

**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:** 545-030-06300**A. Applicant Information****Name of Owner** Arpad & Lorine 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** 215 Lakeshore Rd. Lot. 3 Conc. NLR  
**Town and Postal Code** Houghton, Norfolk County  
**Phone Number** 519-875-2130  
**Cell Number** " "  
**Email** lorinesplace@gmail.com

**Name of Applicant** Arpad & Lorine Pasztor  
**Address** 215 Lakeshore Road,  
**Town and Postal Code** Same as above  
**Phone Number** 519-875-2130  
**Cell Number** " "  
**Email** lorinesplace@gmail.com

Name of Agent

Kayla DeLeye

Address

29 Broadview Dr.

Town and Postal Code

Burford NOE/1A0

Phone Number

519-909-9710

Cell Number

" "

Email

Kayla.deleye@outlook.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:

N/A

## B. Location, Legal Description and Property Information

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

HGR CON NLR PT LOTS CON 1

Municipal Civic Address: 90 1<sup>st</sup> Concession Rd. ENR

Present Official Plan Designation(s): Agriculture & Hazard Land (south)

Present Zoning: Agriculture 'A'

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

farming cash crop - vegetables

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

N/A

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

Frontage:

88.40m

Depth:

50.67 (irregular)

Width:

42.82 (irregular)

Lot Area:

0.347 ha

Present Use:

Farm House

Proposed Use:

Residential

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

\* House to be Severed is 50+ years old. + habitable

Description of land intended to be retained in metric units:

Frontage:

500m +

Depth:

N/A

Width:

N/A

Lot Area:

+/- 19.272 ha

Present Use:

Farmland for cash crops

Proposed Use:

Farmland for cash crops

Buildings on retained land: \_\_\_\_\_

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

Frontage:

N/A

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: Hemlock Lakeshore Farm Inc. Arpad & Lorine  
Roll Number: 356 Beach Lane Pts. Lot 9/10, Concession 1  
Total Acreage: Houghton  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) Cash crops  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: Arpad & Lorine Pasztor  
Roll Number: 215 Lakeshore Rd. Lot. 3 Con 12 R  
Total Acreage: Houghton Norfolk County  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) Cash crops  
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:

Owners History  
\_\_\_\_\_  
\_\_\_\_\_

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 N/A

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Erosion**

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

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**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:

1<sup>st</sup> Concession Road ENR

**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.

Kayla Delye  
Owner/Applicant/Agent Signature

May 1<sup>st</sup> 2025  
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, Kayla DeLeye of Brand 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:

\_\_\_\_\_

Kayla DeLeye.  
Owner/Applicant/Agent Signature

In \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_

A.D., 20\_\_\_\_

\_\_\_\_\_

A Commissioner, etc.

## 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.

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Kayla Delaney  
Owner/Applicant/Agent Signature

May 2/2025  
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 Arpad George Pasztor + Lorine Maria Pasztor am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Kayla Delaney 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.

Arpad Pasztor  
Owner

MAY 2/25  
Date

Lorine Pasztor  
Owner

MAY 2/25  
Date

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



## **PROPOSAL**

The lands proposed to be severed as a surplus farm dwelling severance are located at 90 1<sup>st</sup> Concession Road ENR, Norfolk County. The proposed surplus consent seeks to sever lands that are 0.347 ha (0.85 acres) in size and include a single detached dwelling, a septic system, a well, and an accessory building. No new construction is proposed as part of this application.

### **Provincial Policy Statement**

The owner has applied for a surplus farm dwelling severance in accordance with Policy 4.3.3.1.c).

The farmer owns the subject farm as well as two other farms in Norfolk County. The proposed new lot will be limited to the minimum sized needed to accommodate the residential use, the well, and the septic system. The retained lands will be rezoned such that a new dwelling will not be permitted.

The subject application is consistent with the policies of the PPS.

### **Official Plan**

The owner has applied to sever a surplus farm dwelling in accordance with Section 7.2.3(v). The dwelling is currently habitable, and the farmer owns two other farms within Norfolk County, some of which contain dwellings.

Section 7.2.3(b) states, "As a condition of the approval of a consent granted under Section 7.2.3 a) v), the County shall ensure that the land is zoned in the Zoning By-law such that no new residential dwelling shall be permitted on the retained agricultural lot. No consent shall be granted unless it is demonstrated that the severed lot will not adversely affect the operation or viability of the farm operation on the retained lot or any adjacent land."

The retained lands will be rezoned to prohibit the construction of a single detached dwelling. The severed lot will not adversely affect the operation or viability of the farm operation on the retained lot or any adjacent land, as it is located in an area that does not conflict with the farm. The proposed lot configuration is logical and does not impede any future farming of the property.

The subject application conforms to the policies of the Official Plan with regard to surplus farm dwelling severances.

### **Zoning**

The current zoning of the subject lands is Agricultural (A) in the NCZB.

According to Section 12.1.1 a single detached dwelling and farm are permitted uses in the Agricultural (A) zone.

Section 3.36 of the NCZB, "Surplus Farm Dwelling Severance Properties", states, "In addition to other provisions set out in this By-Law, where the Committee of Adjustment has approved the severance of a surplus farm dwelling lot (the "severed lot") from an agricultural property (the "retained lands") as a result of farm consolidation, the following provisions shall apply:

- a) Notwithstanding the permitted uses in the Agricultural Zone (A), a single detached dwelling and home occupation shall not be permitted on the retained lands;
- b) Any existing accessory buildings and structures existing on the severed lot at the time of severance, shall be deemed to be granted relief from the applicable building height and accessory building or structure lot coverage regulations existing at the time of severance and relief from the usable floor area regulation to a maximum of 200 square metres;
- c) Any existing residential dwelling on the severed lot shall be deemed to be granted relief from the front yard setback, interior side yard or exterior side yard setback provisions where a non-conformity exists at the time of severance;
- d) Any new zoning deficiencies created by the severance of the severed lot, excluding those matters set out in paragraphs (b) and (c) above, shall require zoning relief through the approval of a planning application;
- e) For any lands that are subject to the provisions of this Subsection, a Special Provision of 14.898 shall be added to the appropriate Zoning By-Law map schedule to reference this General Provision and its applicability. These amendments may be permitted from time to time without further notice being required."

## **Conclusion**

It is my professional opinion that this planning application for a surplus farm dwelling severance represents good planning and should be approved as the planning brief has confirmed:

1. Consistency with the *Provincial Planning Statement*;
2. Conformity to the *Norfolk County Official Plan*; and
3. Conformity to the *Norfolk County Zoning By-law*.

The agent looks forward to the expeditious processing of the subject application. Please do not hesitate to contact the undersigned should you have any questions related to this application.

Prepared and submitted by:

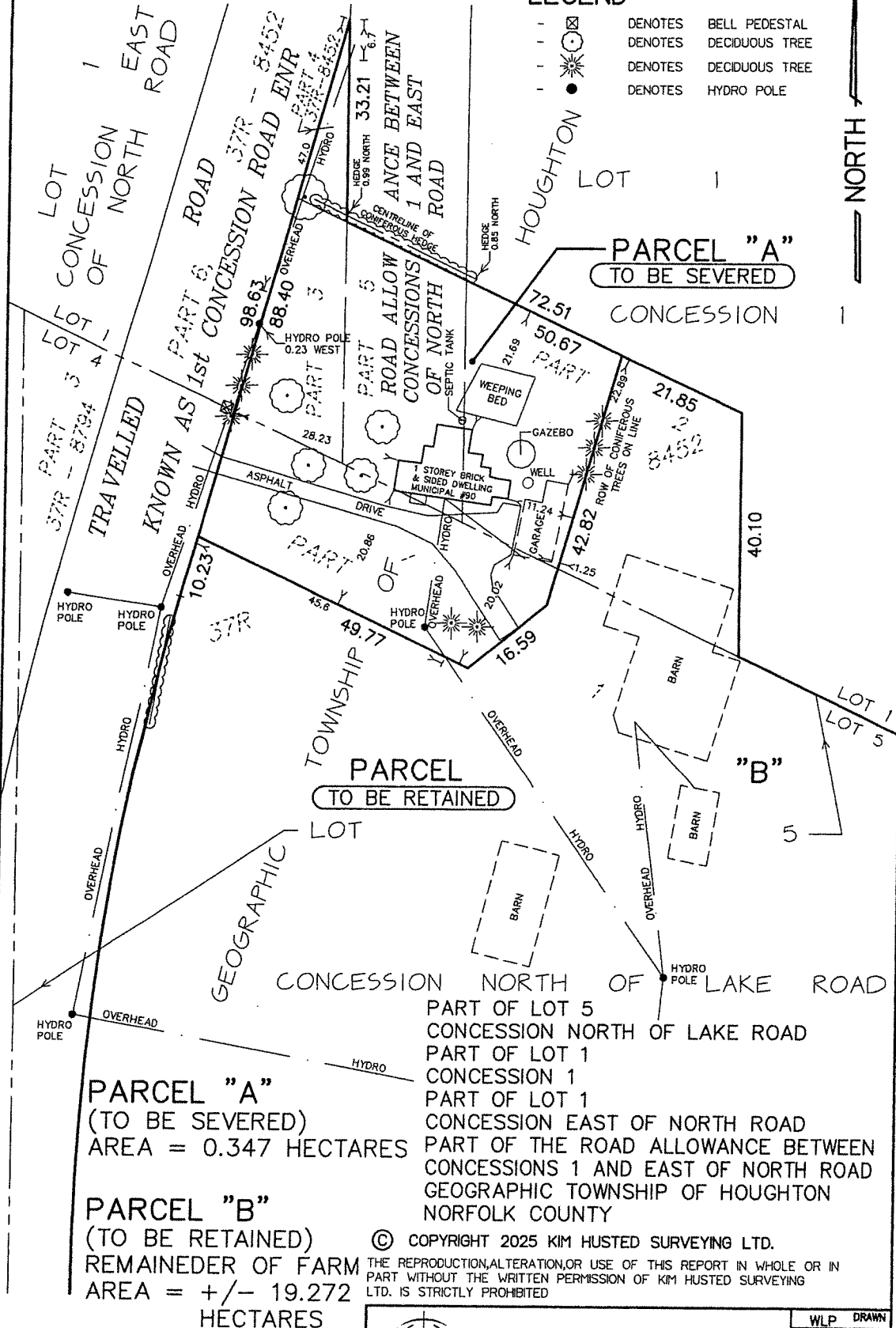
Kayla DeLeye, B.A MA, Ec.D, MCIP, RPP

# SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE  
FOR: ARPAD AND LORINE PASZTOR

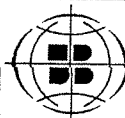
## LEGEND

- [Symbol] DENOTES BELL PEDESTAL
- [Symbol] DENOTES DECIDUOUS TREE
- [Symbol] DENOTES DECIDUOUS TREE
- [Symbol] 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



**KIM HUSTED**  
SURVEYING LTD.

A wholly owned subsidiary of J.D. Barnes Limited

30 Harvey St., Tillsonburg, ON N4G 3J8  
T: (519) 842-3638 F: (519) 842-3619 www.jdbarnes.com

SURVEYING  
MAPPING  
GIS

WLP DRAWN  
JGD CHECKED  
DATED: 04/09/25  
Ref. No. 25-53-560-00

# **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	90 CON I ENR
Assessment Roll Number	
Date of Evaluation	FEB 26/25

<b>Evaluators Information</b>	
Evaluators Name:	SIMON BARTA
Company Name:	BARTA EXCAVATING
Address:	236 BEACHLANE RR#5 LANGLTON NOE-160
Phone:	(519) 550-1205
Email	sbartaex@gmail.com
BCIN #	INDIVIDUAL 112560 FIRM 113747
<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: (m <sup>2</sup> ):	137.2 M <sup>2</sup> +- (1477.25 sq' +-)
Number of bedrooms:	3
Number of fixture units:	14.5
Daily Design Flow: (Litres)	3 bedroom 1600 L
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)	
Site slope	<input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition:	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weather at time of evaluation:	CLOUDY

<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 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	1.5 M	16'	
Distance to bodies of water	MORE NEAR	MORE NEAR	
Distance to nearest well	20 M +	15 M	
Distance to proposed property lines	Front: 35 M Rear: 65 +-	Left: 19.8 M Right: 63.1 +-	Front: 38 Rear: 3 Left: 11 Right: 70 M +-

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

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

B) Plus Additional Flow for:				
<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)				0
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	1	=	6
Bathtub only(with or without shower)	1.5	X		=	
Shower stall	1.5	X	1	=	1.5
Wash basin / Lavatory (1.5 inch trap)	1.5	X		=	
Water closet (toilet) tank operated	4.0	X	1	=	4
Bidet	1.0	X		=	
Dishwasher	1.0	X		=	
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:					14.5

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

## Worksheet C: Other occupancies types

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

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

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

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

## Work Sheet D: Septic Tank Size

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

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

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
<b>Residential Occupancy</b> house, apartment, camp for housing of workers	1600 X 2 = 3200 (3600L)	
<b>All Other Occupancies</b>	X 3 =	
<b>Holding Tank</b>	X 7 =	



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

<b>Complete One of A, B, C, D, E, F</b>		
<b>□ A. Absorption Trench</b>		
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: <u>4</u> runs of <u>9.6</u> m Total: <u>38.4</u> m <div style="text-align: center;"><u>32'</u>                      <u>128'</u></div>	
<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>	
<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) = _____ (Q) + _____ (75, 50, 30) = _____ m</b> <b>Configured as:</b> _____ runs of _____ m Total: _____ m
<b>□ D. Advance Treatment System</b>		
Provide description of system.		
<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 = _____ (Q) + _____ (75 or 50) = _____ m<sup>2</sup></b>  <b>Sand Layer = ( _____ (Q) x _____ (T)) + (850 or 400) = _____ m<sup>2</sup></b>	
<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 = ( _____ (Q) x _____ (T)) + 400 = _____ m<sup>2</sup></b> <b>Pump chamber capacity = _____ L</b> <b>Length <math>(Q + LLR) =</math> _____ m</b> <b>Bed configuration = _____ m x _____ m = _____ m<sup>2</sup></b> <b>Number of Beds = _____</b>	
<b>Distribution Pipe</b>	Configured as: _____ runs of _____ m Total: _____ m	

## Worksheet F: Cross Sectional Drawings

### Subsoil Investigation – Test pit

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

Indicate level of rock and ground water level below original grade.

Original grade

0.5m

1.0m

1.5m

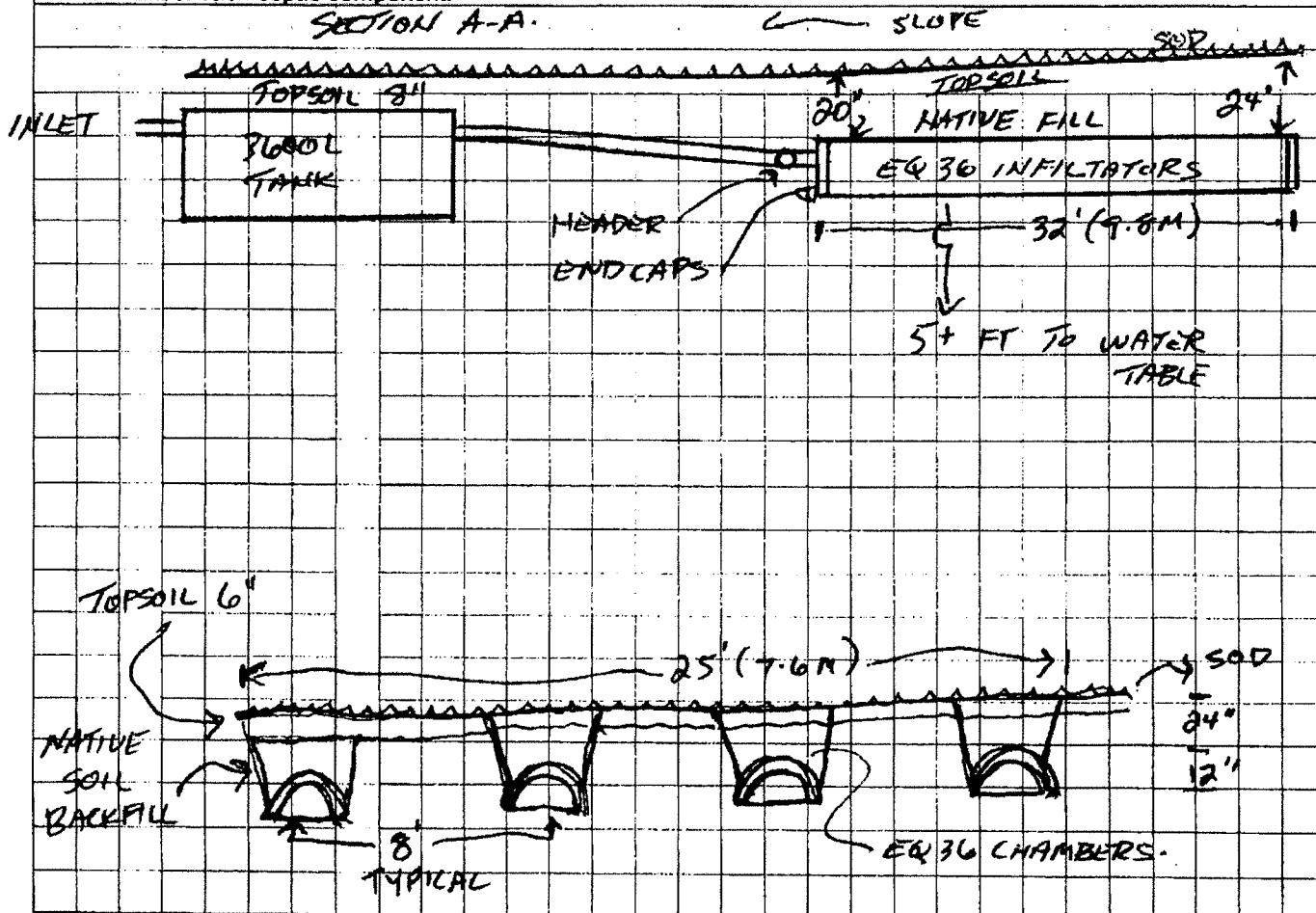
Soil and subgrade investigation.  
Indicate soil types

6+ FT

SAND

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

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

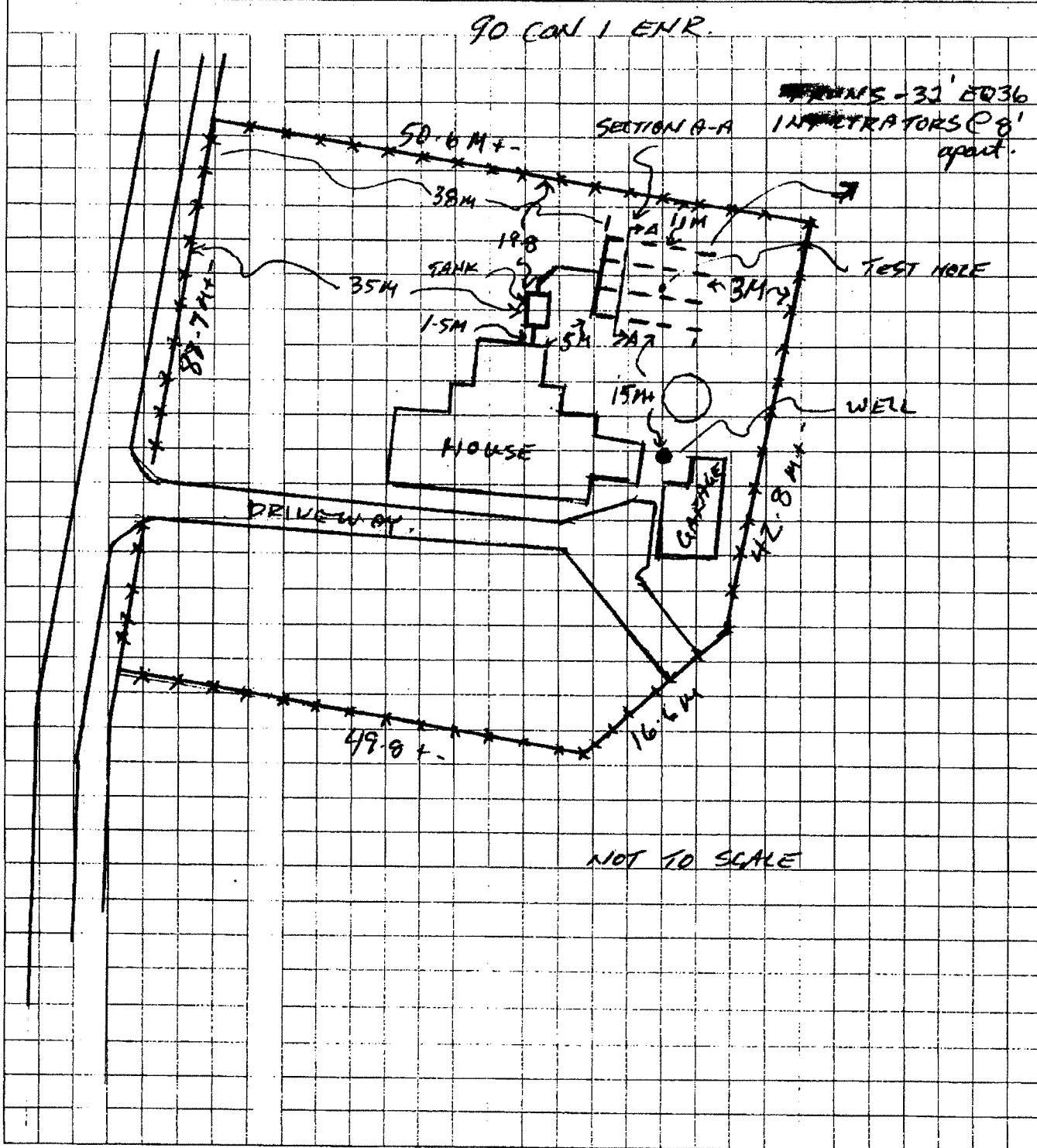


NOT TO SCALE

## Worksheet G: Septic Plot Plan

**Please provide the following information on this work sheet:**

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



## Overall System Rating

☒ System working properly / no work required.

☐ System functioning / Maintenance required.

☐ System functioning / Minor repairs required

☐ System failure / Replacement required.

Additional Comments:

*SYSTEM MEETS ALL MINIMUM CLEARANCES TO  
PROPOSED PROPERTY LINES.*

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, ARPAID 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: *X* *Arpaid Pasztor*

Date: *Apr 16/25*

### Evaluator:

I, SIMON BARTA 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: *Simon Barta* 519-550-1205

Date: *April 16/25*

## Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



March 17, 2025

**Barta Excavating**  
236 Beach Lane  
Langton, ON

**Subject: T-Time Analysis - Percolation Time Assessment**  
90 Concession 1 ENR, Langton, Ontario  
Englobe reference: OC04-02502131.000-TU-L-0001

Simon Barta:

Englobe Corp. is pleased to submit this letter which provides the results of a particle size distribution analyses and percolation time assessment for a sample of soil submitted to our laboratory on March 4, 2025. It is understood that the sample was collected from the above-referenced property; however, we are unable to confirm the specific site location. Additionally, the soil sample submitted cannot be confirmed to be the predominant soil type for the sewage system design.

The results of the particle size distribution analyses are presented on Figure 1, appended, and indicate that the sample contains 0% gravel, 93% sand, 7% fines. The percolation time of the sample was assessed based on soil type as described by the Unified Soil Classification System in MMAH Supplementary Standard SB-6 "Percolation Time and Soil Descriptions" of the Ontario Building Code (OBC) and determined by the laboratory test results. The sample is classified as "SP-SM" for which the OBC specifies a percolation time in the range of  $T = 2$  to  $20$  min/cm. A minimum percolation time of  $T = 8$  min/cm is appropriate for the sample.

In addition to gradation, the percolation time of the soil is dependent on many on-site factors that were not considered as part of this assessment, such as density, structure and moisture content. It is the responsibility of the sewage system designer to consider these factors prior to choosing a percolation time suitable for design, and to carry out field inspections at the time of sewage system installation to confirm that the soil and groundwater conditions are consistent with the design assumptions.

We trust that this letter is suitable for your present requirements. If you have any questions, please do not hesitate to contact our office.

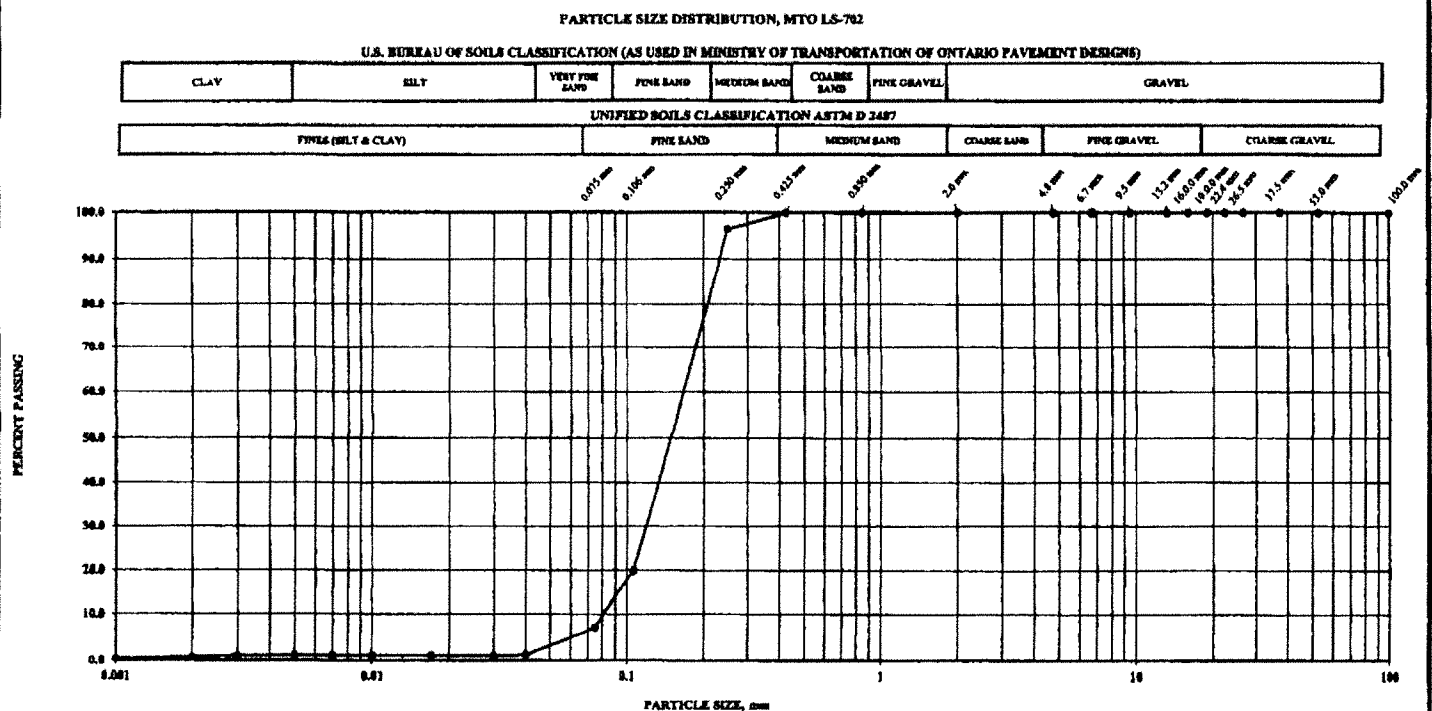
Yours very truly,

Englobe Corp.

Thom Staples, C.E.T.  
Senior Project Manager

Encl. Figure 1 – Particle Size Analysis

Project Number:	2502131	Project Name:	T-Time Analysis	Client:	Berts Excavating
ROS:	16048	Sample ID:	90 Concession 1 ENR, Langton	Sample Depth:	-
Sampled By:	CBent	Date Received:	March 4, 2025	Date Completed:	March 13, 2025
File Number:	04.02002131.000.MT-SH-001-00	Engineer Laboratory	Kitchener		



Coefficients									
D60	0.151	D30	0.125	D10	0.062	Cc	1.552	Cu	2.22

Sieve Analysis		Hydrometer Analysis	
Sieve Size, mm	% Passing	Diameter, mm	% Passing
53	100.0	0.040	1.3
37.5	100.0	0.030	1.2
26.5	100.0	0.017	1.2
22.4	100.0	0.010	1.2
19	100.0	0.007	1.2
16	100.0	0.005	1.2
13.2	100.0	0.002	0.8
9.5	100.0	0.001	0.4
6.7	100.0	Atterberg Limits	
4.75	100.0		
2.00	100.0	Liquid Limit	
0.850	100.0		
0.425	99.9	Plastic Limit	
0.250	96.5		
0.106	19.9	Plastic Index	
0.075	7.2		

GRAIN SIZE PROPORTIONS, %		
% Gravel ( > 4.75 mm):		
% Sand ( 75 µm to 4.75 mm):		92.8
% Silt ( 2 µm to 75 µm):		6.4
% Clay ( < 2 µm):		0.8
Group Symbol / Soil Description	SP - SM	SAND, traces of Silt and Clay
Remarks		
Coefficient of Permeability:		10-3 to 10-6 cm/sec
Estimated "T" Time:		8 mins/cm
- The percolation time of the soil is dependent on many on-site factors that were not considered as part of this assessment, such as density, structure and moisture content. It is the responsibility of the sewage system designer to consider these factors prior to choosing a percolation time suitable for design, and carry out field inspections at the time of sewage system installation to confirm that the soil and groundwater conditions are consistent with the design assumptions.		

Figure: 1

**Figure: 1**

Date: March 14, 2025

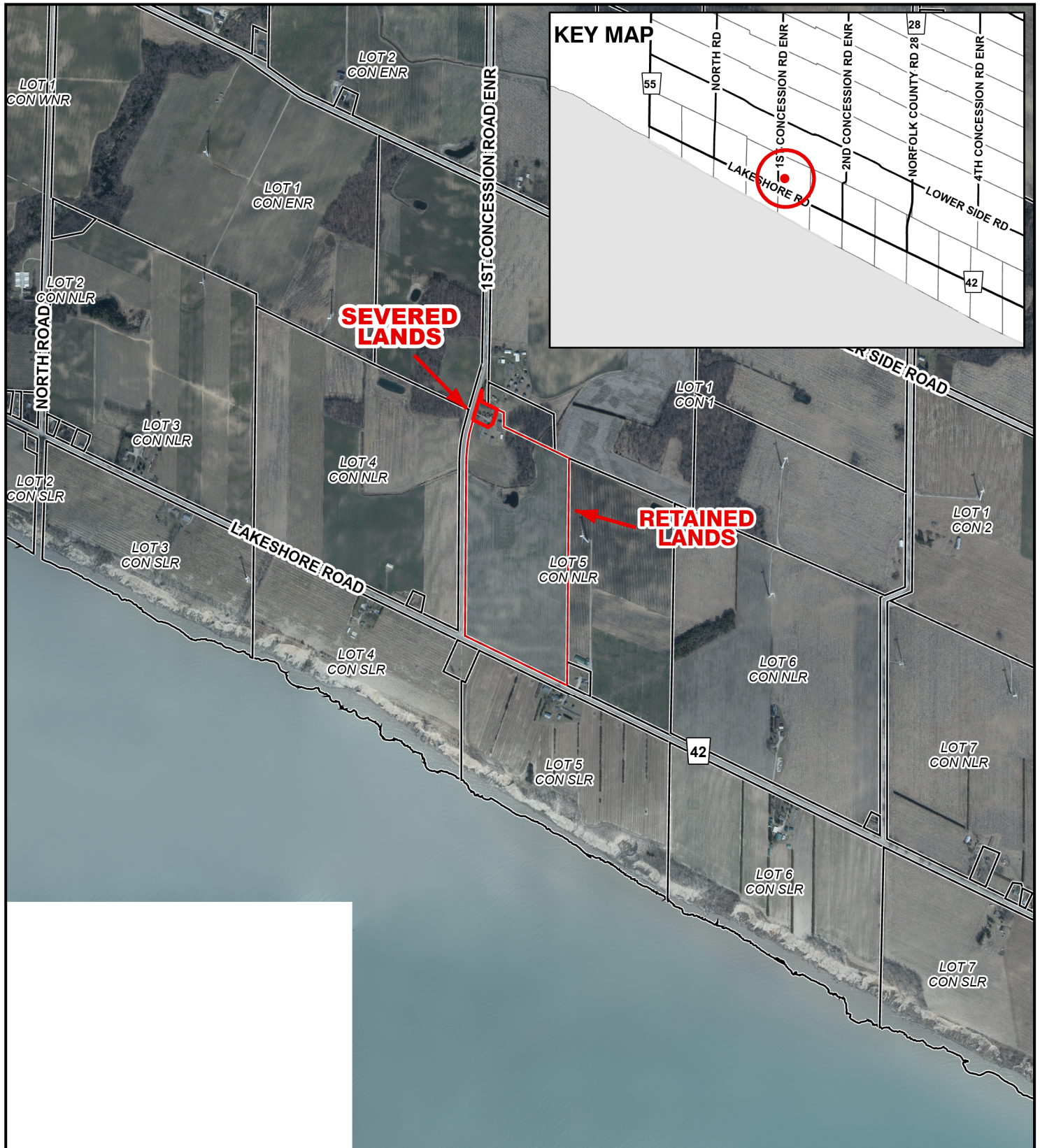
Reporting of these test results constitutes a testing service only. Engineering interpretation or evaluation of test results is provided only on written request.

**Kitchener Office:** 363 Bridge Street East, Kitchener, ON N2K 2Y5 - PH: (519) 741-1313



CONTEXT MAP

Geographic Township of HOUGHTON

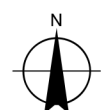


Legend

- Subject Lands
- Lands Owned

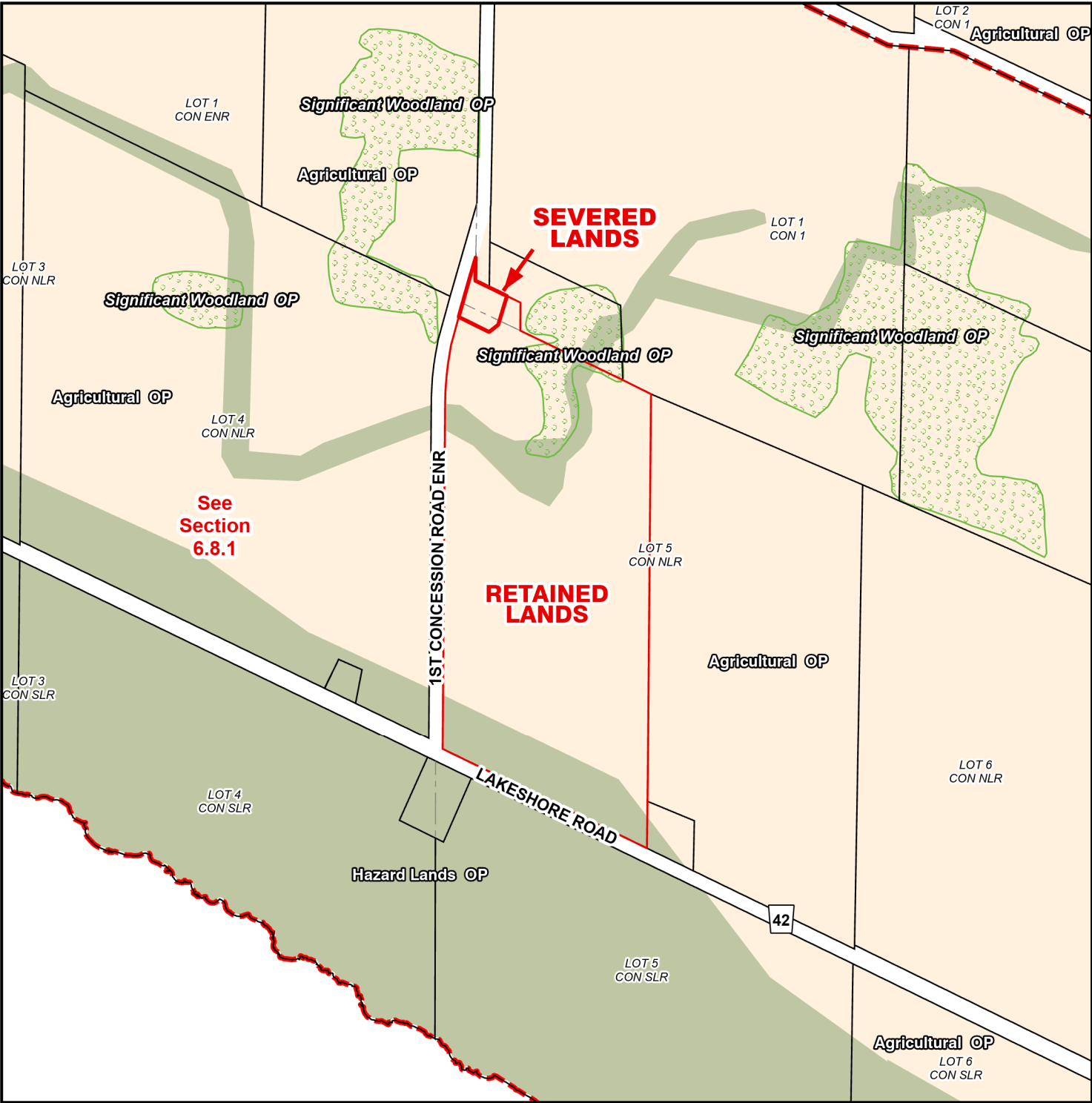
2020 Air Photo

8/8/2025



120 60 0 120 240 360 480 Meters





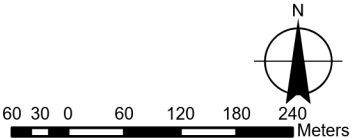
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Special Policy Area
- Significant Woodland

8/8/2025

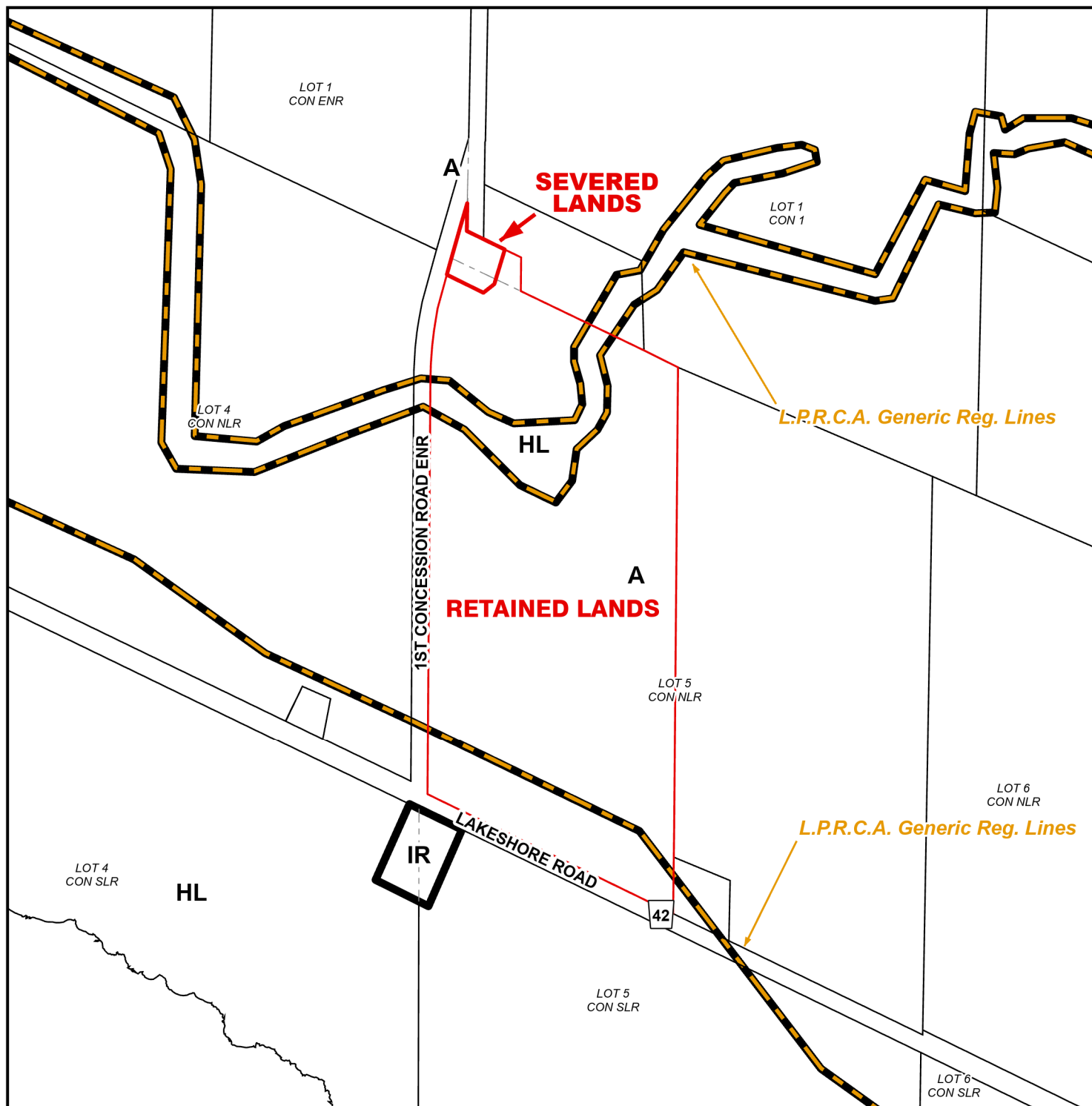


# MAP C

## ZONING BY-LAW MAP

Geographic Township of HOUGHTON

BNPL2025174



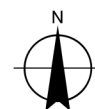
### LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

8/8/2025

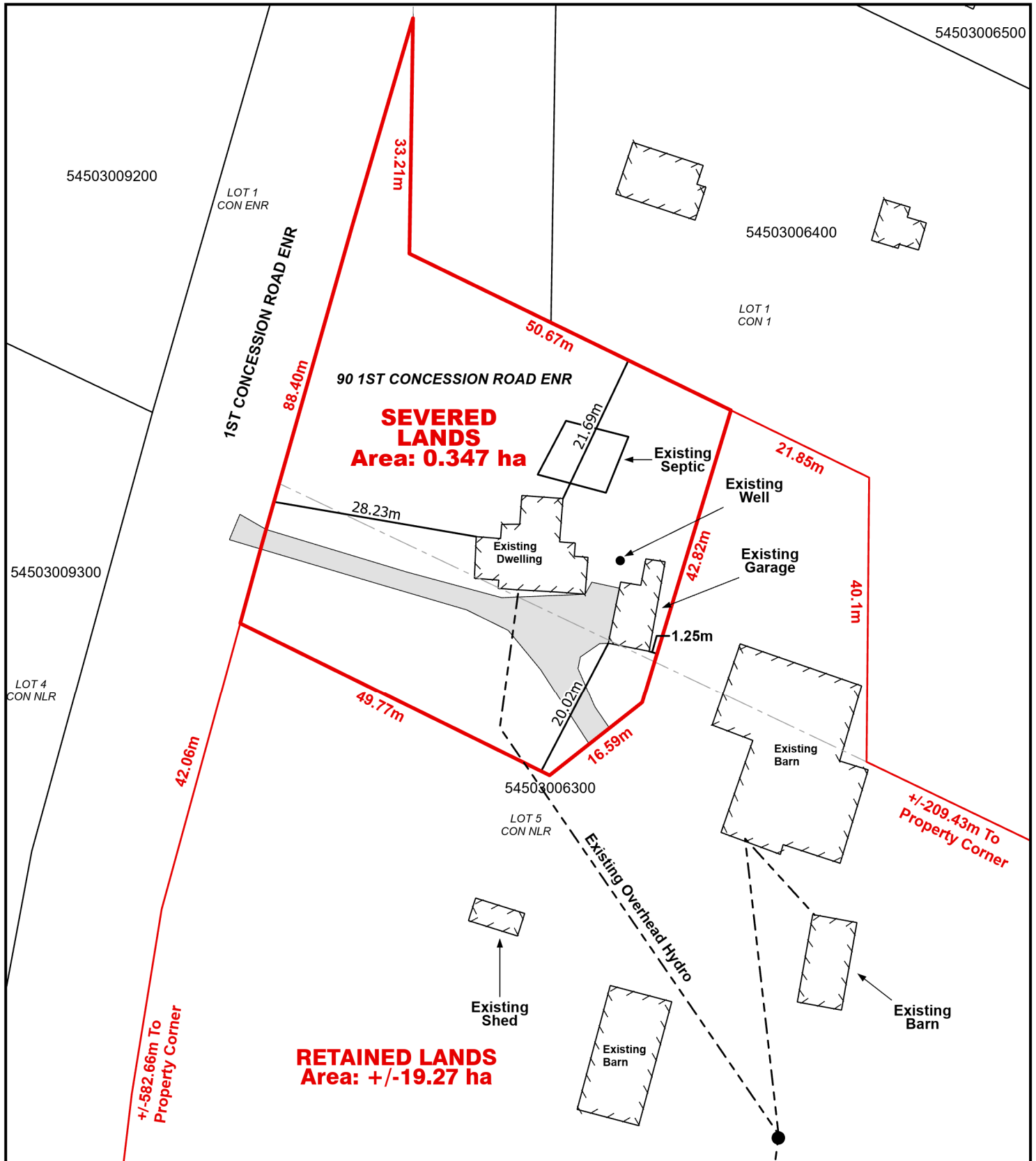
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- IR - Rural Institutional Zone



50 25 0 50 100 150 200 Meters

## CONCEPTUAL PLAN

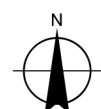
Geographic Township of HOUGHTON



### Legend

- Subject Lands
- Lands Owned

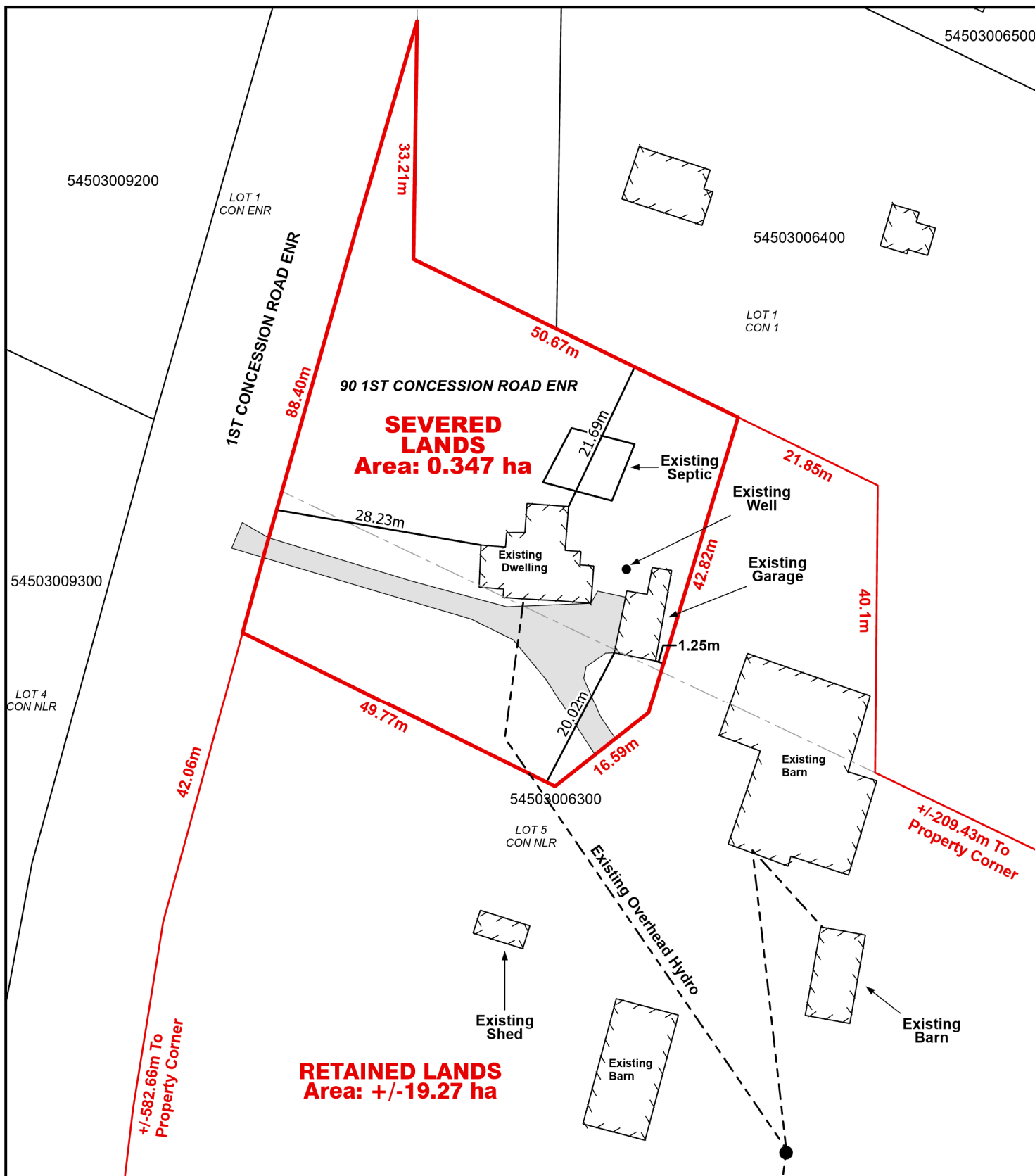
8/8/2025



6 3 0 6 12 18 24 Meters

## CONCEPTUAL PLAN

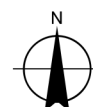
Geographic Township of HOUGHTON



### Legend

- Subject Lands
- Lands Owned

8/8/2025



6 3 0 6 12 18 24 Meters