

**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:** 40407067100

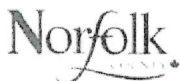
**A. Applicant Information**

**Name of Owner** RICK & JANICE BROOKS

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** 887 Norfolk Street North  
**Town and Postal Code** Simcoe, N3Y 3R9  
**Phone Number** xxx-xxx-xxxx 519 426 2262  
**Cell Number** xxx-xxx-xxxx 519 428 4413  
**Email** RICKBROOKS@hotmail.ca

**Name of Applicant** VanHeuyten Contractors Inc.  
**Address** 288 Scheffer Side Rd.  
**Town and Postal Code** Delhi N4B 2W6  
**Phone Number** 519-420-9986  
**Cell Number** " "  
**Email** vhcontractors@hotmail.com  
Victoria.vanheuyten@gmail.com



**Name of Agent** Stonecrest Engineering

**Address** 440 Wright Boulevard Unit #2

**Town and Postal Code** Stratford, N4Z 1H3

**Phone Number** 519-625-8025

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

**Email** bram@stonecrestengineering.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):

Township Plan 57B, Part Lots 2,3 RP, 37R3376 Parts 1&2

Geographical Township of Townsend, Township of Simcoe, County of Norfolk

Municipal Civic Address: 887 Norfolk Street North, Simcoe, Ontario

Present Official Plan Designation(s): Urban Settlement Area

Present Zoning: R1-B - Residential Type 1

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

Yes  No If yes, please specify:

Special Provision 14.430

3. Present use of the subject lands:

Family Dwelling / Home Business (Hair Salon)

\_\_\_\_\_

\_\_\_\_\_

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:

2 storey brick house with attached garage to be retained  
Setbacks. Front: 15.67m. N.Side: 13.65m. S.Side: 14.27m. Rear: 33.40m  
GFA: 255sq.m. Lot Coverage (Residence): 8.5% Width: 21.18m Length: 17.21m

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:

A RV/boat storage garage is proposed. 18' high sidewalls, leading to a 25' peak  
Setbacks. Front: 48.81m, N.Side: 1.20m, S.Side: 36.02m, Rear: 1.20m  
GFA: 223sq.m, Lot Coverage (Accessory): 7.4% Width: 12.19m Length: 18.29m

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:

The properties to the north and south are both residential (R1-B) and the rear is development (D)

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	49.0 m	12.0 m	ZBL 5.1.2	49.0 m	N/A
Lot depth	66.3 m	N/A	ZBL 5.1.2	66.3 m	N/A
Lot width	49.6 m	N/A	ZBL 5.1.2	49.6 m	N/A
Lot area	2 995 sq.m	280 sq.m (min.)	ZBL 5.1.2	2 995 sq.m	N/A
Lot coverage	N/A	55 sq.m	ZBL 3.1.2	223 sq.m.	168 sq.m
Front yard	N/A	6 m (min.)	ZBL 3.1.2	46.8 m	N/A
Rear yard	N/A	1.2 m (min.)	ZBL 3.1.2	1.2 m	N/A
Height	N/A	5 m (accessory)	ZBL 3.1.2	7.7 m	2.7 m
Left Interior side yard	N/A	1.2 m (min.)	ZBL 3.1.2	1.2 m	N/A
Right Interior side yard	N/A	1.2 m (min.)	ZBL 3.1.2	36.0 m	N/A
Exterior side yard (corner lot)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	N/A	N/A	N/A	N/A	N/A
Aisle width	N/A	N/A	N/A	N/A	N/A
Stall size	N/A	N/A	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A

Values beyond lot area provided for accessory structure only



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

It is not possible to comply with the provisions of the by-law as the garage is to be build to store an RV and a boat. The RV's height is dictating the height of door that is needed, which plays into the needed height of the garages side walls. With a pitched roof added, this puts the structures height over the maximum allowable. Additionally the gross floor area is too small at 55 sq.m.

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

~~Frontage: \_\_\_\_\_~~

~~Depth: \_\_\_\_\_~~

~~Width: \_\_\_\_\_~~

~~Lot Area: \_\_\_\_\_~~

~~Present Use: \_\_\_\_\_~~

~~Proposed Use: \_\_\_\_\_~~

~~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: \_\_\_\_\_~~

~~Depth: \_\_\_\_\_~~

~~Width: \_\_\_\_\_~~

~~Lot Area: \_\_\_\_\_~~

~~Present Use: \_\_\_\_\_~~

~~Proposed Use: \_\_\_\_\_~~

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

**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: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

~~Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_~~

~~Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_~~

**Note: If additional space is needed please attach a separate sheet.**

**D. All Applications: Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?  Yes  No  Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

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

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:

A combination of the what the adjacent uses and ages of the properties are, as well as the present owners knowledge

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:

The site is a 0.74ac residential property. There is no significant habitat for anything.

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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:

The site was checked on the County of Norfolk's GIS to look for potential hazards, however no further studies have been done as the proposed garage is for personal storage

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



4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard (submit MDS Calculation with application)**

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

**Wooded area**

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

**Municipal Landfill**

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

**Sewage treatment plant or waste stabilization plant**

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

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

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

**Floodplain**

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

**Rehabilitated mine site**

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

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

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

**Active mine site within one kilometre**

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

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

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

**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  Communal wells  
 Individual wells  Other (describe below)

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Sewage Treatment

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

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Storm Drainage

- Storm sewers  Open ditches  
 Other (describe below)

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2. Existing or proposed access to subject lands:

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

Name of road/street:

Norfolk St. N (Highway 24)

**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?

owner - 1

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.

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## **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**

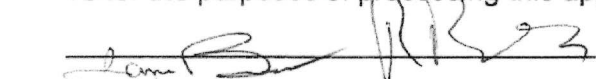
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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


Feb 22 2024  
\_\_\_\_\_  
Date

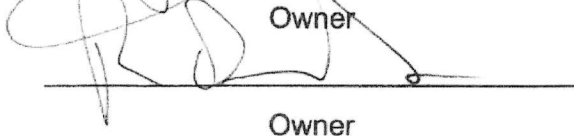
**J. Owner's Authorization**

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 RICK & JANICE BROOKS am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize VantHeuyten Contractors Ltd 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

  
\_\_\_\_\_  
Owner

Feb 22/24  
\_\_\_\_\_  
Date

Feb 22/24  
\_\_\_\_\_  
Date

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



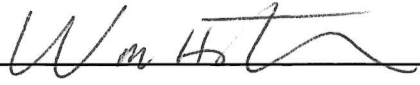
**K. Declaration**

I, Victoria Van Heugten of Norfolk County  
solemnly declare that:

all of the above statements and the statements contained in all of the exhibits  
transmitted herewith are true and I make this solemn declaration conscientiously  
believing it to be true and knowing that it is of the same force and effect as if made  
under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

NORFOLK COUNTY

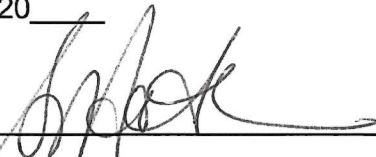


Owner/Applicant/Agent Signature

In SIMCOE ONT.

This 19<sup>th</sup> day of MARCH 2024

A.D., 2024

  
A Commissioner, etc.

Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 16, 2026.

Property Information	
Municipal Address	887 Norfolk St N, Simcoe.
Assessment Roll Number	3310404070671
Date of Evaluation	Feb 9/24

Evaluators Information	
Evaluators Name:	Allan Gee
Company Name:	Allan's Excavating Inc.
Address:	869 Charlotterville Rd 7, Simcoe
Phone:	519-428-9998
Email	info@allansexcavating.com
BCIN #	11440
<b>Purpose of Evaluation</b>	<input type="checkbox"/> Consent <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	
Site slope	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition:	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weather at time of evaluation:	11C sunny

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 type="checkbox"/> B. Filter Bed	<input checked="" 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):		
<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	1.5m	10.5m
Distance to bodies of water	NONE	NONE
Distance to nearest well	15m	30m
Distance to proposed property lines	Front: 32m Rear: 31.2m	Left: 25m Right: 21m
		Front: 46m Rear: 5m
		Left: 25m Right: 6m

## 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:		Quantity	(Q) Litres	Total
<b>Note:</b> Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.				
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)	23	50	1.50
Subtotal (B)				1.50
Subtotal A+B=Daily Design Flow (Q)				2150

## Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units		How Many?		Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	2	=	12
Bathtub only(with or without shower)	1.5	X		=	
Shower stall	1.5	X		=	
Wash basin / Lavatory (1.5 inch trap)	1.5	X	1	=	1.5
Water closet (toilet) tank operated	4.0	X	1	=	4
Bidet	1.0	X		=	
Dishwasher	1.0	X	1	=	1
Floor Drain (3 inch trap)	3.0	X		=	
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	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	1	=	1.5
Other:					
Total Number of Fixture Units:					23

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	
<b>Daily Design Flow (Q)</b>			

### 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
<b>Daily Design Flow (Q)</b>			

## 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	2150	X 2 = 4500
<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>									
<input type="checkbox"/> <b>A. Absorption Trench</b>									
Total length of distribution pipe	Conventional $(Q \times T) \div 200 =$ <u>183</u> m Type I leaching chambers $(Q \times T) \div 200 =$ _____ m Type II leaching chambers $(Q \times T) \div 300 =$ _____ m Configured as: _____ runs of _____ m Total: _____ m								
<input type="checkbox"/> <b>B. Filter Bed</b>									
<b>Effective Area</b> 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 $Q \div 100$ <b>Distribution Pipe</b> Contact Area = $(Q \times T) \div 850$ Mantel (see Part 1)	Effective area: _____ $(Q) \div$ _____ (75, 50, or 100) = _____ m <sup>2</sup> Configured as: _____ m x _____ m Number of beds _____  Number of runs: _____ Spacing of runs: _____ m Contact Area: $(\text{_____ } (Q) \times \text{_____ } (T)) \div 850 =$ _____ m <sup>2</sup>								
<input type="checkbox"/> <b>C. Shallow Buried Trench</b>									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Percolation time (T) of soil in minutes:</th> <th style="width: 20%;">Length of distribution pipe (metres)</th> </tr> <tr> <td><math>1 &lt; T \leq 20</math></td> <td><math>Q \div 75</math> metres</td> </tr> <tr> <td><math>20 &lt; T \leq 50</math></td> <td><math>Q \div 50</math> metres</td> </tr> <tr> <td><math>50 &lt; T &lt; 125</math></td> <td><math>Q \div 30</math> metres</td> </tr> </table>	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	$(L) =$ _____ $(Q) \div$ _____ (75, 50, 30) = _____ m Configured as: _____ runs of _____ m Total: _____ m
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								
<input type="checkbox"/> <b>D. Advance Treatment System</b>									
Provide description of system.									
<input type="checkbox"/> <b>E. Type A Dispersal Bed</b>									
<b>Stone Layer</b> If $Q \leq 3000$ litres per day, use $Q \div 75$ If $Q > 3000$ litres per day, use $Q \div 50$ <b>Sand Layer</b> $1 < T \leq 15$ use $(Q \times T) \div 850$ $T > 15$ use $(Q \times T) \div 400$	Stone Layer = _____ $(Q) \div$ _____ (75 or 50) = _____ m <sup>2</sup>  Sand Layer = $(\text{_____ } (Q) \times \text{_____ } (T)) \div (850 \text{ or } 400) =$ _____ m <sup>2</sup>								
<input type="checkbox"/> <b>F. Type B Dispersal Bed</b>									
Area = $(Q \times T) \div 400$ <b>Linear Loading Rate (LLR)</b> $T < 24$ minutes, use 50 L/min If $T \geq 24$ minutes, use 40 L/min	Area = $(\text{_____ } (Q) \times \text{_____ } (T)) \div 400 =$ _____ m <sup>2</sup> Pump chamber capacity = _____ L Length $(Q \div \text{LLR}) =$ _____ m Bed configuration = _____ m x _____ m = _____ m <sup>2</sup> Number of Beds = _____								
<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

SAND.

## Cross sectional drawings are required for all septic systems

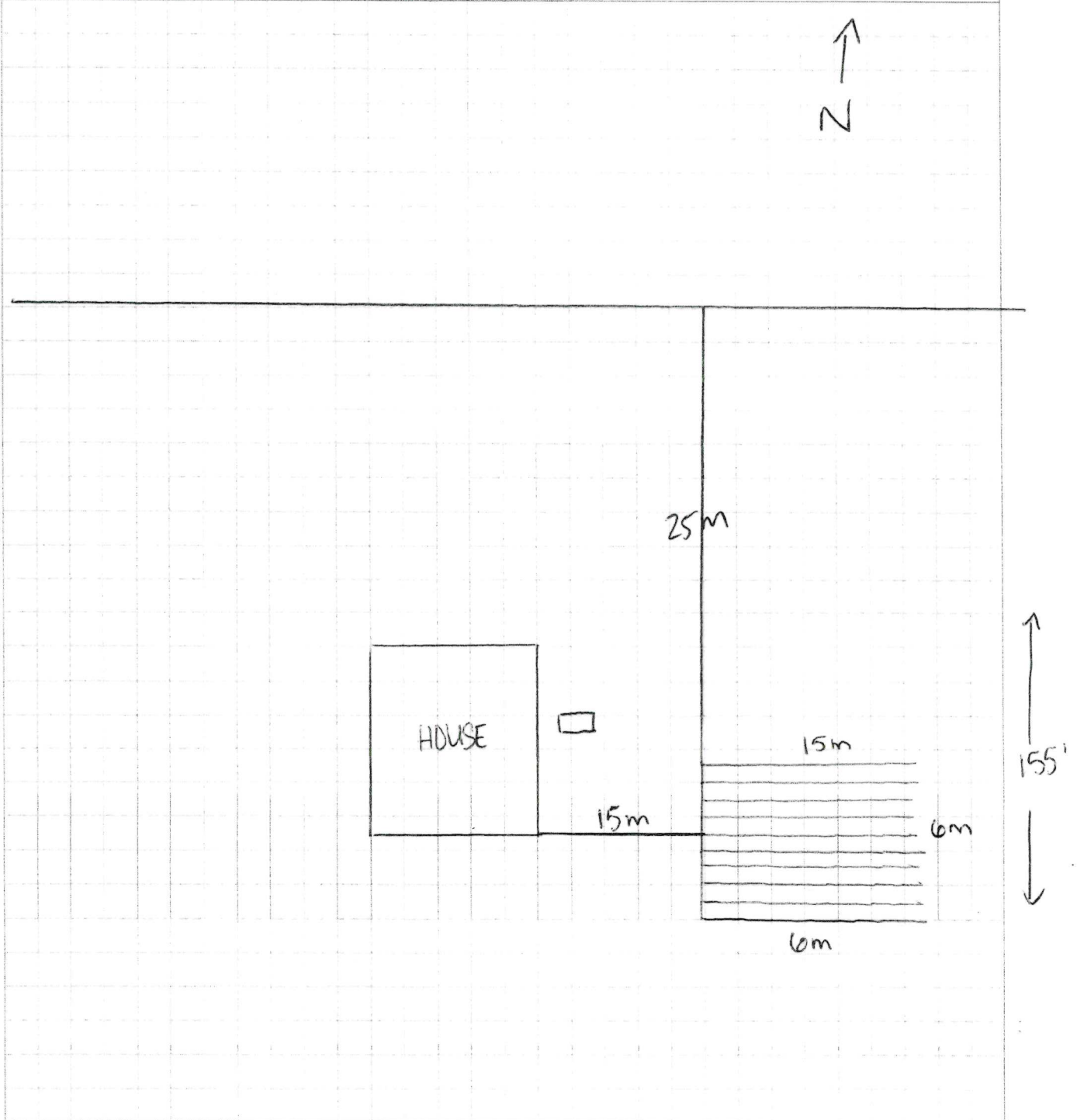
1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.

A large grid for drawing cross-sectional drawings of septic systems. The grid is approximately 20 units wide and 30 units high, providing a space for detailed technical drawings.

# Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

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



## Overall System Rating

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

Additional Comments:

Note: Any repair or replacement of an on-site sewage system requires a building permit.

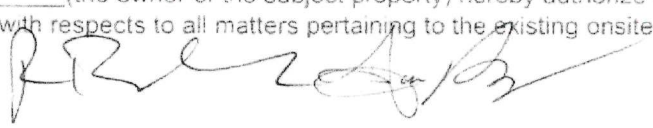
Contact the Norfolk County Building Department at (519) 426-5870 ext. 6016 for more information.

## Verification

### Owner:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, RICK & JANILE BROOKS (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.

Owners Signature: 

Date:

### Evaluator:

I, ALLAN GILL 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: FEB 12 / 24

Date: 

## Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

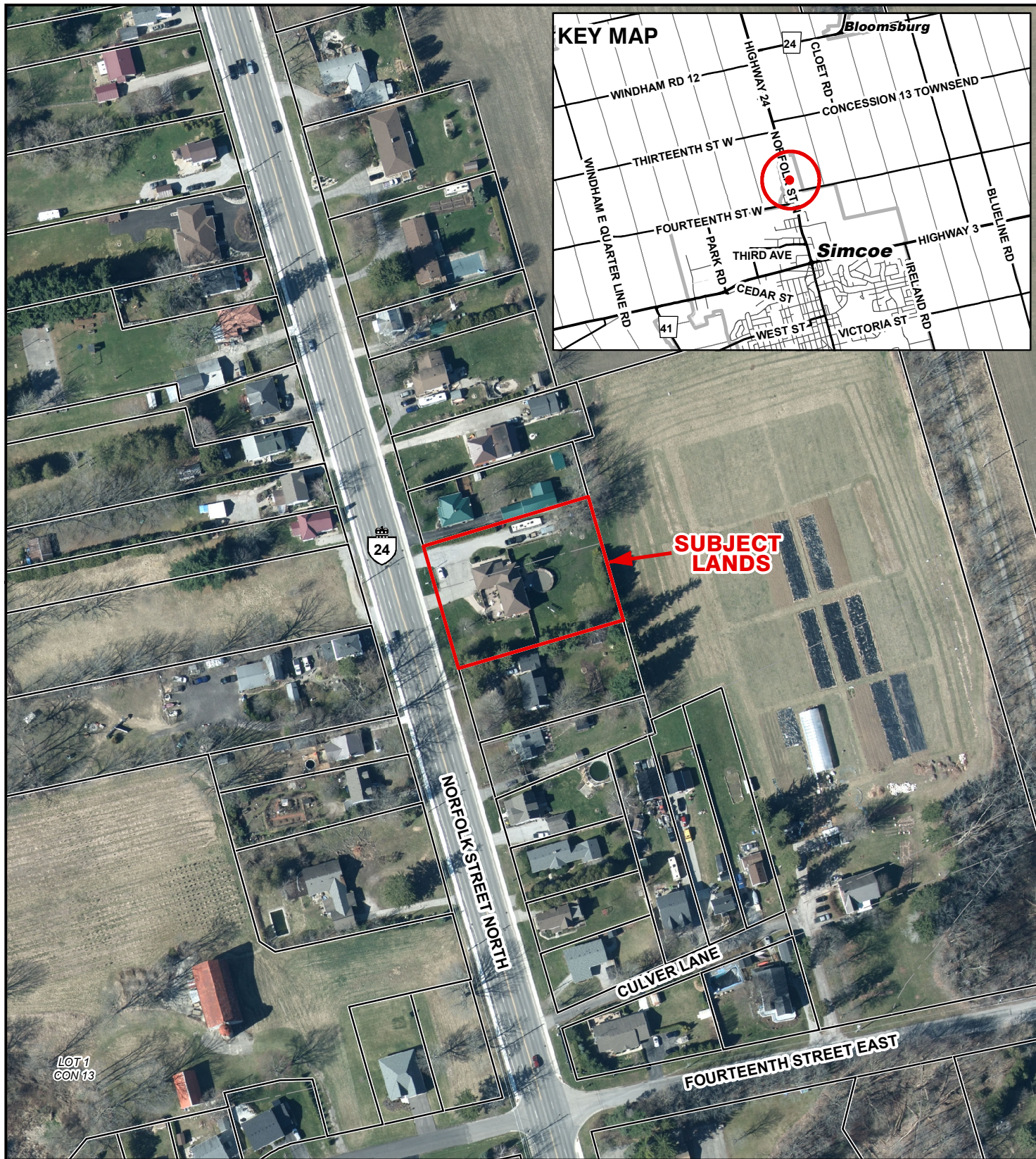








**MAP A**  
**CONTEXT MAP**  
Geographic Township of TOWNSEND

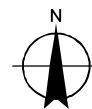
ANPL2024091



**Legend**

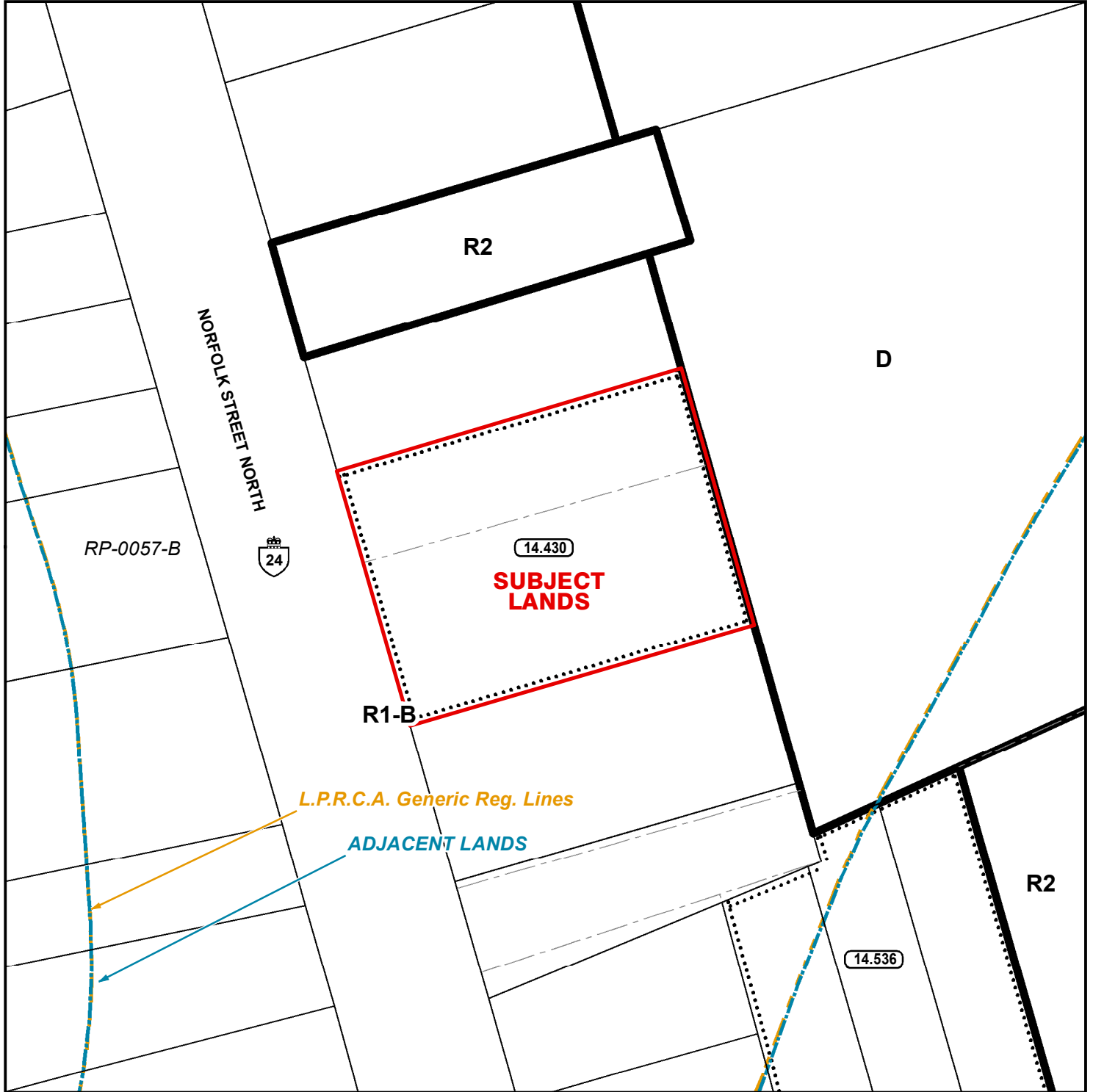
-  Subject Lands
-  2020 Air Photo

5/14/2024



0 10 20 30 40  
Meters





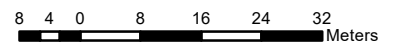
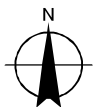
**LEGEND**

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

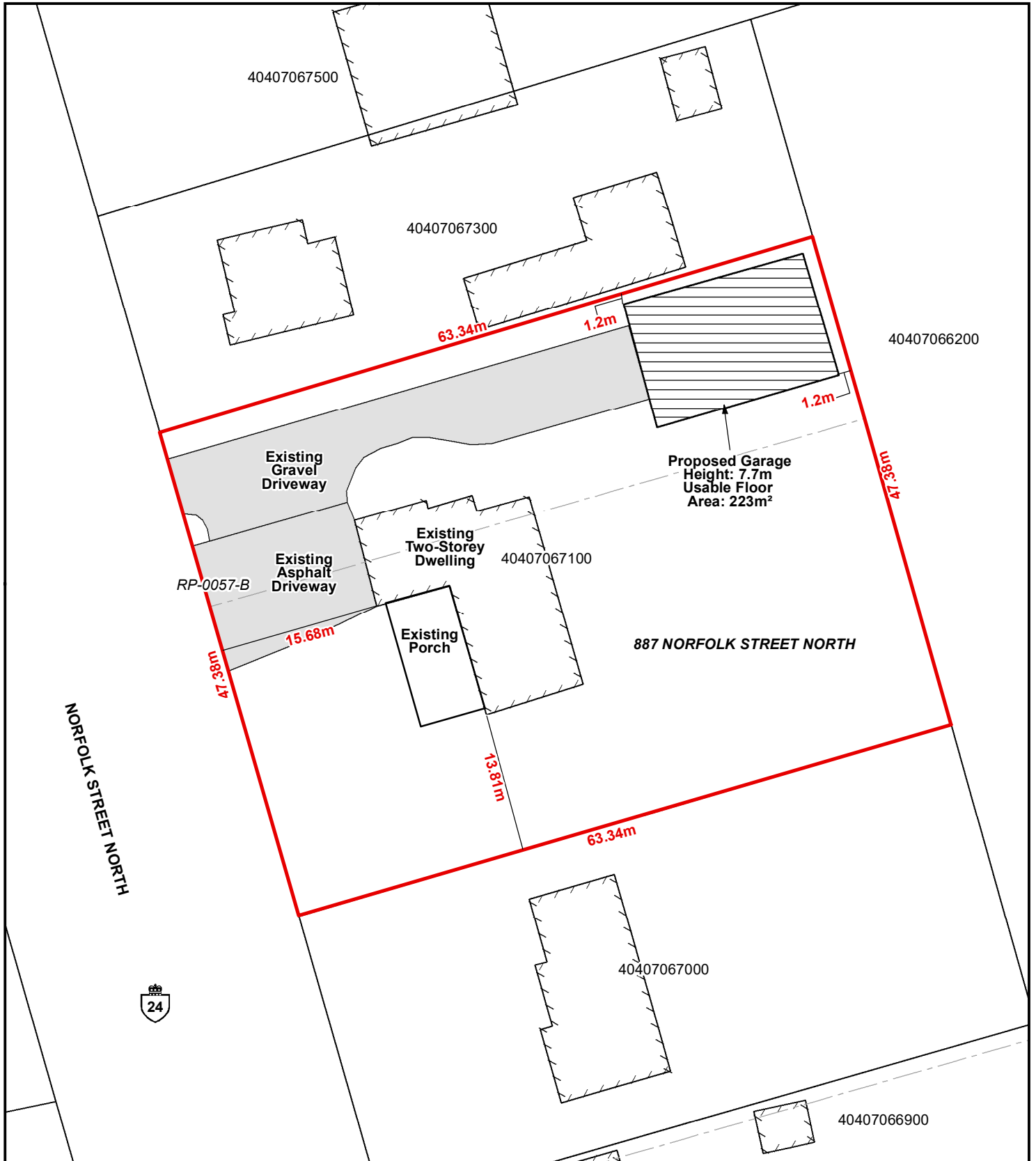
5/14/2024

- (H) - Holding
- D - Development Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone




CONCEPTUAL PLAN

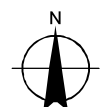
Geographic Township of TOWNSEND



Legend

 Subject Lands

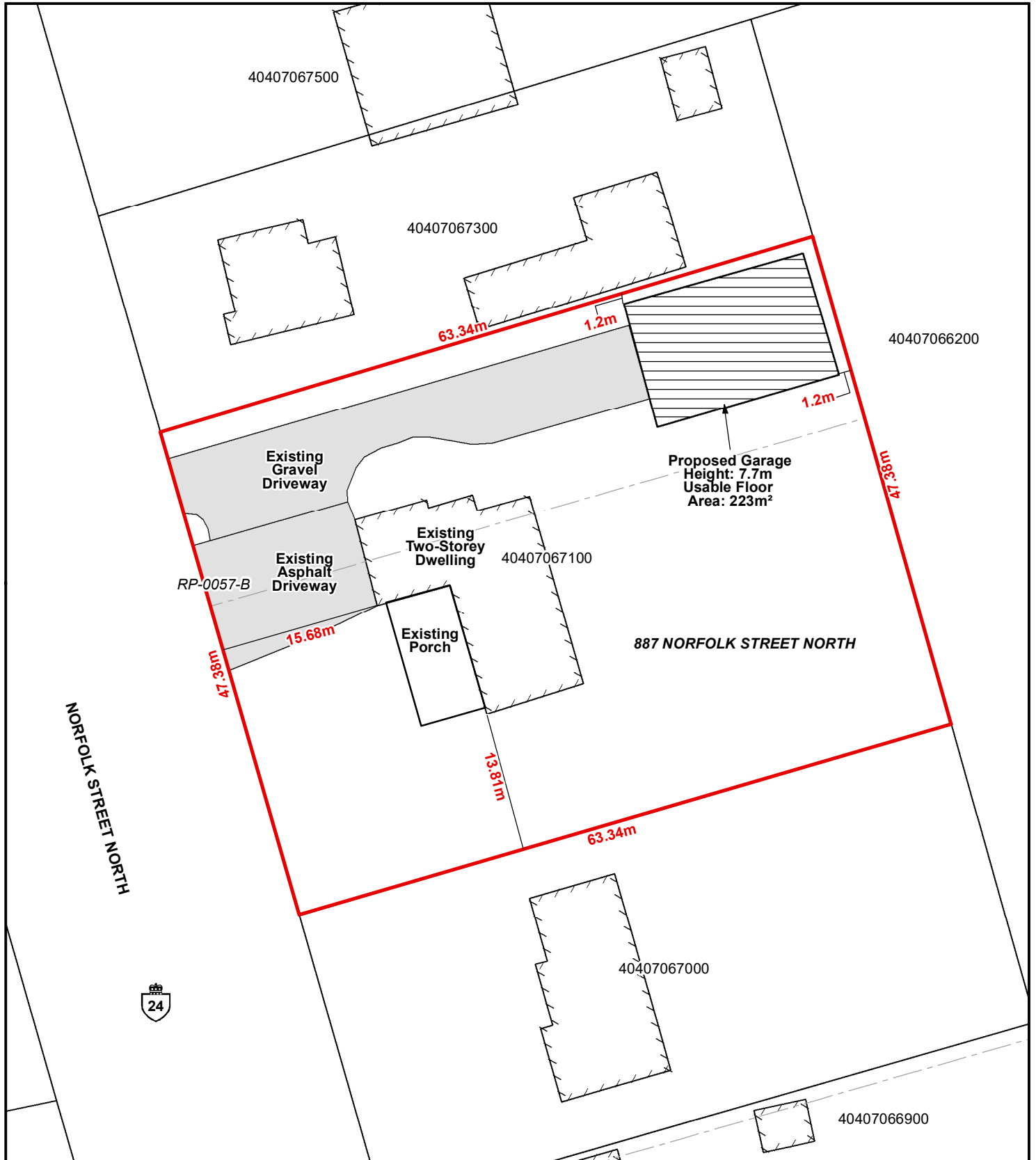
5/14/2024






## CONCEPTUAL PLAN

Geographic Township of TOWNSEND



### Legend

 Subject Lands

5/14/2024

