



Norfolk County  
Planning Department  
12 Gilbertson Drive,  
Simcoe, Ontario N3Y 3N3

Hand-delivered

October 16<sup>th</sup>, 2024

Attention: Committee of Adjustment Applications and Andrew Wallace, Planner

Dear Madam or Sir:

**RE: Pereira Surplus Farm Dwelling Severance**  
3231 Nixon Road, La Salette

---

We are the solicitors for the owner-applicants, Jose and Maria Pereira.

Please find enclosed the surplus farm dwelling severance application and survey sketch.

Please contact the undersigned if you require any further information.

Yours truly,

**BRIMAGE LAW GROUP**

Per:

A handwritten signature in blue ink, appearing to read "Nathan Kolomaya", is written over a horizontal line.

Nathan Kolomaya  
NK

**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:** 49101527020

**A. Applicant Information**

**Name of Owner** Jose Pereira and Maria Pereira

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** 3239 Nixon Road

**Town and Postal Code** La Salette, Ontario N0E 1H0

**Phone Number** 519-429-0918

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**Name of Applicant** Same as owner

**Address** \_\_\_\_\_

**Town and Postal Code** \_\_\_\_\_

**Phone Number** \_\_\_\_\_

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

Name of Agent Brimage Law Group - Nathan Kolomaya  
Address 21 Norfolk Street North  
Town and Postal Code Simcoe, Ontario N3Y 4L1  
Phone Number 519-426-5840  
Cell Number \_\_\_\_\_  
Email nkolomaya@brimage.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):

PT LT 13 CON 8 WINDHAM AS IN NR459431; LYING S OF NR29290; NORFOLK COUNTY

Municipal Civic Address: 3231 Nixon Road, La Salette

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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 and single-family residential

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

Severed Lands: single-family dwelling. Retained Lands: barns, greenhouses, and kilns

---

---

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.

---

---

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:

---

---

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 and single-family residential

---

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	1,071m (Nixon Road)	30m	12.1.2(b)(i)	1,001m	NIL
Lot depth	596m	N/A	N/A	596m	N/A
Lot width	596m	N/A	N/A	596m	N/A
Lot area	663,430sqm	400,000sqm	12.1.2(a)(i)	657,421sqm	NIL
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
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:

---

---

---

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

Frontage: 70.1m

Depth: Irregular

Width: Irregular

Lot Area: 6,009sqm

Present Use: Single-family dwelling

Proposed Use: Same as existing

Proposed final lot size (if boundary adjustment): N/A

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

---

---

Description of land intended to be retained in metric units:

Frontage: 1,001m

Depth: 596m

Width: 596m

Lot Area: 663,430sqm

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Barns, greenhouses, and kilns

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

Frontage: 

---

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: Jose Pereira and Maria Pereira  
Roll Number: 49101527000  
Total Acreage: 40ac  
Workable Acreage: 18ac  
Existing Farm Type: (for example: corn, orchard, livestock) Tobacco/Vegetables  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2019  
Date of Land Purchase: 1989/04/20

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):

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

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:

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



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 new development 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:

No new development proposed

---

---

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

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

---

### Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

---

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Nixon Road and Windham Centre Road

## 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

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

I/We authorize Brimage Law Group - Nathan Kolomaya 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, Nathan Kolomaya of Norfolk County, Province of Ontario

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:

Norfolk County

  
Owner/Applicant/Agent Signature

In the Province of Ontario

This 16<sup>th</sup> day of October

A.D., 2024

  
\_\_\_\_\_

A Commissioner, etc.

SKETCH FOR  
SEVERANCE APPLICATION

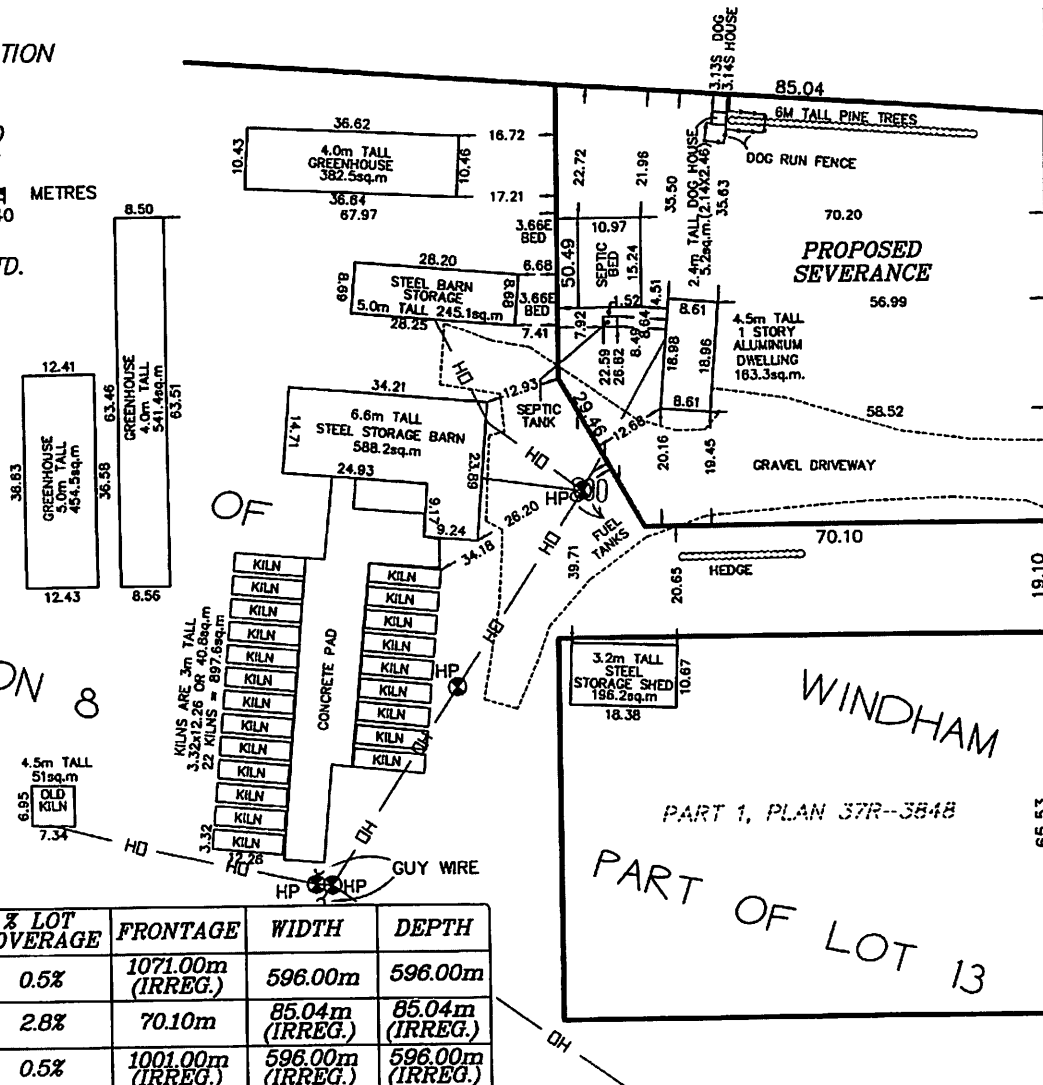
JOE PEREIRA  
3231 NIXON ROAD  
WINDHAM CENTRE

10 0 40 METRES

SCALE: 1 : 1000  
JEWITT AND DIXON LTD.  
JANUARY 13, 2022

TOWNSHIP

CONCESSION 8



**LEGEND**

HYDRO POLE SHOWN HP  
GAS METER SHOWN GM

**NOTE:**

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

**CAUTION:**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

© COPYRIGHT JEWITT AND DIXON LTD. 2020  
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD.

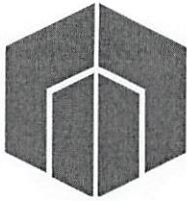
**JEWITT AND DIXON LTD.**  
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

PHONE: (519) 426-0842  
E-mail: info@jewittdixon.com

JOB # 21-3311 CLIENT : PEREIRA

	AREA (sq.m)	% LOT COVERAGE	FRONTAGE	WIDTH	DEPTH
EXSISTING	663,430	0.5%	1071.00m (IRREG.)	596.00m	596.00m
PROPOSED	6009	2.8%	70.10m	85.04m (IRREG.)	85.04m (IRREG.)
REMAINDER	657,421	0.5%	1001.00m (IRREG.)	596.00m (IRREG.)	596.00m (IRREG.)



**Brimage**  
LAW GROUP

Norfolk County  
Planning Department  
12 Gilbertson Drive,  
Simcoe, Ontario N3Y 3N3

Hand-delivered

October 25<sup>th</sup>, 2024

Attention: Committee of Adjustment Applications and Andrew Wallace, Planner

Dear Madam or Sir:

**RE: Pereira Surplus Farm Dwelling Severance**  
3231 Nixon Road, La Salette

---

Further to our submitted application, please find enclosed the On-Site Sewage Evaluation.

Please contact the undersigned if you require any further information.

Yours truly,

**BRIMAGE LAW GROUP**

Per:

Nathan Kolomaya  
NK



<b>Property Information</b>	
Municipal Address	3231 Nixon Road, La Sallette
Assessment Roll Number	49101527020
Date of Evaluation	JULY 2/24

<b>Evaluators Information</b>	
Evaluators Name:	ALLAN GEE
Company Name:	ALLANS EXCAVATING INC.
Address:	869 CHARLOTTEVILLE RD 7 SIMCOE
Phone:	519 428 9998
Email	ALLANSEXCAVATING@gmail.com
BCIN #	16332
<b>Purpose of Evaluation</b>	<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 _____
<b>Building Information</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural

Gross building area: (m<sup>2</sup>):

Number of bedrooms:

Number of fixture units:

Daily Design Flow: (Litres)

Is the building currently occupied? ☒ Yes ☐ No If No, how long?

#### Site Evaluation

Soil type, percolation time (T) 8

Site slope ☒ Flat ☐ Moderate ☐ Steep

Soil condition: ☐ Wet ☒ Dry

Surface discharge observed ☐ Yes ☒ No

Odour detected: ☐ Yes ☒ No

Weather at time of evaluation: 27°C

#### 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):

☒ 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	8.6m		4.51	
Distance to bodies of water	0		0	
Distance to nearest well	43m		43m	
Distance to proposed property lines	Front: 74m Rear: 8m	Left: 27m Right: 40m	Front: 70m Rear: 3m	Left: 38m Right: 22m

## 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)				

## Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X /	= 6
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
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	=
Domestic washing machine	1.5	X /	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X /	= 1.5
Other:			
Total Number of Fixture Units:			10

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
House	3 beds	1600	1600
Daily Design Flow (Q)			1600

## Work Sheet D: Septic Tank Size

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

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

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
<b>Residential Occupancy</b> house, apartment, camp for housing of workers	1600	$\times 2 = 3600$
<b>All Other Occupancies</b>		$\times 3 =$
<b>Holding Tank</b>		$\times 7 =$

## 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  $(Q \times T) \div 200 = \underline{64m} = \underline{76m \text{ pipe}}$  m  
 Type I leaching chambers  $(Q \times T) \div 200 = \underline{\hspace{2cm}}$  m  
 Type II leaching chambers  $(Q \times T) \div 300 = \underline{\hspace{2cm}}$  m  
 Configured as: 5 runs of 15 m Total: 75 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:  $\underline{\hspace{2cm}}$  (Q)  $\div$   $\underline{\hspace{2cm}}$  (75, 50, or 100) =  $\underline{\hspace{2cm}}$  m<sup>2</sup>

Configured as:  $\underline{\hspace{2cm}}$  m  $\times$   $\underline{\hspace{2cm}}$  m

Number of beds  $\underline{\hspace{2cm}}$

Number of runs:  $\underline{\hspace{2cm}}$  Spacing of runs:  $\underline{\hspace{2cm}}$  m

Contact Area:  $(\underline{\hspace{2cm}} \text{ (Q)} \times \underline{\hspace{2cm}} \text{ (T)}) \div 850 = \underline{\hspace{2cm}}$  m<sup>2</sup>

### ☐ C. Shallow Buried Trench

Percolation time  
(T) of soil in  
minutes:

Length of  
distribution pipe  
(metres)

$1 < T \leq 20$

$Q \div 75$  metres

$20 < T \leq 50$

$Q \div 50$  metres

$50 < T < 125$

$Q \div 30$  metres

$(L) = \underline{\hspace{2cm}} \text{ (Q)} \div \underline{\hspace{2cm}} \text{ (75, 50, 30)} = \underline{\hspace{2cm}}$  m

Configured as:  $\underline{\hspace{2cm}}$  runs of  $\underline{\hspace{2cm}}$  m Total:  $\underline{\hspace{2cm}}$  m

### ☐ 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 =  $\underline{\hspace{2cm}} \text{ (Q)} \div \underline{\hspace{2cm}} \text{ (75 or 50)} = \underline{\hspace{2cm}}$  m<sup>2</sup>

Sand Layer =  $(\underline{\hspace{2cm}} \text{ (Q)} \times \underline{\hspace{2cm}} \text{ (T)}) \div (850 \text{ or } 400) = \underline{\hspace{2cm}}$  m<sup>2</sup>

### ☐ 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

Area =  $(\underline{\hspace{2cm}} \text{ (Q)} \times \underline{\hspace{2cm}} \text{ (T)}) \div 400 = \underline{\hspace{2cm}}$  m<sup>2</sup>

Pump chamber capacity =  $\underline{\hspace{2cm}}$  L

Length  $(Q \div \text{LLR}) = \underline{\hspace{2cm}}$  m

Bed configuration =  $\underline{\hspace{2cm}}$  m  $\times$   $\underline{\hspace{2cm}}$  m =  $\underline{\hspace{2cm}}$  m<sup>2</sup>

Number of Beds =  $\underline{\hspace{2cm}}$

Distribution Pipe

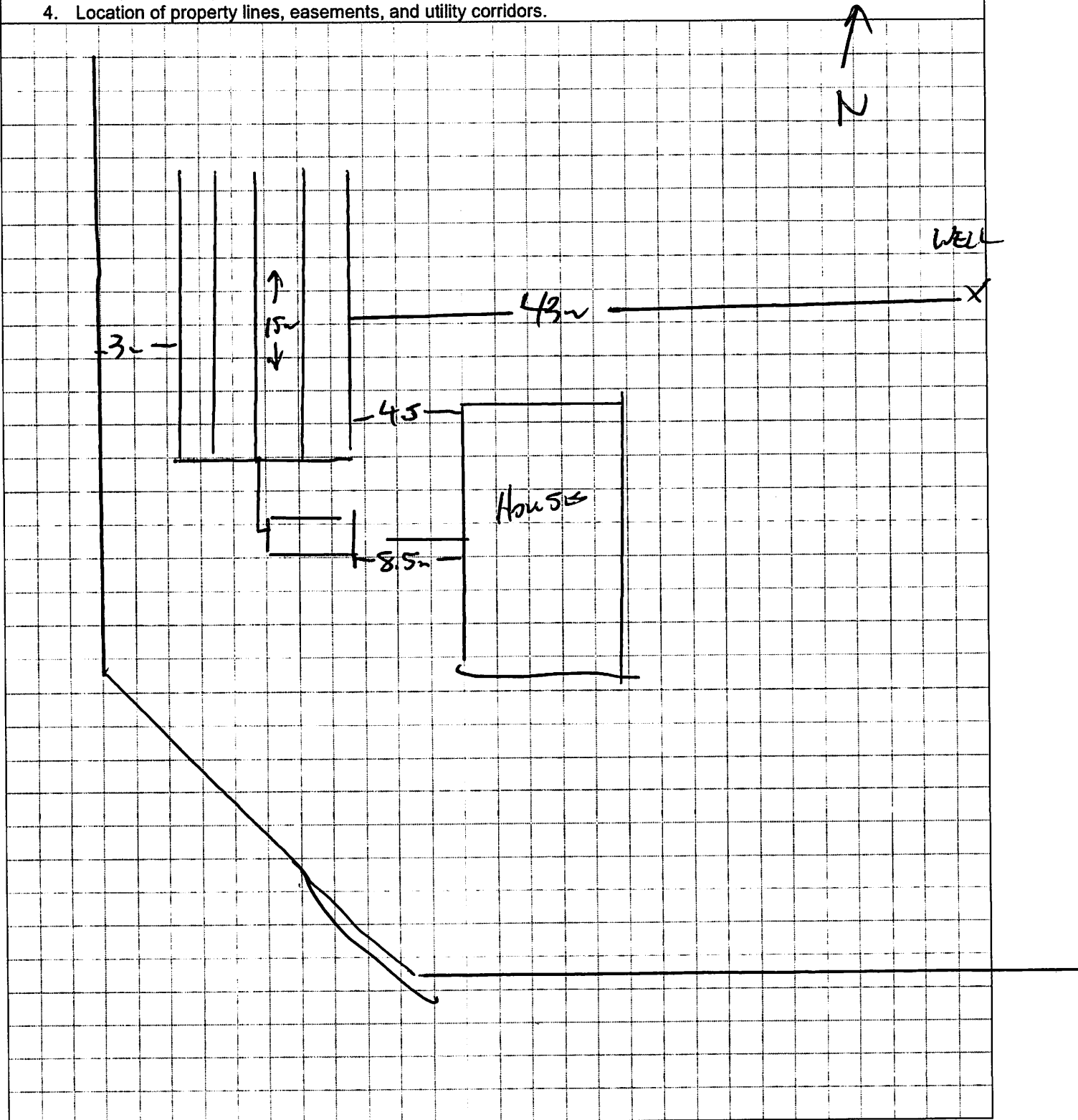
Configured as:  $\underline{\hspace{2cm}}$  runs of  $\underline{\hspace{2cm}}$  m Total:  $\underline{\hspace{2cm}}$  m



## 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:

①

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, Jose Pereira (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: Jose Pereira

Date: July 02 / 2024

### Evaluator:

I, ALAN GSE 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: John G

Date: JULY 2 / 24

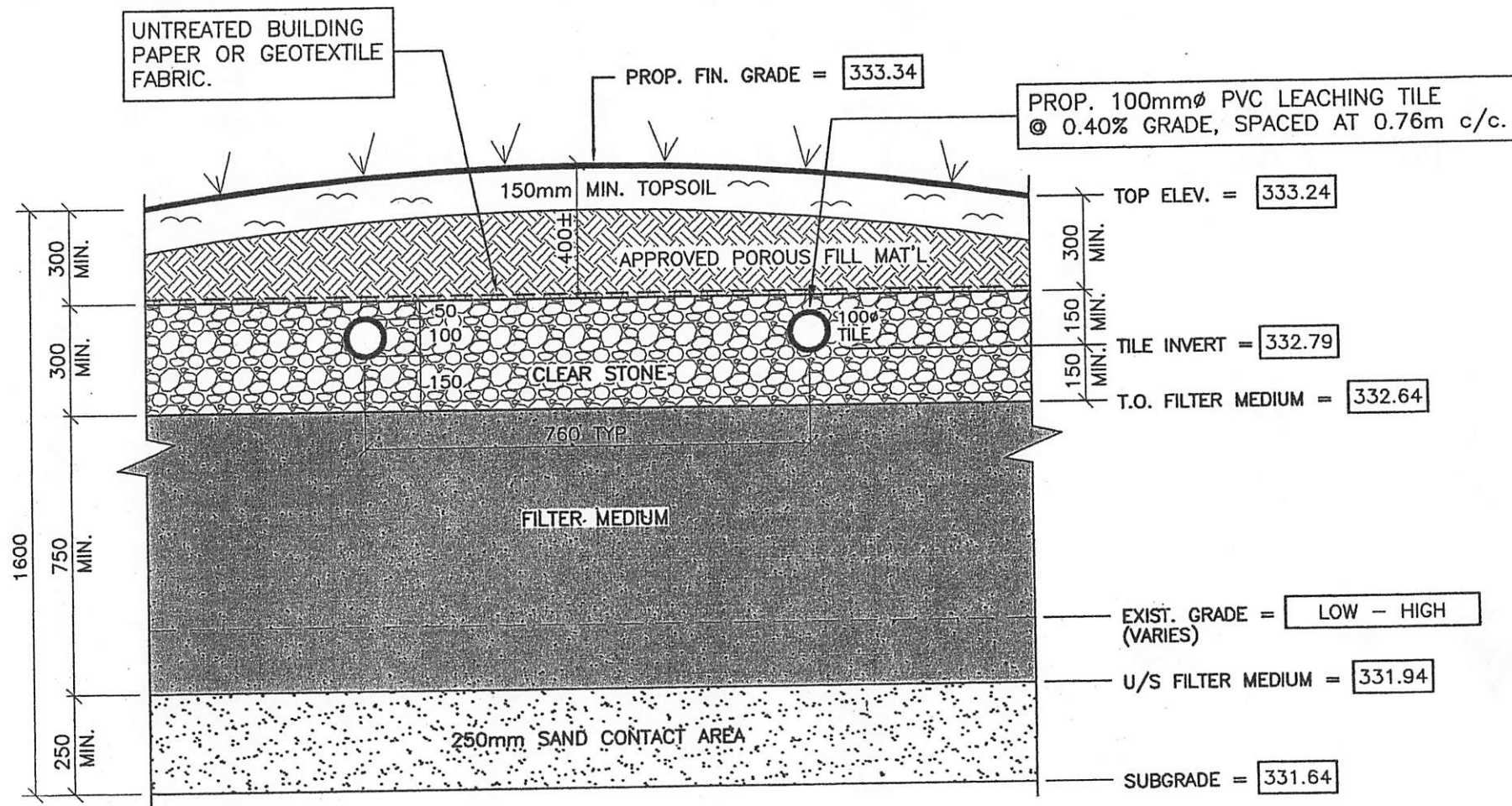
## Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



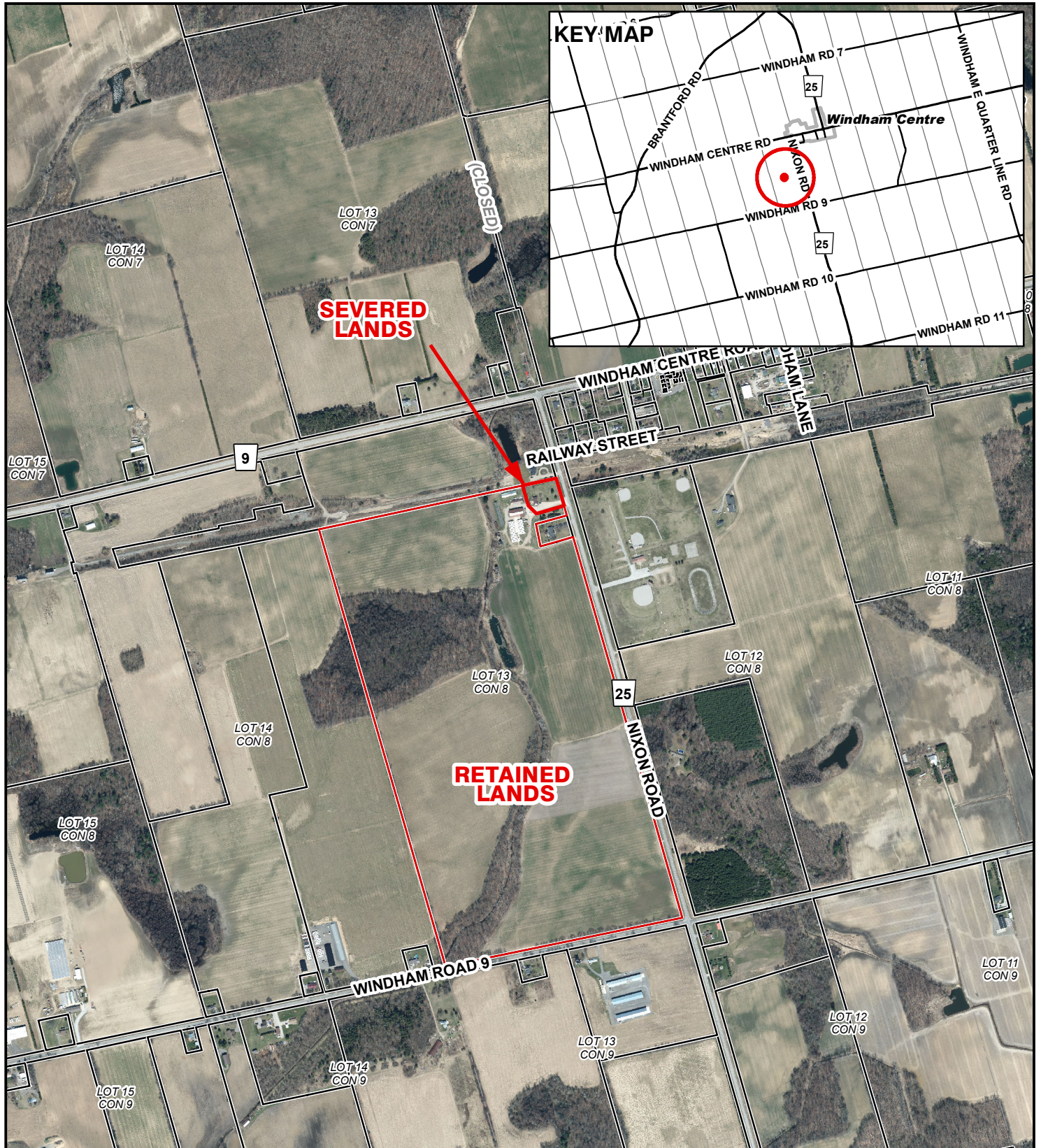
## FILTER BED SECTION DETAIL

N.T.S.



CONTEXT MAP

Geographic Township of WINDHAM

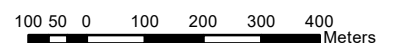
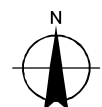


Legend

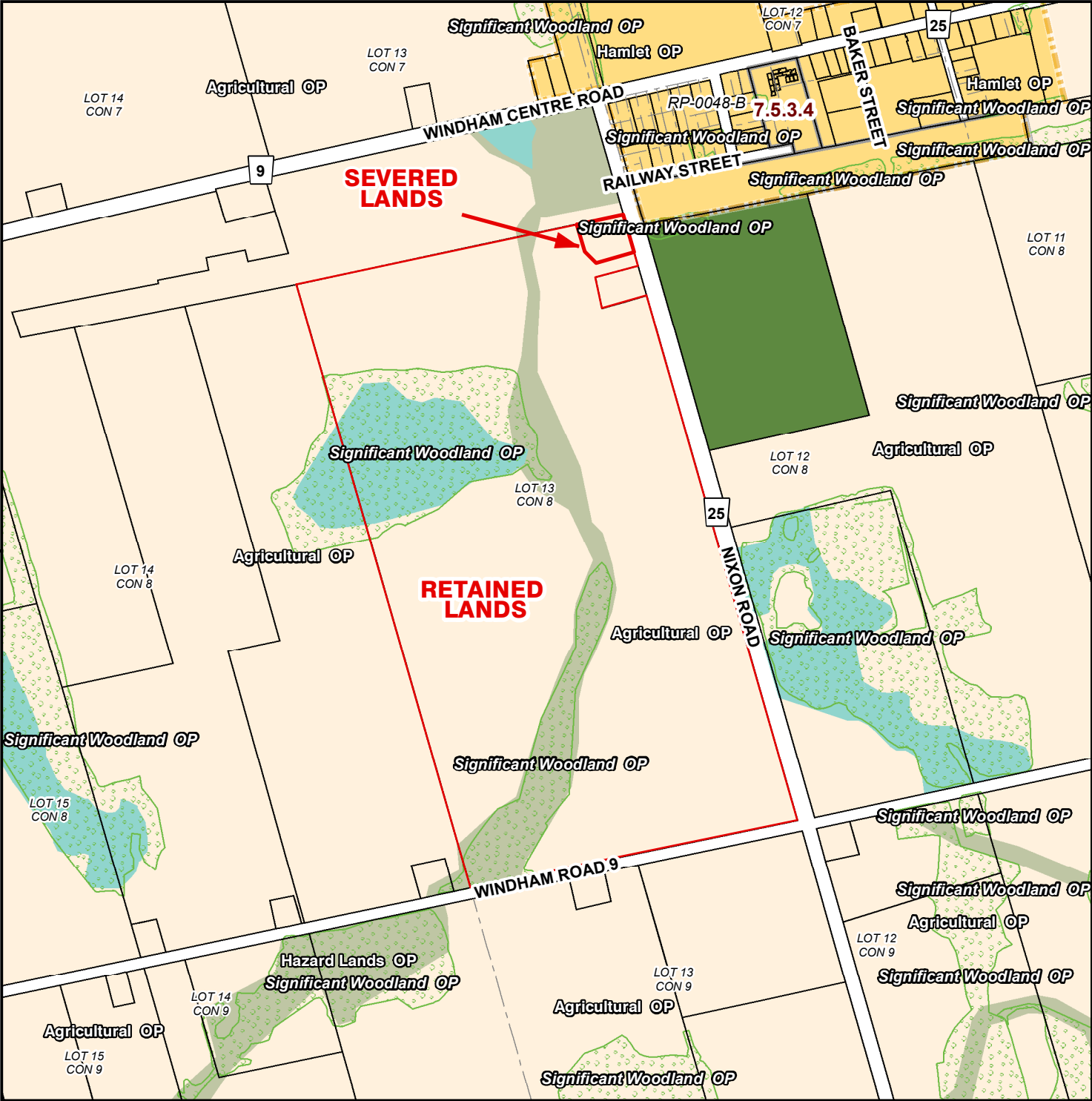
- Subject Lands
- Lands Owned

2020 Air Photo

1/8/2025







Legend

Subject Lands

Lands Owned

Agricultural

Hazard Lands

Provincially Significant Wetland

Hamlet

Parks & Open Space

Hamlet Area Boundary

Significant Woodland

Official Plan Designations

1/8/2025

N

75 37.5 0 75 150 225 300

Meters

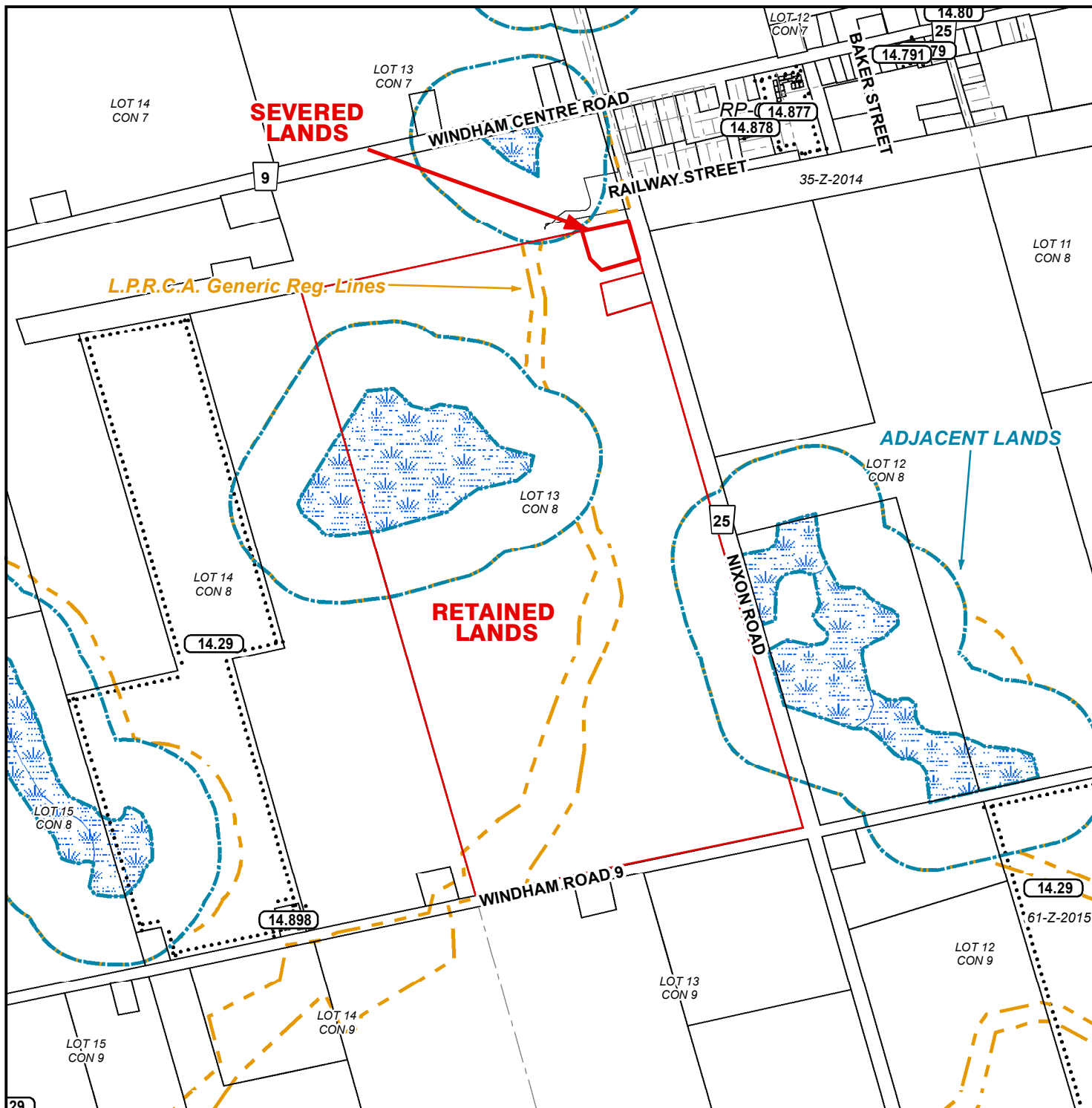


# MAP C

## ZONING BY-LAW MAP

Geographic Township of WINDHAM

BNPL2024401



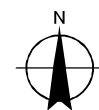
### LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

1/8/2025

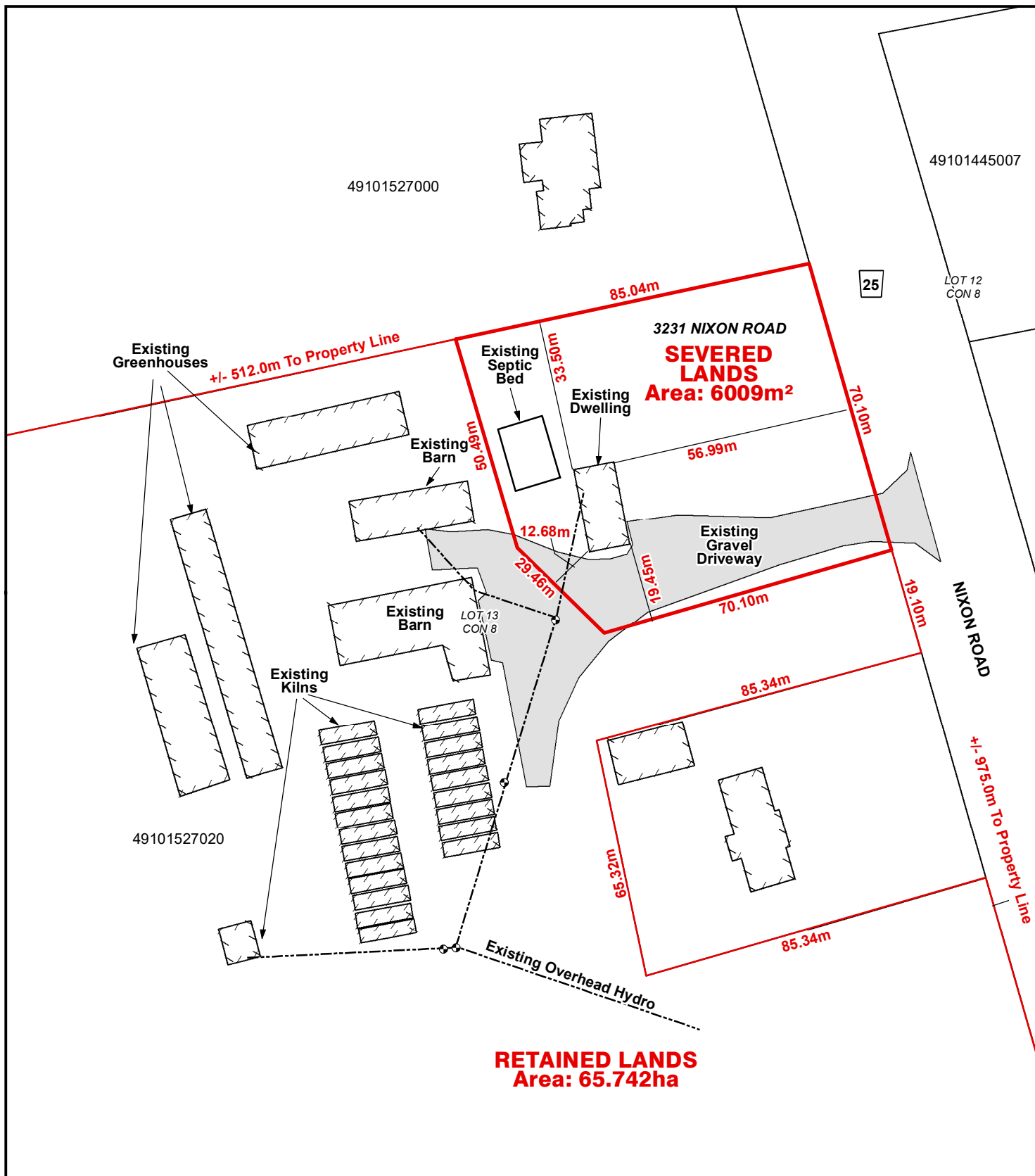
- (H) - Holding
- A - Agricultural Zone
- CHA - Hamlet Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- ML - Light Industrial Zone
- PSW - Provincially Significant Wetland Zone
- IR - Rural Institutional Zone



75 37.5 0 75 150 225 300 Meters

# CONCEPTUAL PLAN

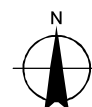
Geographic Township of WINDHAM



## Legend

- Subject Lands
- Lands Owned

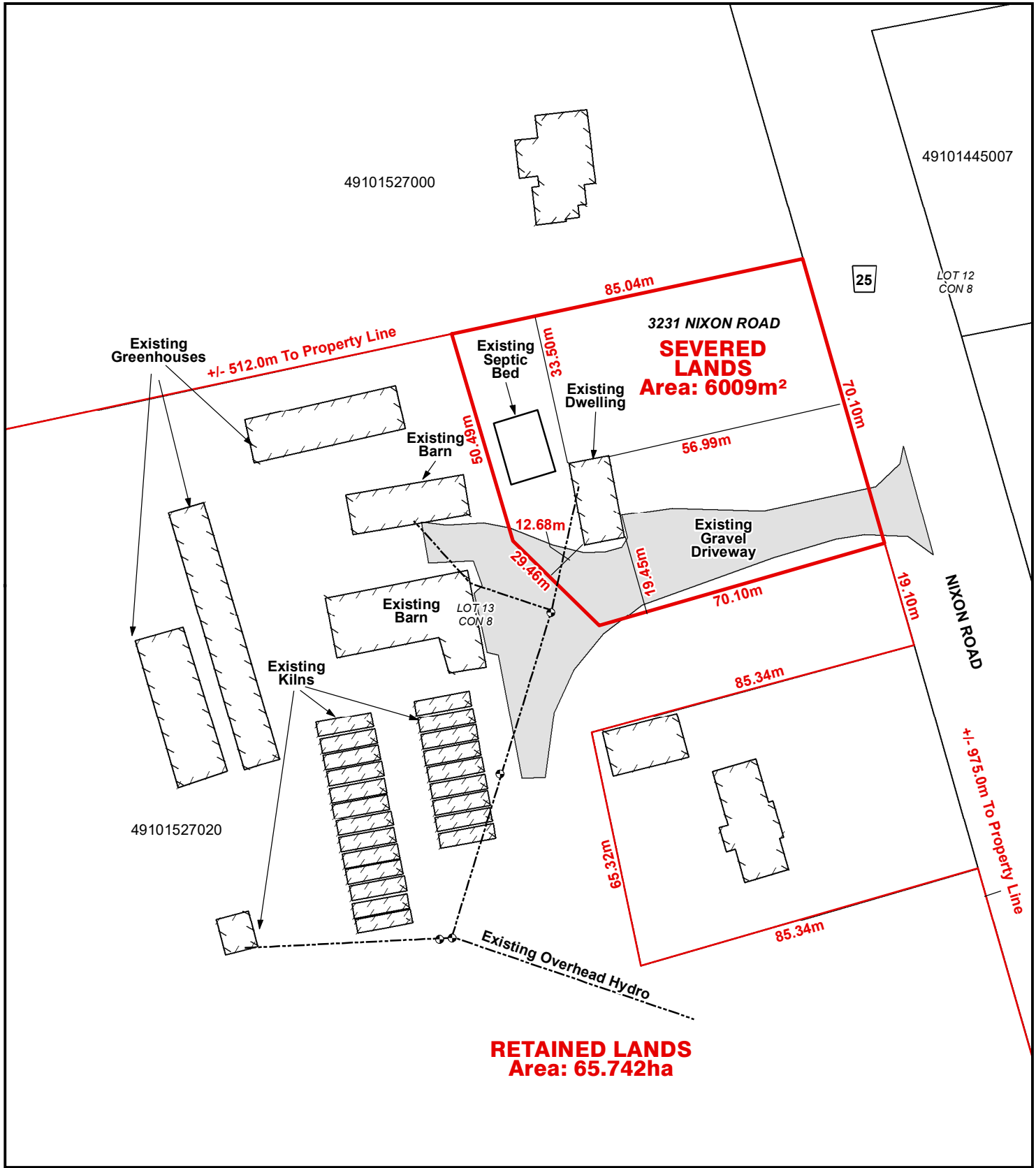
1/8/2025



10 5 0 10 20 30 40 Meters

CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

- Subject Lands
- Lands Owned

1/8/2025

