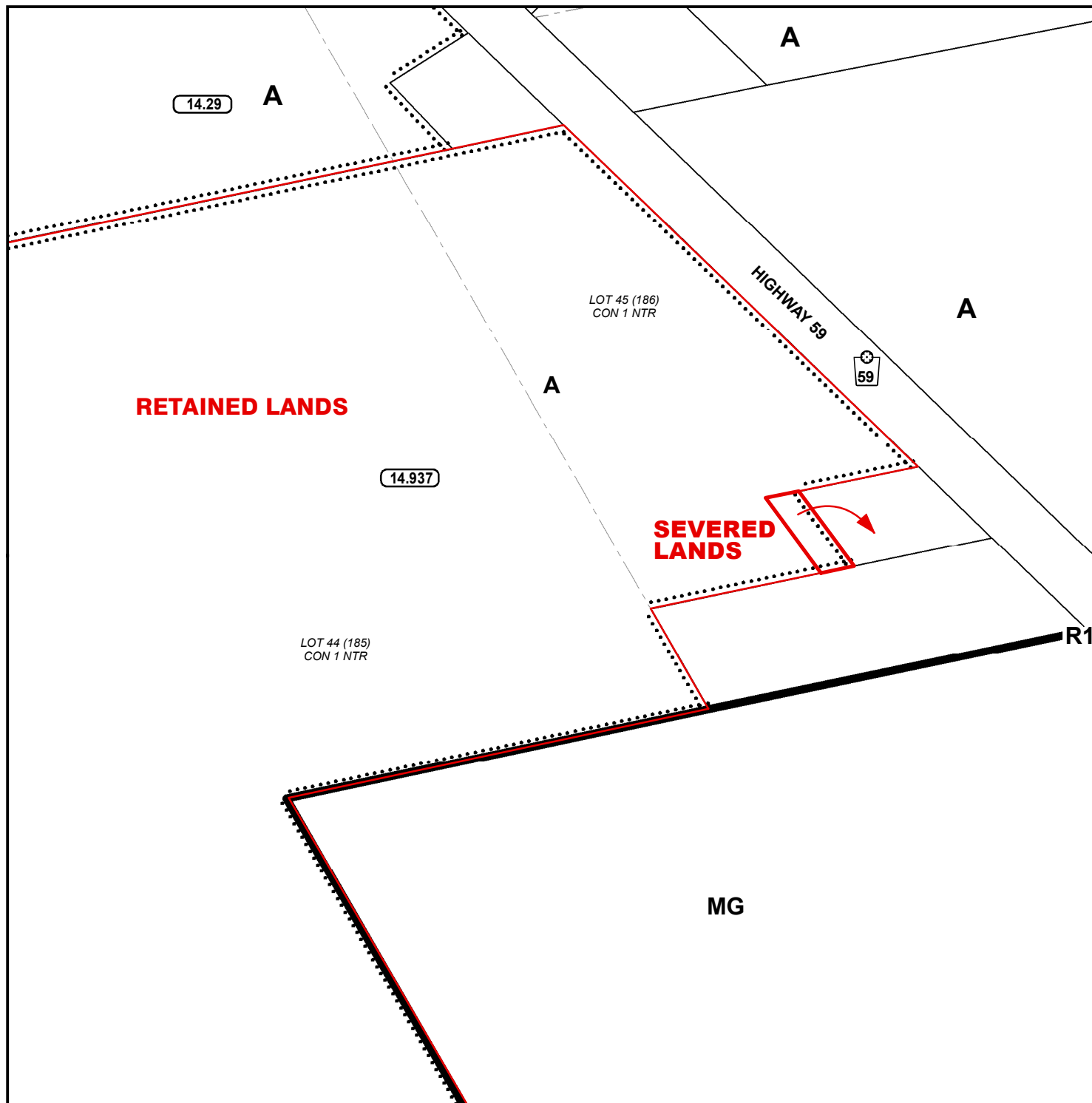
- Agricultural
- Urban Residential
- Protected Industrial
- Urban Area Boundary
- Significant Woodland

11/17/2023



**MAP C**  
**ZONING BY-LAW MAP**  
 Geographic Township of MIDDLETON

BNPL2023184



**LEGEND**

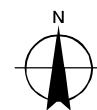
- Subject Lands
- Lands Owned

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ZONING BY-LAW 1-Z-2014

11/17/2023

- (H) - Holding
- A - Agricultural Zone
- MG - General Industrial Zone
- R1-A - Residential R1-A Zone

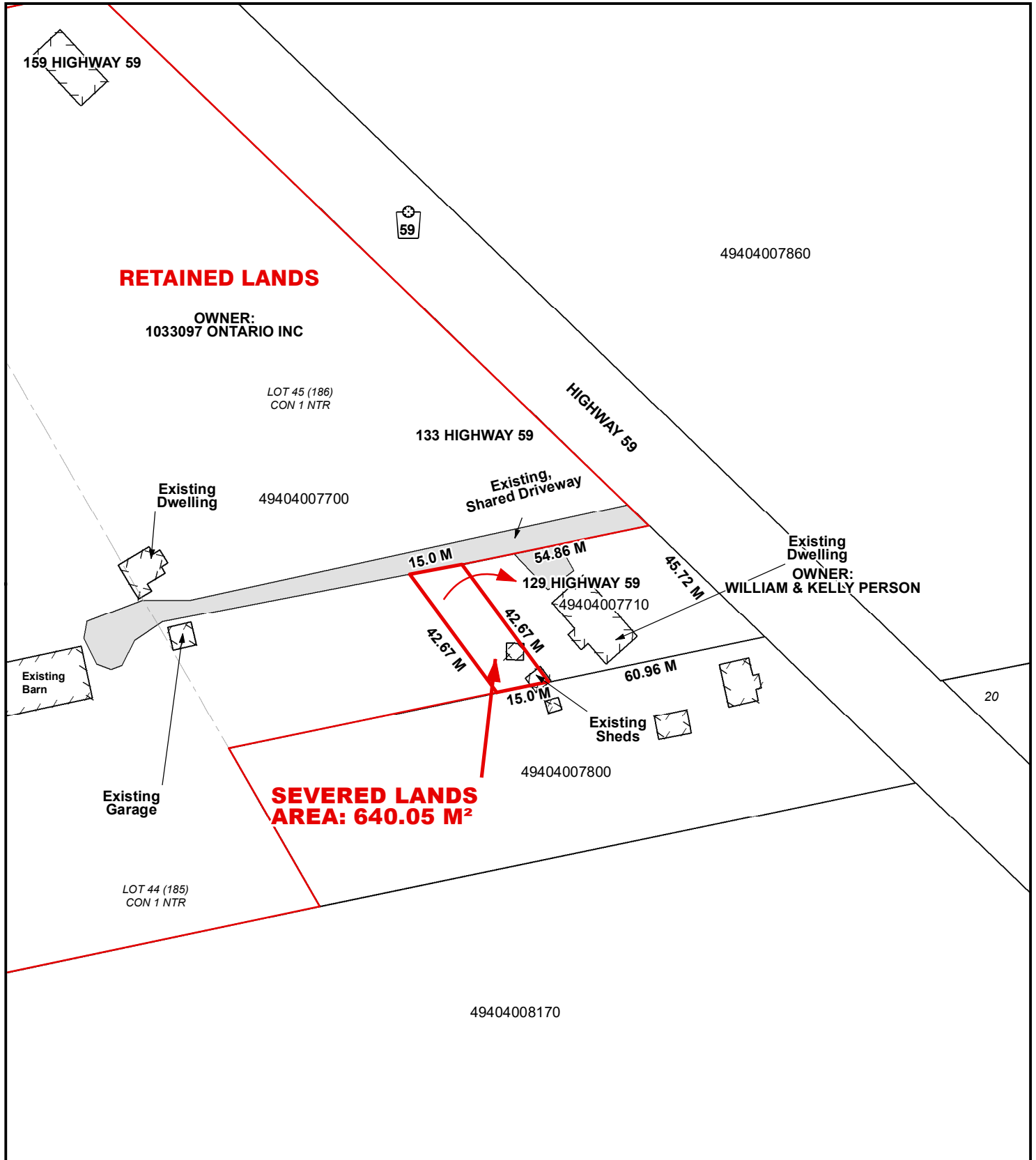


20 10 0 20 40 60 80 Meters



# CONCEPTUAL PLAN

Geographic Township of MIDDLETON

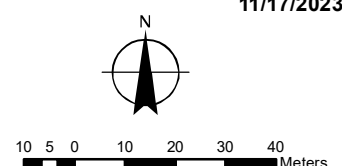


## Legend

- Subject Lands
- Lands Owned

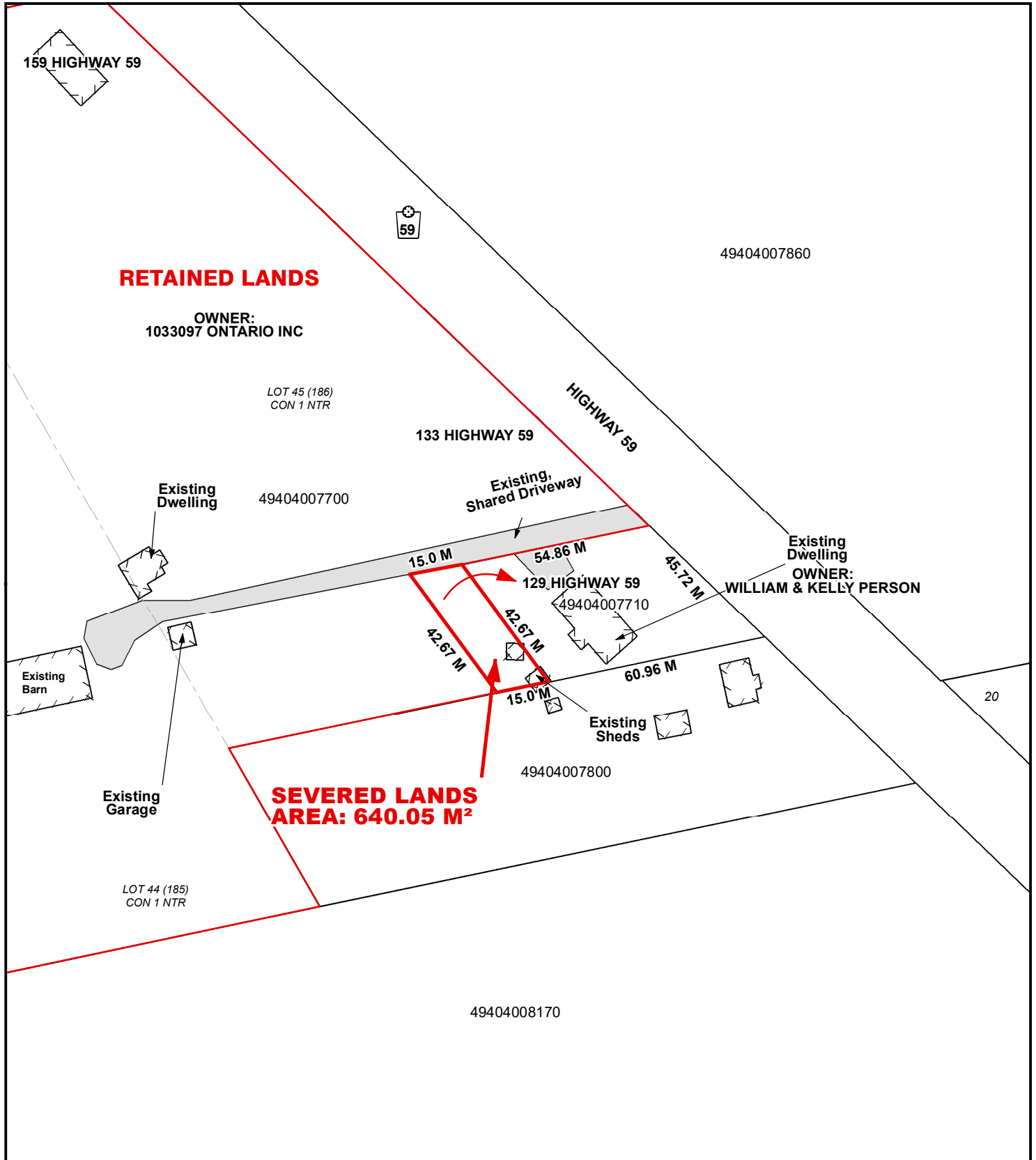
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11/17/2023



## CONCEPTUAL PLAN

Geographic Township of MIDDLETON



### Legend

- Subject Lands
- Lands Owned

1:1,500

11/17/2023

