

1614 North Road

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: 545010271000000

A. Applicant Information

Name of Owner William Pasztor

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 91 Glen Meyer Road

Town and Postal Code Langton, ON N0E 1G0

Phone Number _____

Cell Number 519-983-6166

Email bill.pasztor@hotmail.com

Name of Applicant same as owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



Name of Agent	David Roe , Civic Planning Solutions Inc.
Address	61 Trailview Dr.
Town and Postal Code	Tillsonburg, ON N4G 0C6
Phone Number	
Cell Number	519-983-8154
Email	dfrfez@me.com

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):

Houghton, Con ENR ,Pt Lot 18

Municipal Civic Address: 1614 North Road

Present Official Plan Designation(s): Agricultural and Hazard Lands

Present Zoning: A and HL

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:

Agricultural cash crops and ginseng

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, 2 sheds, greenhouse (to be removed or reduced in size) solar panel,
barn (no livestock) shed and bunkhouse

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:

Nothing proposed

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:

9. Existing use of abutting properties:

Agricultural, no livestock in area

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	682.6m	30m	12.1.2 b)	56.75m 625.85m	no
Lot depth	550m	9m	n/a	95.24m 550m	no
Lot width	682.6m	n/a		61.33m 682.6m	no
Lot area	33.22ha	40ha, 2000m2	12.1.2 a)	0.56ha 32.66ha	existing
Lot coverage		n/a			no
Front yard	27.75m	13m	12.1.2 c)	27.75m house	no
Rear yard	extensive	9m		49.5m house	no
Height		11m	12.1.2 h)	8.53m house	no
Left Interior side yard	extensive	3m		17.76m house	no
Right Interior side yard	extensive	3m		20.37m house	no
Exterior side yard (corner lot)					
Parking Spaces (number)	2+	2	56.75m	2+	no
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:

Existing farm is less than the 40ha required in the A zone

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

Frontage: 56.75m

Depth: 95.24m

Width: 61.33m

Lot Area: 0.56ha

Present Use: Agricultural

Proposed Use: Residential

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: 625.85m

Depth: 550m

Width: 682.6m

Lot Area: 32.66ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Barn (no livestock) shed and bunkhouse

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

Frontage:

Depth:

Owners Name: William and Katherine Pasztor
Roll Number: 545010231100000
Total Acreage: 51.87ac
Workable Acreage: 50ac
Existing Farm Type: (for example: corn, orchard, livestock) ginseng, cash crops
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1979

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:

knowledge of owner

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: Willam Pasztor
Roll Number: 545010271000000 1614 North Rd.
Total Acreage: 82ac
Workable Acreage: 40ac
Existing Farm Type: (for example: corn, orchard, livestock) ginseng, cash crops
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2013
(occupany permit dated Nov 26, 2013)
Date of Land Purchase: 2022 ** see attached*

Owners Name: William and Katherine Pasztor
Roll Number: 545010270000000 91 Glen Meyer Rd.
Total Acreage: 44.75ac
Workable Acreage: 38ac
Existing Farm Type: (for example: corn, orchard, livestock) ginseng, cash crops
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1952
Date of Land Purchase: 1979

Owners Name: Willaim and Katherine Pasztor
Roll Number: 545010269000000 119 Glen Meyer Rd.
Total Acreage: 82.72ac
Workable Acreage: 60ac
Existing Farm Type: (for example: corn, orchard, livestock) ginseng, cash crops
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1979

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:

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:

no change in use proposed

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:

not within a source water protection area

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 _____

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

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

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.

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

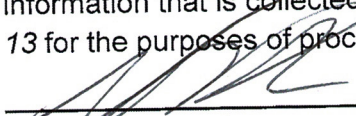
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Nov 29/23

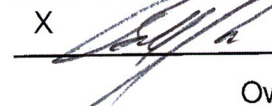
Date

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

I/We authorize David Roe 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 

Owner

Nov 29, 2023

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

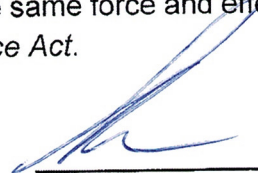
I, David Roe of Town of Tillsonburg

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:

Delhi



Owner/Applicant/Agent Signature

In Norfolk County

This 29th day of November

A.D., 20 23

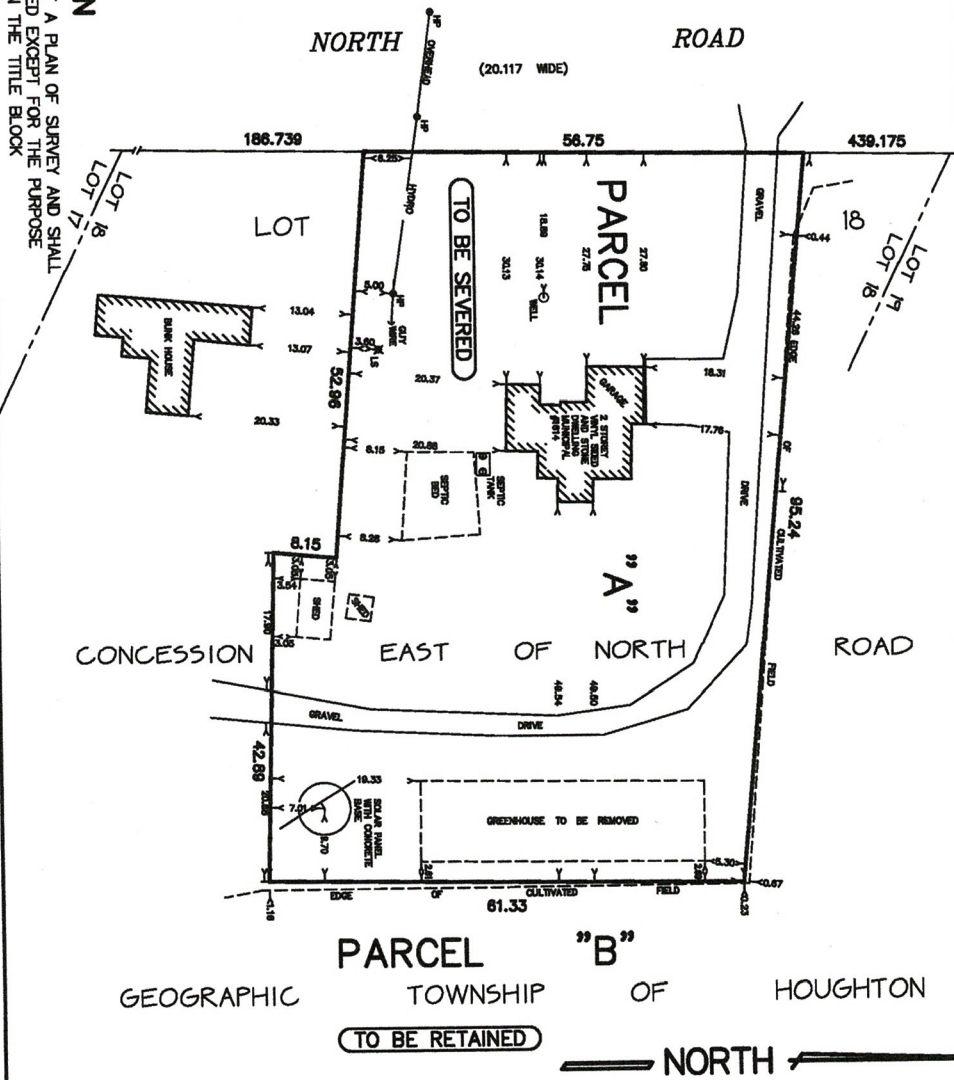
L. Robinson

A Commissioner, etc.

Leanne Carla Robinson, a Commissioner etc.
Province of Ontario
for John R. Hanselman, Barrister & Solicitor
Expires August 25, 2024

SKETCH
PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: BILL PASZTOR
NOT TO SCALE

LEGEND
 DENOTES GUY WIRE
 DENOTES LIGHT STANDARD
 DENOTES HYDRO POLE



CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

C:\OISOFT\141\Wayne\2023\WorkRef\Plans\23-18533p.dwg

PARCEL "A"
(TO BE SEVERED)
AREA = 0.56 HECTARES
(1.39 ACRES)

PARCEL "B"
(TO BE SEVERED)
AREA = 32.66 +/- HECTARES
(80.70 +/- ACRES)

DWELLING:
AREA = 209.1 SQ. METRES
HEIGHT = 8.53m

GREENHOUSE:
AREA = 391.5 SQ. METRES
HEIGHT = 3.96m

SHED 1:
AREA = 10.0 SQ. METRES
HEIGHT = 3.20m

SHED 2:
AREA = 33.2 SQ. METRES
HEIGHT = 3.96m

PROPERTY DESCRIPTION:
PART OF LOT 18
CONCESSION EAST OF NORTH ROAD
GEOGRAPHIC TOWNSHIP OF HOUGHTON
NORFOLK COUNTY

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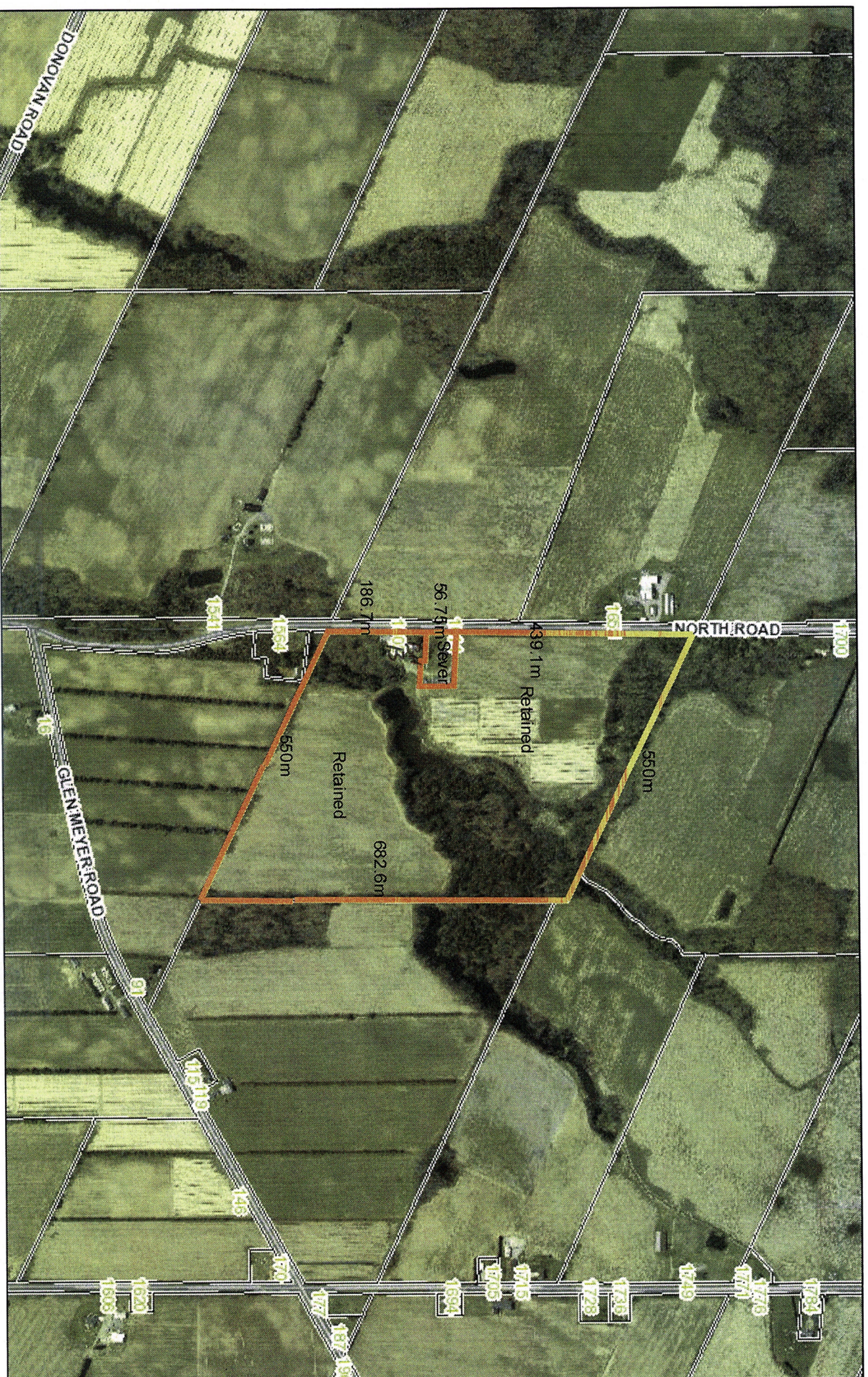
KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 23-18533 SKETCH

BILL PASZTOR
1614 NORTH ROAD, LAMINGTON

REF: DWG. WLP
FILE OKD. 18D

MAP NORFOLK - Community Web Map



10/7/2023, 3:05:57 PM



Land Parcels

Road Labels

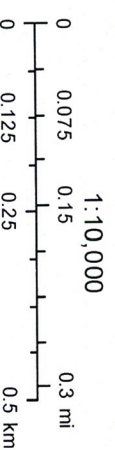
Civic Address



Draft Plan

Plan Lines

Note: South of the lot to be severed there is a bunkhouse and south of the bunkhouse, there is an agricultural storage barn. No livestock is housed in that barn or anywhere else on the farm.



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norfolk GIS



NORFOLK COUNTY
APPLICATION FOR PERMISSION TO OCCUPY

Name of Owner RICHARD. PASTOR Phone _____
Address 1614 NORTH RD
Name of Applicant _____ Phone _____
Address _____
Location of Property & Lot _____ Blk _____ Concession/Plan _____
Part _____ Ref. Plan _____ Former Municipality _____
Civic Address of Property 1614 NORTH RD.
Assessment Roll Number 3310545010271000000
Last Use of Building VACANT
Proposed Use of Building SFD.

I hereby attest that the proposed use of this building or structure complies with the Building By-laws, Zoning By-laws and all other applicable By-laws of the Corporation of Norfolk County.

Date of Completion NOV 26 13 Building Permit No. P1230 2012
PFA. Date NOV 26 2013
(Signature of Applicant)

Address _____

OCCUPANCY PERMIT

Permission is hereby granted to occupy ☒ Entire building or structure
☐ up to and including _____ floor(s) only.

Subject to: ALL COMPLETE

IMPORTANT

Failure to complete/comply with outstanding "subject to" will result in these requirements remaining on file as outstanding deficiencies against this property and could result in the issuance of Municipal Work Orders to have the matter rectified. It has been the Building Divisions experience that outstanding "subject to" can affect future sales and/or mortgaging of a property if not rectified.

Occupancy Permit No. 0947
Permit Approved/Not Approved Jim Miller Date NOV 26 2013

AUTHORITY: Building Code Act.

Rev. Feb. 01

White - Applicant

Canary - File

PER: J. Wayne Campbell, Chief Building Official
Building Department

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



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

Property Information	
Municipal Address	1614 NORTH ROAD - Houghton - R2 H5 Langton
Assessment Roll Number	545010271000000
Date of Evaluation	NOVEMBER 28/2023

Evaluators Information	
Evaluators Name:	ED DOVE
Company Name:	STEALTH ENVIRONMENTAL INC.
Address:	1809 8TH CONCESSION ROAD LANGTON, ON N0E 1G0
Phone:	519-426-7108
Email	EdDove@stealthenvironmental.ca
BCIN #	38259 / 38413
Purpose of Evaluation	<input checked="" 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 _____
Building Information	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agricultural

Gross building area: (m ²):	2300 ft ²
Number of bedrooms:	4
Number of fixture units:	29
Daily Design Flow: (Litres)	2450 L/DAY
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 - ESTIMATED 8-10
Site slope	<input 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 / CLEAR

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 type="checkbox"/> A. Absorption Trench	<input checked="" 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): 4900 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	7 FT	20 FT	
Distance to bodies of water	N/A	N/A	
Distance to nearest well	60 FT	80 FT	
Distance to proposed property lines	Front: 7100 FT Rear: 100 FT	Left: 80 FT Right: 40 FT	Front: 7100 FT Rear: 70 FT Left: 80 FT Right: 12 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	
	4 Bedrooms	2000	2000
	5 Bedrooms	2500	
Subtotal (A)			2000

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	2	200
	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)				200
Subtotal A+B=Daily Design Flow (Q)				

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X 3	18
Bathtub only(with or without shower)	1.5	X 1	1.5
Shower stall	1.5	X 1	1.5
Wash basin / Lavatory (1.5 inch trap)	1.5	X 1	1.5
Water closet (toilet) tank operated	4.0	X 1	4
Bidet	1.0	X 1	1.0
Dishwasher	1.0	X 1	1.0
Floor Drain (3 inch trap)	3.0	X 1	3.0
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X 2	3.0
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 1	1.5
Other:			
Total Number of Fixture Units:			29

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	2450	X 2 = 4900
All Other Occupancies		X 3 =
Holding Tank		X 7 =

4900 L CONCRETE TANK INSTALLED

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 $(Q \times T) + 200 =$ _____ 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

☐ B. Filter Bed

Effective Area 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 $Q + 100$ Distribution Pipe Contact Area = $(Q \times T) + 850$ Mantel (see Part 1)	Effective area: _____ $(Q) +$ _____ $(75, 50, \text{ or } 100) =$ _____ m^2 Configured as: _____ m x _____ m Number of beds _____ <i>ESTIMATED 25' x 25'</i> Number of runs: _____ Spacing of runs: _____ m Contact Area: (_____ $(Q) \times$ _____ $(T) + 850 =$ _____ m^2
---	---

☐ C. Shallow Buried Trench

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

☐ D. Advance Treatment System

Provide description of system.

☐ E. Type A Dispersal Bed

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

☐ F. Type B Dispersal Bed

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

Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit			
<div>1. Soil sample to be taken at a depth of</div> <div>2. Test pit to be a minimum 0.9m</div>			
Indicate level of rock and ground water level below original grade. WATER TABLE AND BEDROCK DEPTH EXCEEDS 5 m.		Original grade	Soil and subgrade investigation. Indicate soil types SAND
		0.5m	
		1.0m	
		1.5m	

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

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.

NORTH
ROAD

WELL IS
OVER 50 FT
FROM SEPTIC
SYSTEM

HOUSE

OVER 80 FT TO
NORTH PROPERTY
LINE

OVER 100 FT
TO ROAD

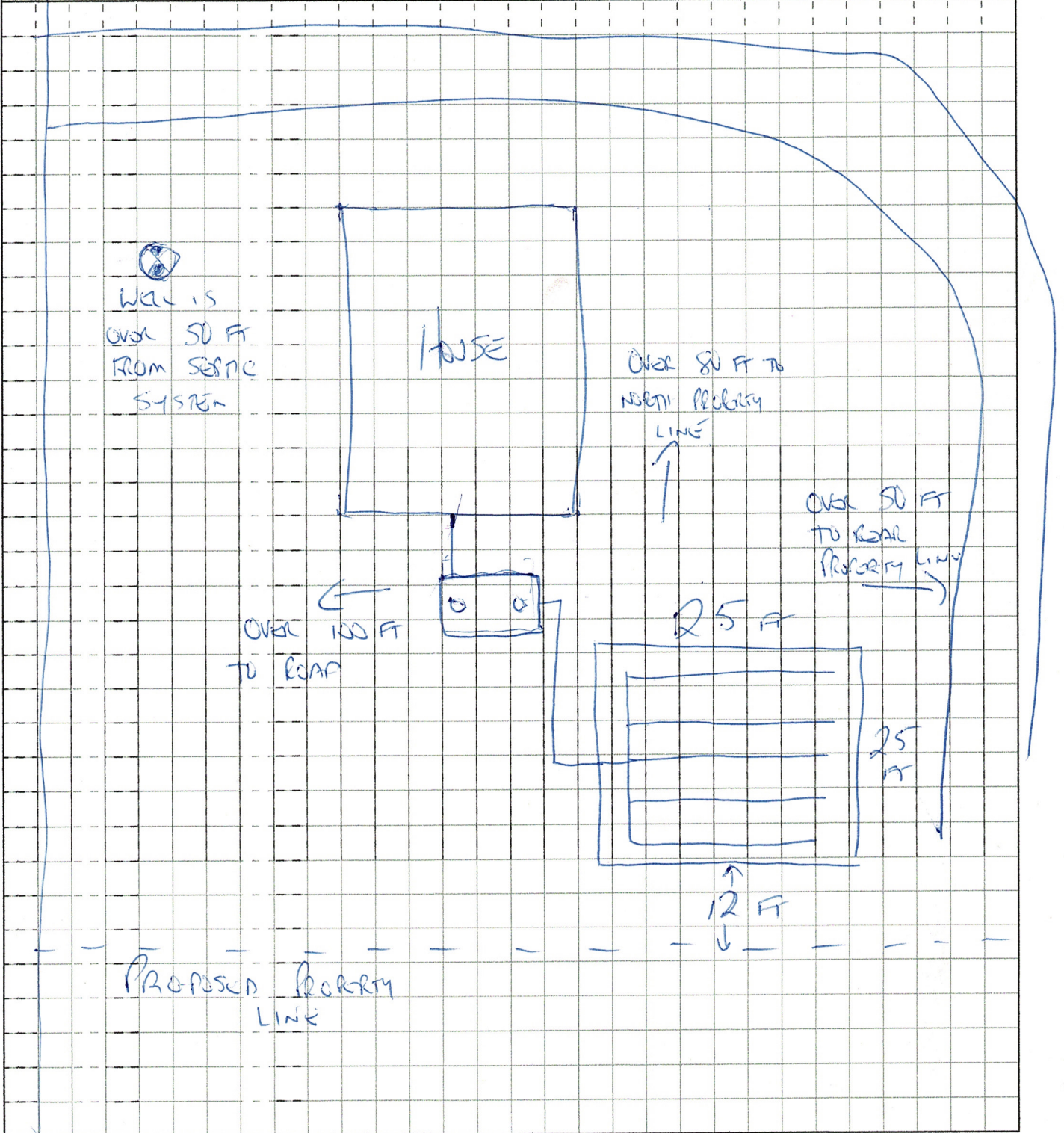
OVER 50 FT
TO ROAD
PROPERTY LINE

25 FT

25
FT

12 FT

PROPOSED PROPERTY
LINE



Overall System Rating

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

Additional Comments: SEPTIC SYSTEM APPEARS TO BE IN GOOD WORKING CONDITION AND IN A GOOD STATE OF REPAIR AT THE TIME OF EVALUATION.

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, BILL PASZTOR (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: NOV 29, 2023

Evaluator:

I, ED DOVE 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: NOVEMBER 28/2023

Building Department Review

Comments:

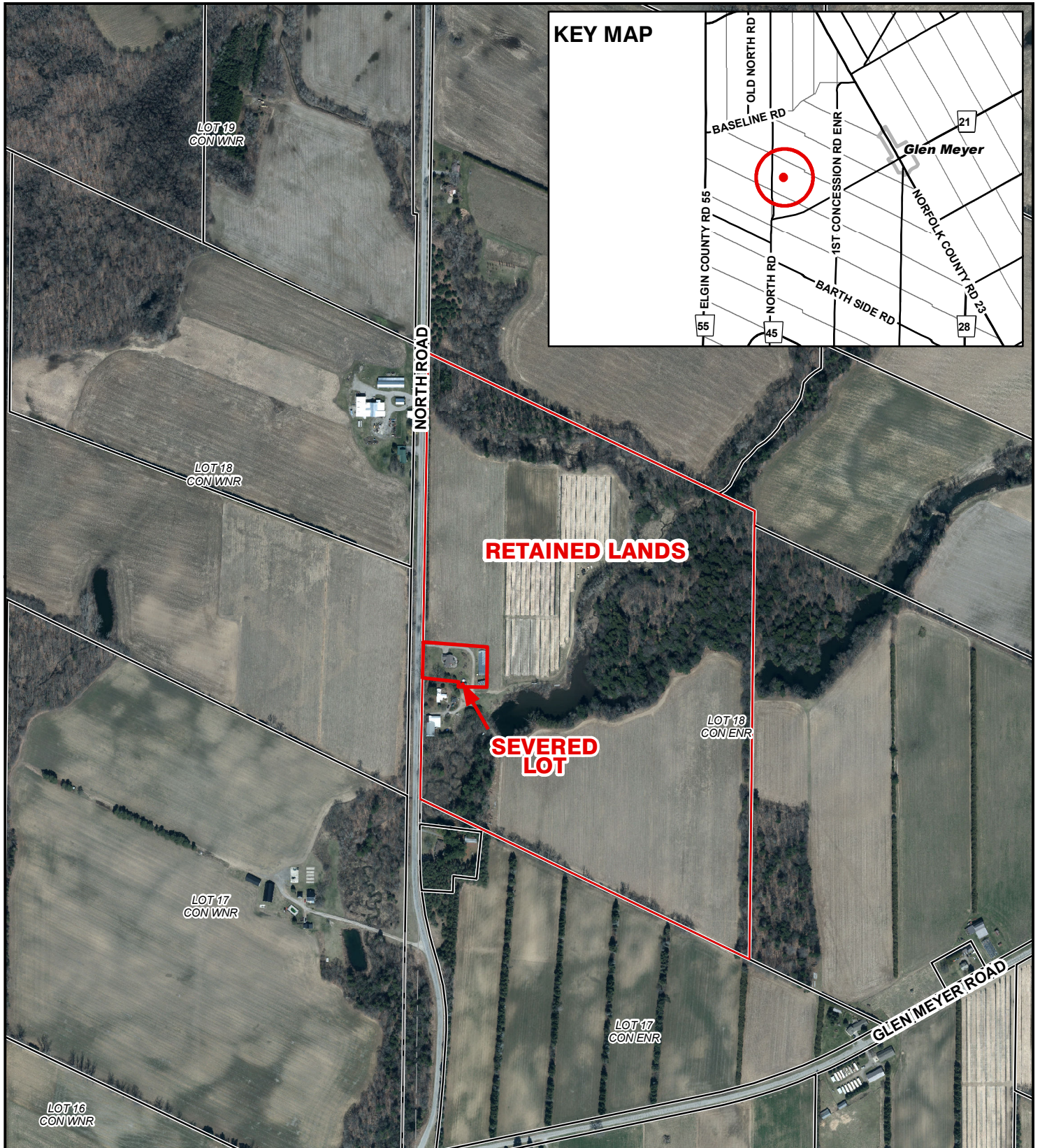
Building Inspectors Name:

Building Inspector Signature:

Date:

MAP A
CONTEXT MAP
Geographic Township of HOUGHTON

BNPL2023385

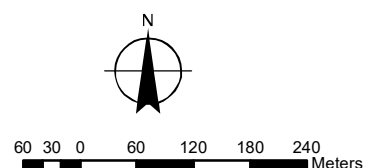


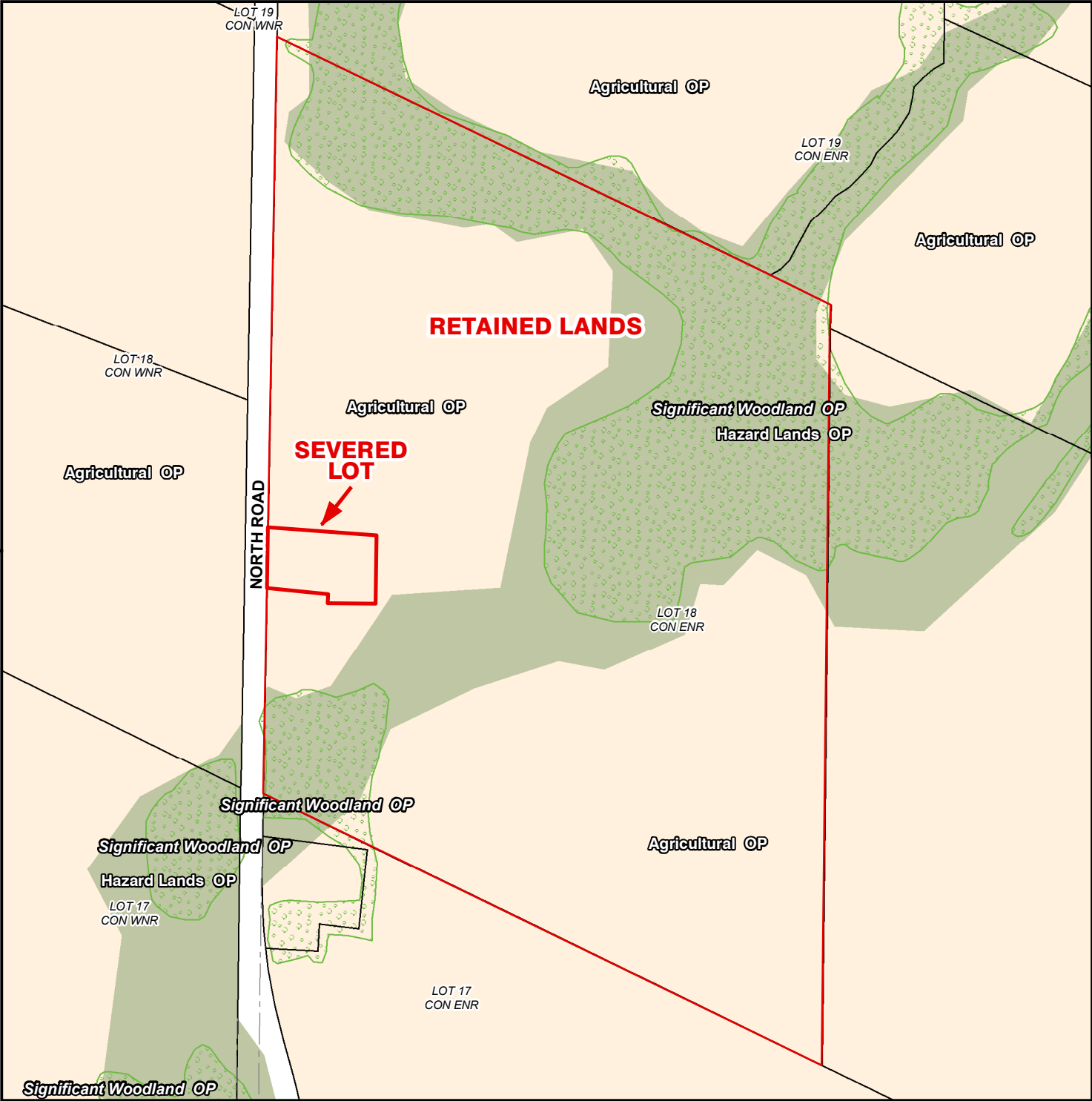
Legend

-  Subject Lands
-  Lands Owned

2020 Air Photo

1/4/2024





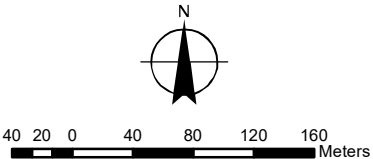
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

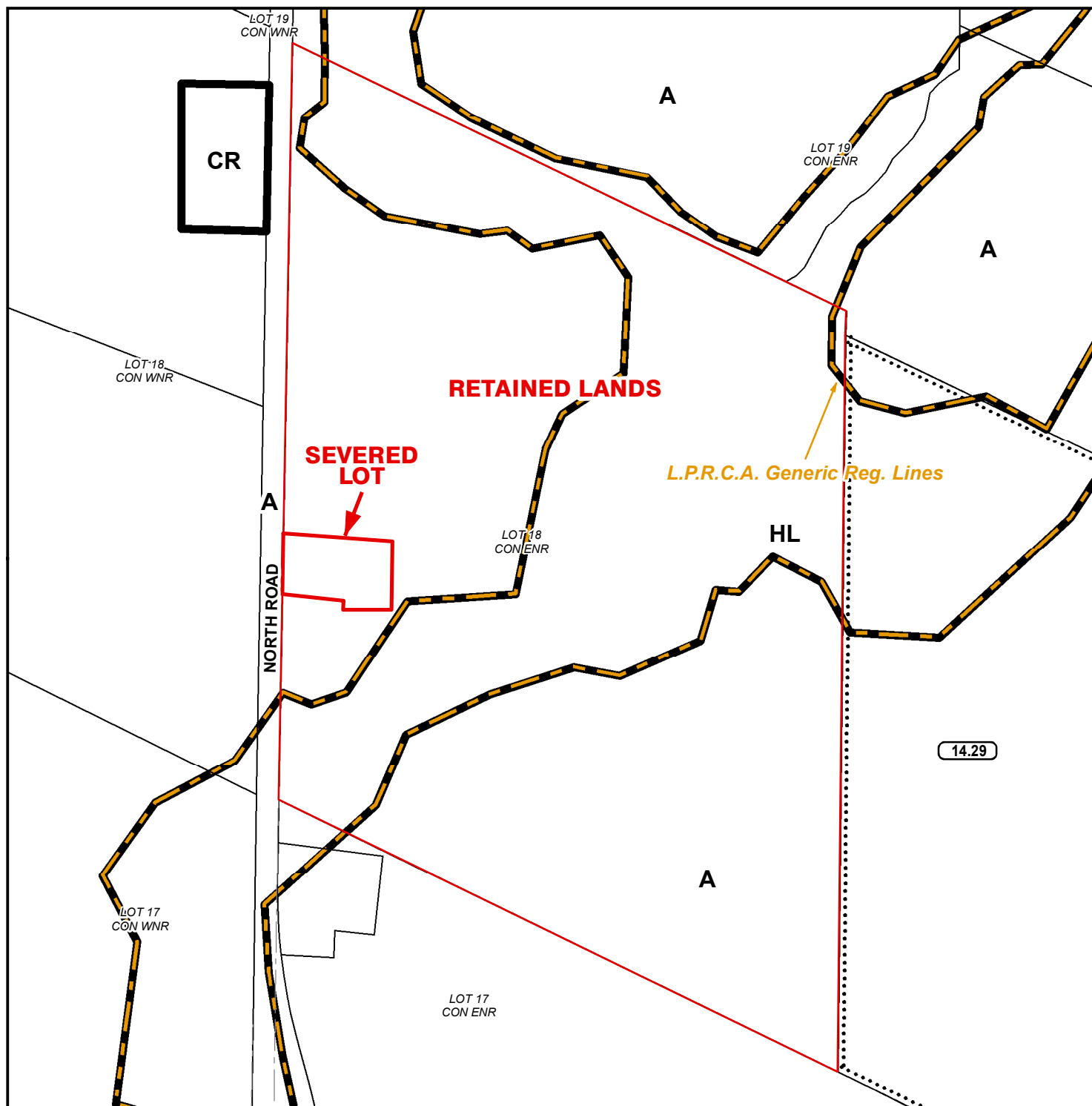
- Agricultural
- Hazard Lands
- Significant Woodland

1/4/2024



MAP C
ZONING BY-LAW MAP
 Geographic Township of HOUGHTON

BNPL2023385



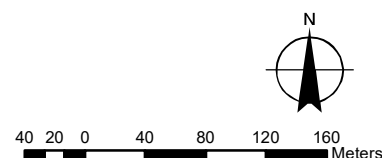
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

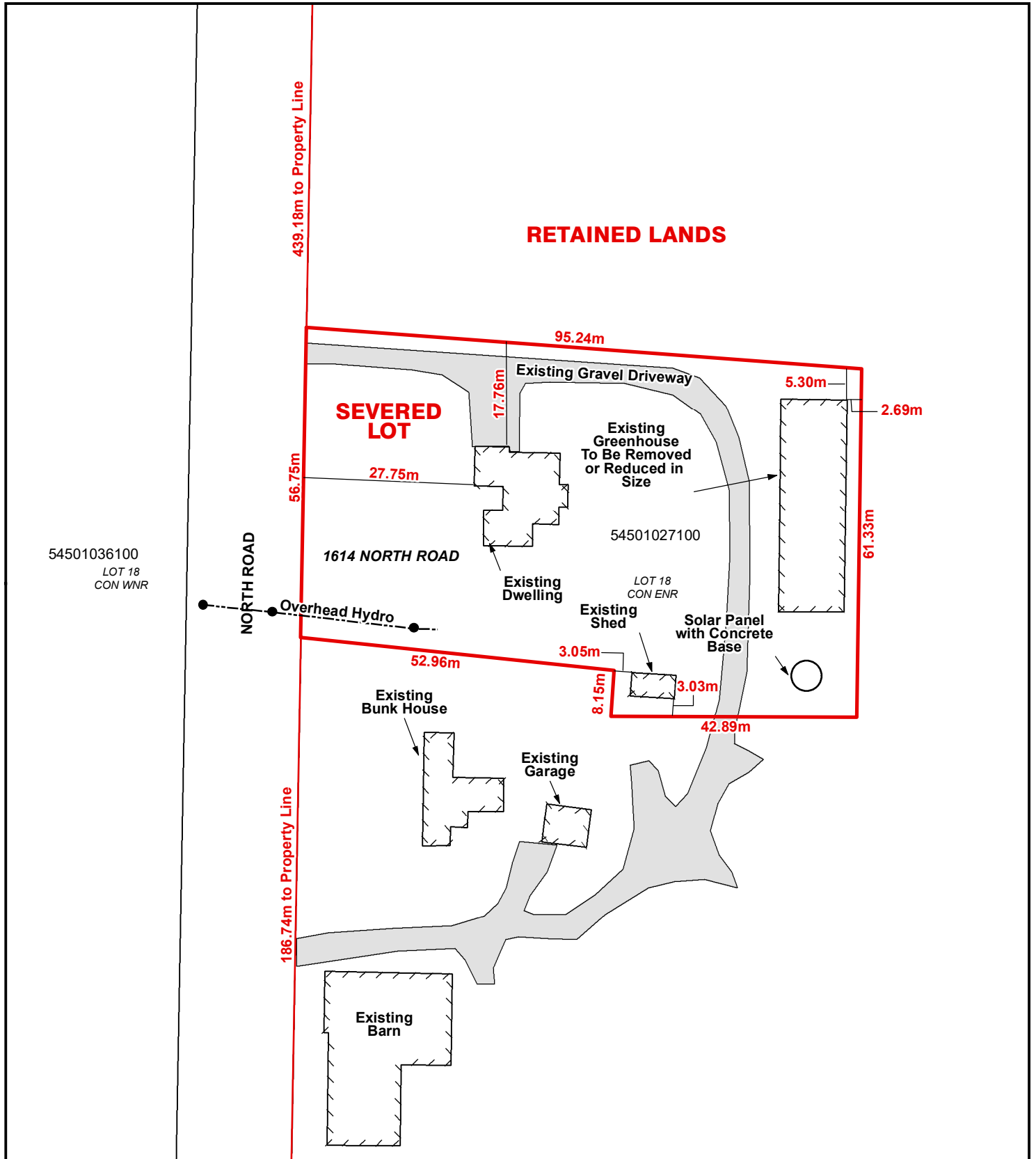
1/4/2024

- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- HL - Hazard Land Zone



CONCEPTUAL PLAN

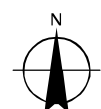
Geographic Township of HOUGHTON



Legend

- Subject Lands
- Lands Owned

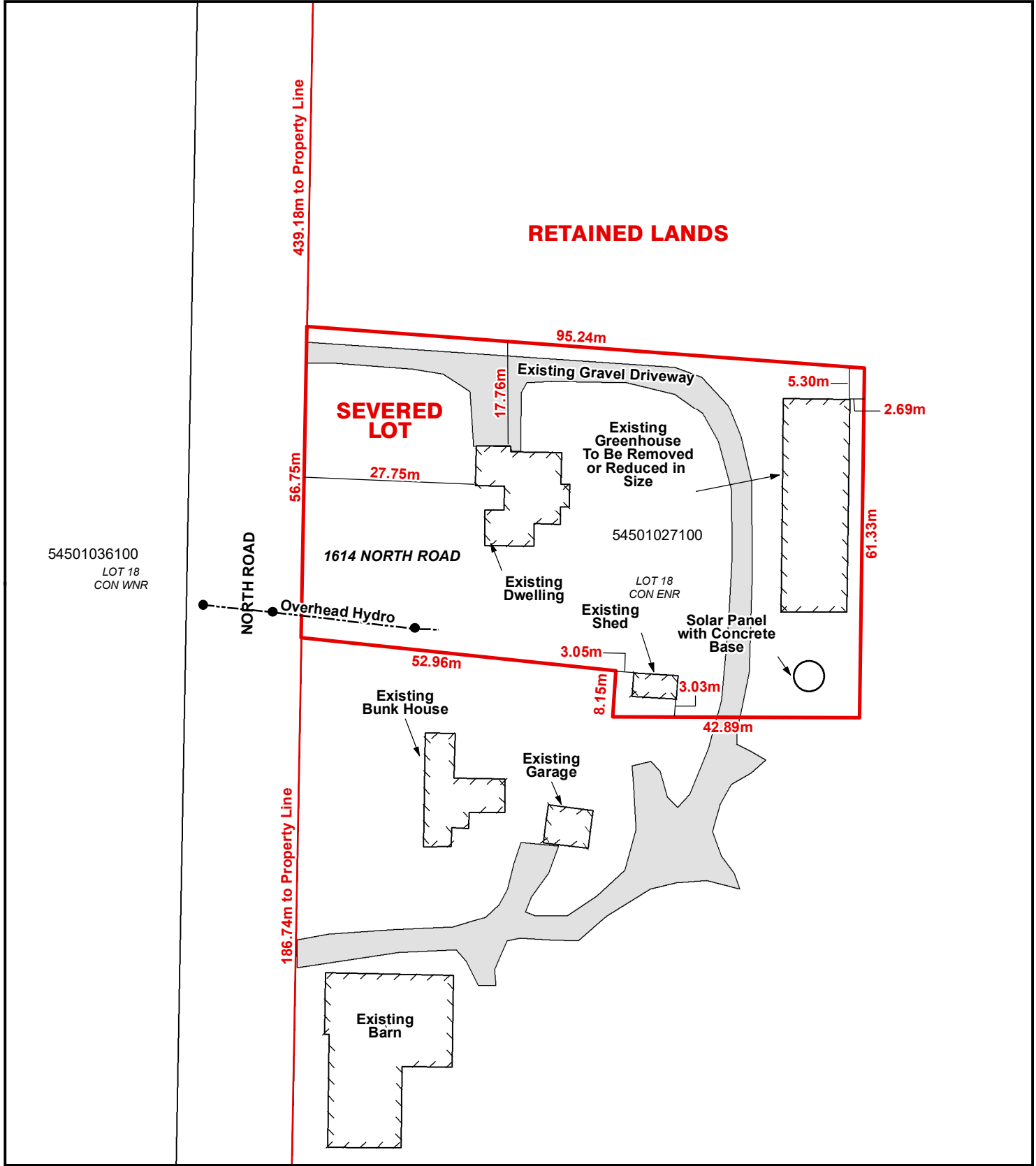
1/4/2024





7.5 3.75 0 7.5 15 22.5 30 Meters

CONCEPTUAL PLAN

Geographic Township of HOUGHTON



Legend

-  Subject Lands
-  Lands Owned

1/4/2024

