

For Office Use Only:

File Number _____
Related File Number _____
Pre-consultation Meeting _____
Application Submitted AUGUST 10, 2022
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

Vpd 3451.00
514.15

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: 33-10-542-020-00900-0000**A. Applicant Information**

Name of Owner Dennis Marcel Vanhooren

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 595 Concession 3 STR
Town and Postal Code Delhi, Ontario N4B 2W4
Phone Number _____
Cell Number 519-983-6951
Email _____

Name of Applicant Same as Owner
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____



Name of Agent	MHN Lawyers LLP. (Attention: W. Christopher Nunn)
Address	39 Colborne Street North
Town and Postal Code	Simcoe N3Y 3T8
Phone Number	519-426-6763
Cell Number	
Email	nunn@mhnlawyers.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 agent noted above.

Owner

Agent

Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

Rita Edna Lambert (Instrument NK145013)
1190 Middleton-North Walsingham Townline Road, Delhi, Ontario.

B. Location, Legal Description and Property Information

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

Part Lot 15, Concession 14, North Walsingham; Norfolk County (P.I.N. 50137-0131)

Municipal Civic Address: 1190 Middleton-North Walsingham Townline Road, Delhi, Ontario

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:

Not to the Applicant's knowledge.

3. Present use of the subject lands:

Farming (agricultural) and residential (proposed severed parcel contains the single detached dwelling).



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:

See Sketch attached.

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:

N/A

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:
Farmed indefinitely, the existing dwelling (to be severed) was constructed in or about 1865.

9. Existing use of abutting properties:
Residential and agricultural

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:

~~Instrument NR211358, now in favour of Union Gas Limited. No effect on severance.~~

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	609.74 metres	564.97 metres
Lot depth	863.21 metres	same
Lot width	409.58 metres	same
Lot area	412,071 square metres	406,001 square metres
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

for
+
sketch
attached

2. Please outline the relief requested (assistance is available):

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

4. Description of land intended to be severed in metric units:

Frontage:	44.77 metres
Depth:	121.90 metres
Width:	44.77 metres
Lot Area:	6,060.3 square metres
Present Use:	Residential
Proposed Use:	Residential (same as present)

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: N/A

Description of land intended to be retained in metric units:

Frontage: 564.97 meters

Depth: 863.21 meters

Width: 409.58 meters

Lot Area: 406,001 square metres

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Barn (See attached Sketch)

5. Description of proposed right-of-way/easement in metric units:

Frontage: N/A

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: Dennis Marcel Vanhooren

Roll Number: 33-10-541-060-13200-0000

Total Acreage: 126 acres

Workable Acreage: 100 acres

Existing Farm Type: (for example: corn, orchard, livestock) cash crop (corn/beans)

Dwelling Present?: ● Yes ○ No If yes, year dwelling built unknown, possibly in the 1930's.

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 _____

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 _____
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 _____

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

D. 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:
Personal knowledge of Applicant.



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. 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 on the subject property is proposed at this time.

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 on the subject property is proposed at this time.

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. 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 _____ adjoining property _____

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. 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:

Middleton North Walsingham Townline Road

G. 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:**

- Zoning Deficiency Form
- 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
- Agricultural Impact Assessment

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

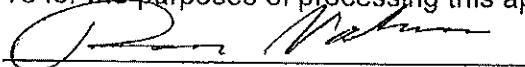
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



July 18th, 2022

Owner/Applicant/Agent Signature

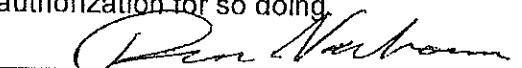
Date

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 Dennis Marcel Vanhooren am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize MHN Lawyers LLP, (Attn: Chris Nunn) 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.



July 18 / 2022

Owner

Date

Owner

Date

K. Declaration

1, Dennis Marcel Vanhooren 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:

Since 01

James Vanburen

Owner/Applicant/Agent Signature

In the province of Ontario

This 18th day of July

A.D., 20²¹

A Commissioner, etc.

Commissioner, etc.

SCHEDULE 'A'

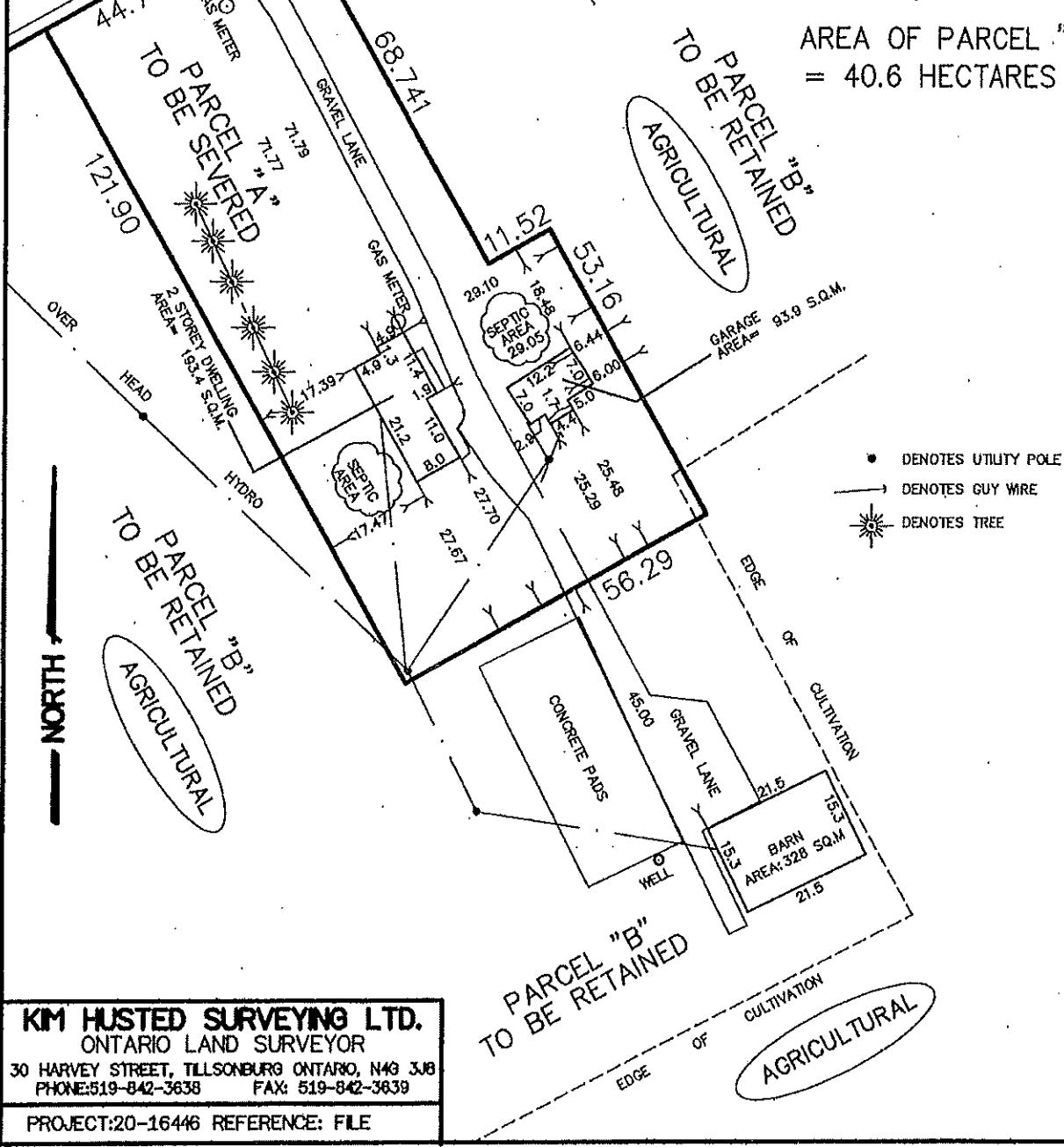
ROAD ALLOWANCE BETWEEN
GEOGRAPHIC TOWNSHIPS OF
MIDDLETON AND NORTH WALSINGHAM

PROPOSED SKETCH FOR SEVERENCE
PART OF LOT 15
CONCESSION 14
GEOGRAPHIC TOWNSHIP OF
NORTH WALSINGHAM
IN
NORFOLK COUNTY
NOT TO SCALE

AREA OF PARCEL "A"

15 acre = 6070.3 SQUARE METRES

AREA OF PARCEL "B"
= 40.6 HECTARES



KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J6
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT:20-16446 REFERENCE: FILE

To Planning Staff and Committee Members

Hi, I'm Rita Lambert. This is the Lambert Family Farm, and it has been in operation for 4 generations. The house was built in 1867, so is now 154 years old. There have been a few additions and upgrades to the house over the years, including a garage addition with bath room/laundry area (to house workers) in the early 70's. My husband and I became partners with his parents in 1993 and then we bought the farm in 2001.

The primary crops have been tobacco with rotations of rye, corn or soybeans. Of course, with changing times, along with hundreds of other local farmers, the decline of tobacco was steady and persistent. The last crop of tobacco here was 2002/03.

Financing had now become extremely difficult. In order to diversify we applied for a Government Program to assist in new crop incentives. A considerable amount of planning and approvals had us begin an elderberry operation. The expectation was that gradually the whole farm would be planted. With a great degree of information, searching and leg work, we had accumulated a small market. Long story shortened is, that with any Gov't. incentive money, the thought process is not carried through. Ourselves and dozens of other new farmers were left with great crops of fruits and vegetable and no place to process or market them. Coolers were full, stress was high! Eventually my husband took his life (2007). I have since sold assets and cleaned up the farm to be able to repay debts and then to rent the land out.

I have 5 rows of blue and green spruce trees with some yews as well. About 120 total, planted 13 years ago in poor low land on the east side of the house. Now that they are mature trees, I have just completed sowing grass between rows. The west side of the house is also quite low with black soil and difficult to work in. It was always used as pasture.

Through it all, this family has consistently enjoyed numerous gatherings of every occasion, all year. We use the whole area from the house to barn to woods. Just this August we had a wonderful family reunion and celebration of life. It was perfect. We decorated and celebrated using the whole area, with games on the lawns, a BBQ, fire pit, fireworks and even made an aerial video! Family came from Toronto, London and B.C. This HOME is our heritage!

It is unsettling to find that a few acres of land will upset a whole township to a point of huge losses of money! It is obvious that each farm property has a different layout, and also obvious that land, not usable, around houses or outbuildings, could be viable to a farmer. Nor do they wish the upkeep! Property taxes can be adjusted to these areas. Not only will residents keep up their properties, but farmers will be able to concentrate on the crops that are already testing their limits.

Norfolk County was constructed by people from around the world. They brought together knowledge and respect for their land. It is a beautiful area and we would like to maintain its character. Please let us keep our traditions alive to show others how we have tirelessly tried to keep countryside special and unique.

In consideration, I would like to retain all grass area in front and around the house because it is not viable farm land. This would give me a normal looking front yard with a usable laneway.

Rita Lambert

Upgrade Now

Find messages, documents, photos or people

To Norfolk county Planning and committee members

CC / BCC

severance

We Roland & Jean have no problems with Rita being allowed to sever her house with a oversized lot from the farm allowing her to be a home owner not a renter. Rita has been a good neighbour for many years and has kept the place neat and tidy and we hope this will be taken into consideration, for this is a plus for all

Roland & Jean

*Roland Vanderhaeghe
Jean Vanderhaeghe*

Hide

Hide

Norfolk County Planning Staff +
Committee Members.

As a neighbour of Rita, I would like to say that we would definitely not oppose a lot separation. She keeps her property very neat, always cutting grass + tending to her small tree lot, as well as the many flowers. Since the house + yard area are no good for farming purposes, it should stay in her keeping. We would be sad to see a good helpful neighbour leave our area.

Thank you for listening
Signed


Wayne + Amanda Arsenault

Dec 7 2021

To whom it may concern.

I understand that my neighbor Rita Lambert is interested in severing her house from her farm. Rita has been a great neighbor to us for the past 12 years. She maintains her lot and keeps things looking awesome. Rita is easy to get along with and always willing to lend a helping hand.

I hope that you can find it in your hearts to allow Rita to sever her lot and let her keep her garage (the detached one) and her tree lot. I would be very sad to loss Rita as a neighbor as you couldn't ask for a better one.

Sincerely,

Sharlene Nevill and Family

Nov 28/2021

To Norfolk County Planning Staff and Committee Members

Dear Staff,

We are writing a note to confirm that we have no problem with Rita Lambert severing her house from her farm property.

Quite the opposite.

Rita has been a considerate next-door neighbour respecting both land and people, and we would like to see her stay in the house that has so much of her family history in its walls. Four generations is nothing to sneeze at; continuity of care is a blessing in rural properties that is often overlooked by blanket regulations.

We urge you to consider her request favorably.

Good neighbours are hard to come by.

Thank you for your time.

Sincerely



Arlene Stinchcombe



Brad Carson

1200 Middleton North Walsingham Townline Rd.

N4G 2W4

To: Norfolk County Planning Staff
and Committee Members

This letter is to indicate our support for the severance of the farmhouse from the land currently owned by Rita Lambert.

Rita is an asset to the neighbourhood as she has always maintained her property to the highest standards.

As long as the lot would be of the appropriate size in keeping with the local neighbourhood, we fully support the severance.

With best regards,

Joe & Lori Long
1404 Mid-N Walsingham
Townline Road,
RR#1 Delhi, ON, N
N4B 2W4

Norfolk County Planning Staff and Committee Members

John and Sharon Guillemette
1179 Middleton - North Walsingham Townline Road
Delhi, Ontario
N4B 2W4

519-875-4174

Dear Staff and Committee.

It has been brought to our attention that Rita Lambert is endeavoring to sever her farmland. It is our understanding that it is a 4th generation maternal home and she does not wish to relinquish it; we fully understand her plight.

Rita is a first class neighbour. She is friendly, courteous and generous in assistance whenever a neighbour is in need. Dennis Vanhooren has worked her farmland for 14 years, and has always done so with utmost respect and without disturbance to the neighbourhood. We wish to continue seeing Dennis farm this land.

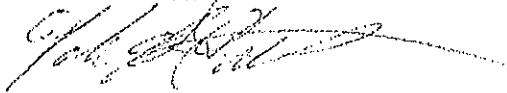
We in no manner oppose Rita with her choice to sever her property and entirely support her dream to retain her maternal home to be passed to the 5th and following generations.

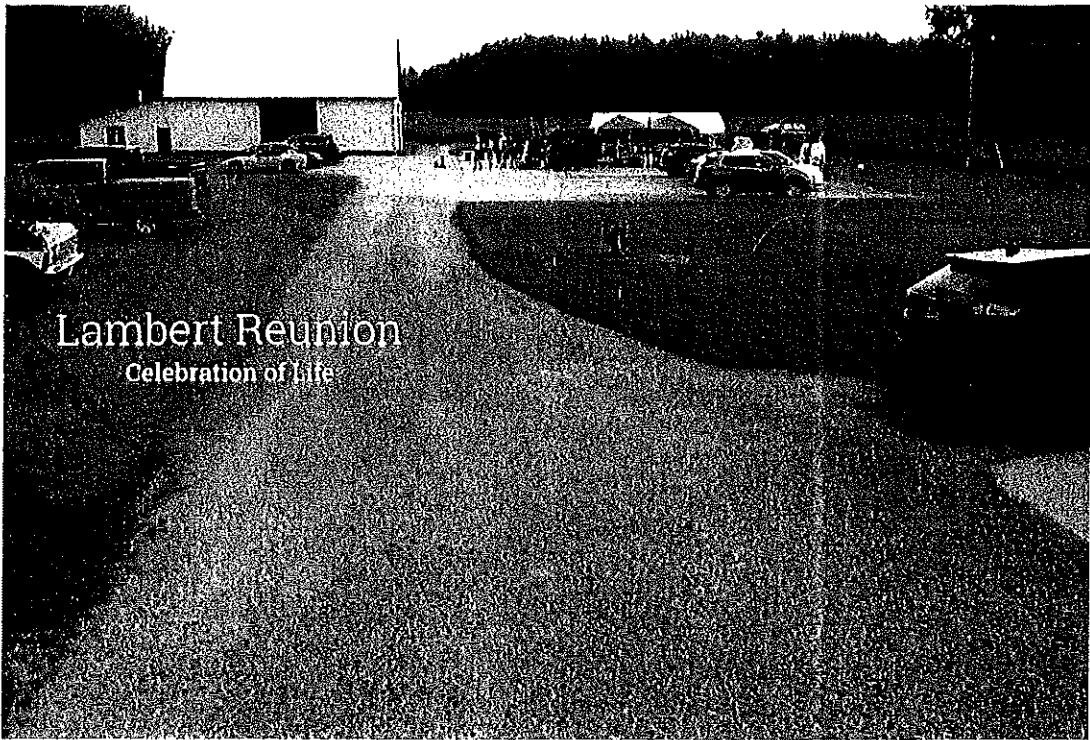
Thank you.

Sharon Guillemette



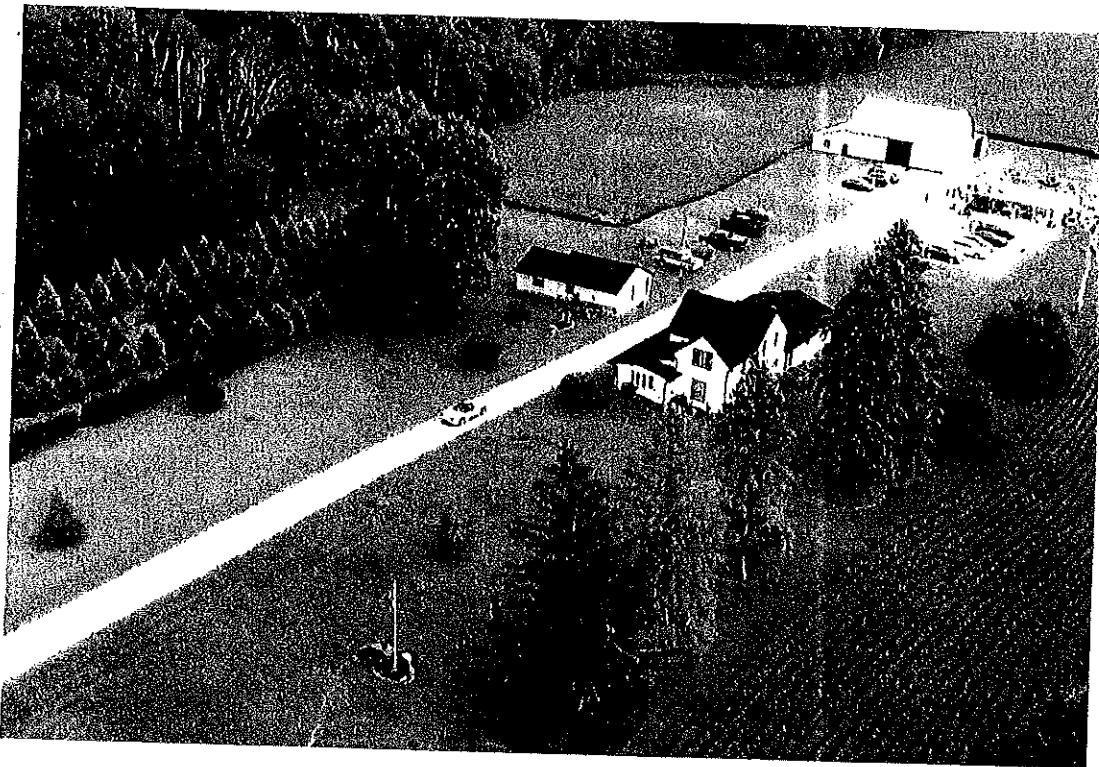
John Guillemette

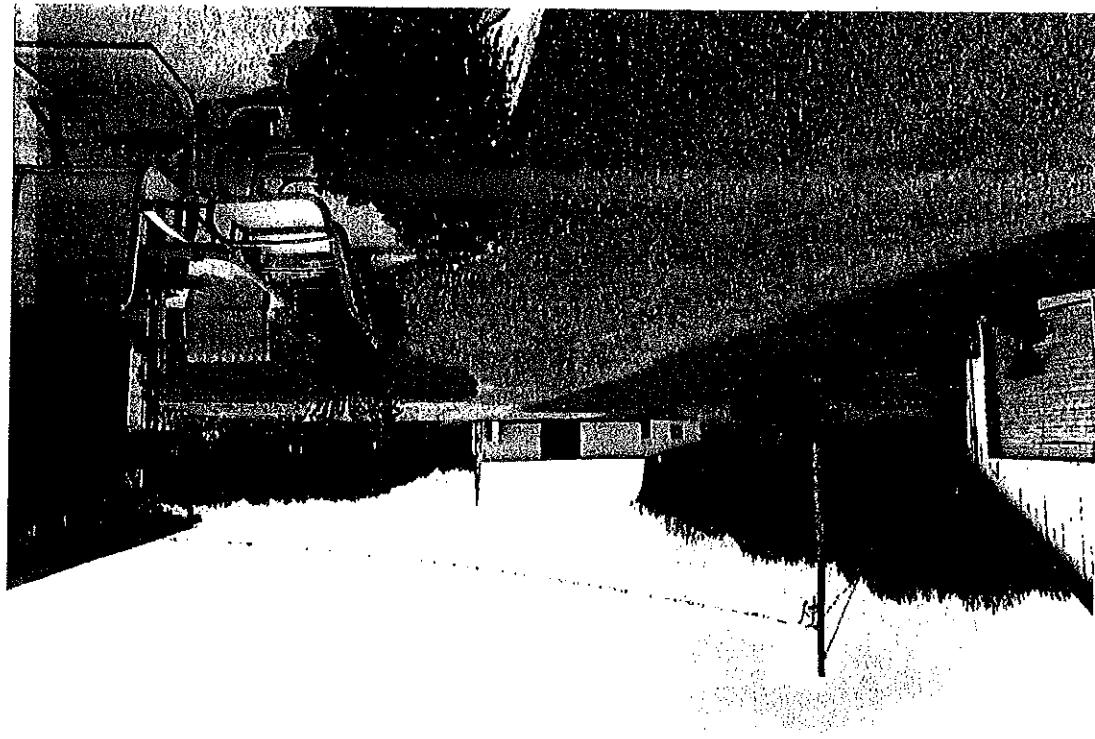
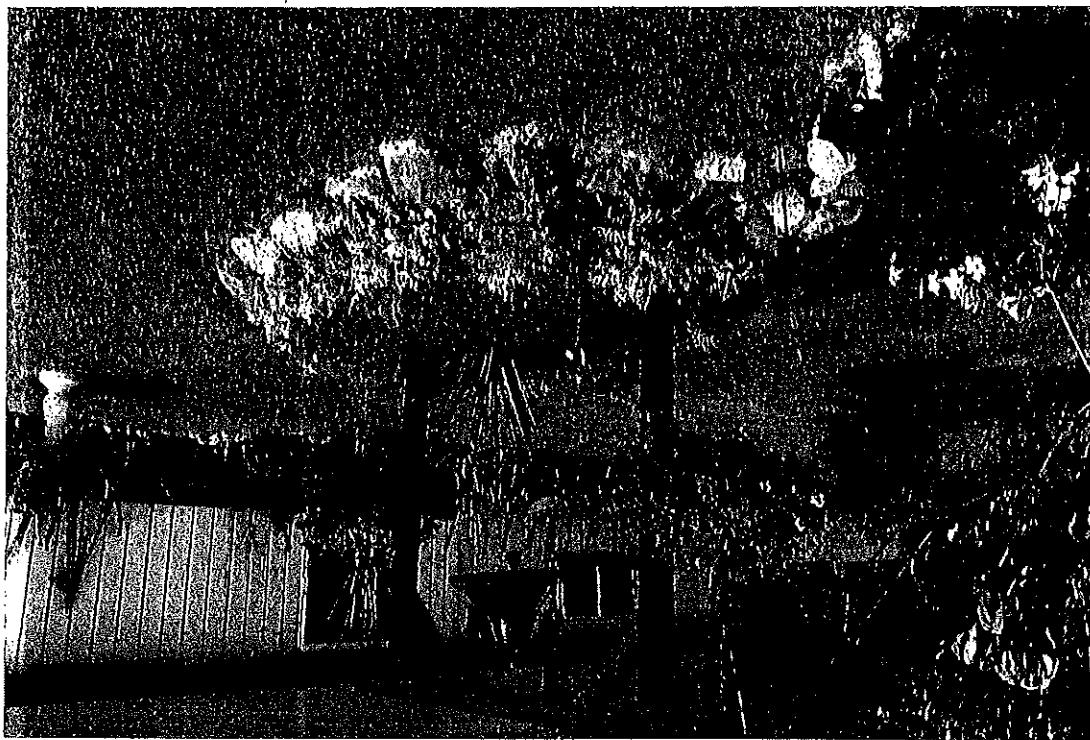




Lambert Reunion
Celebration of Life















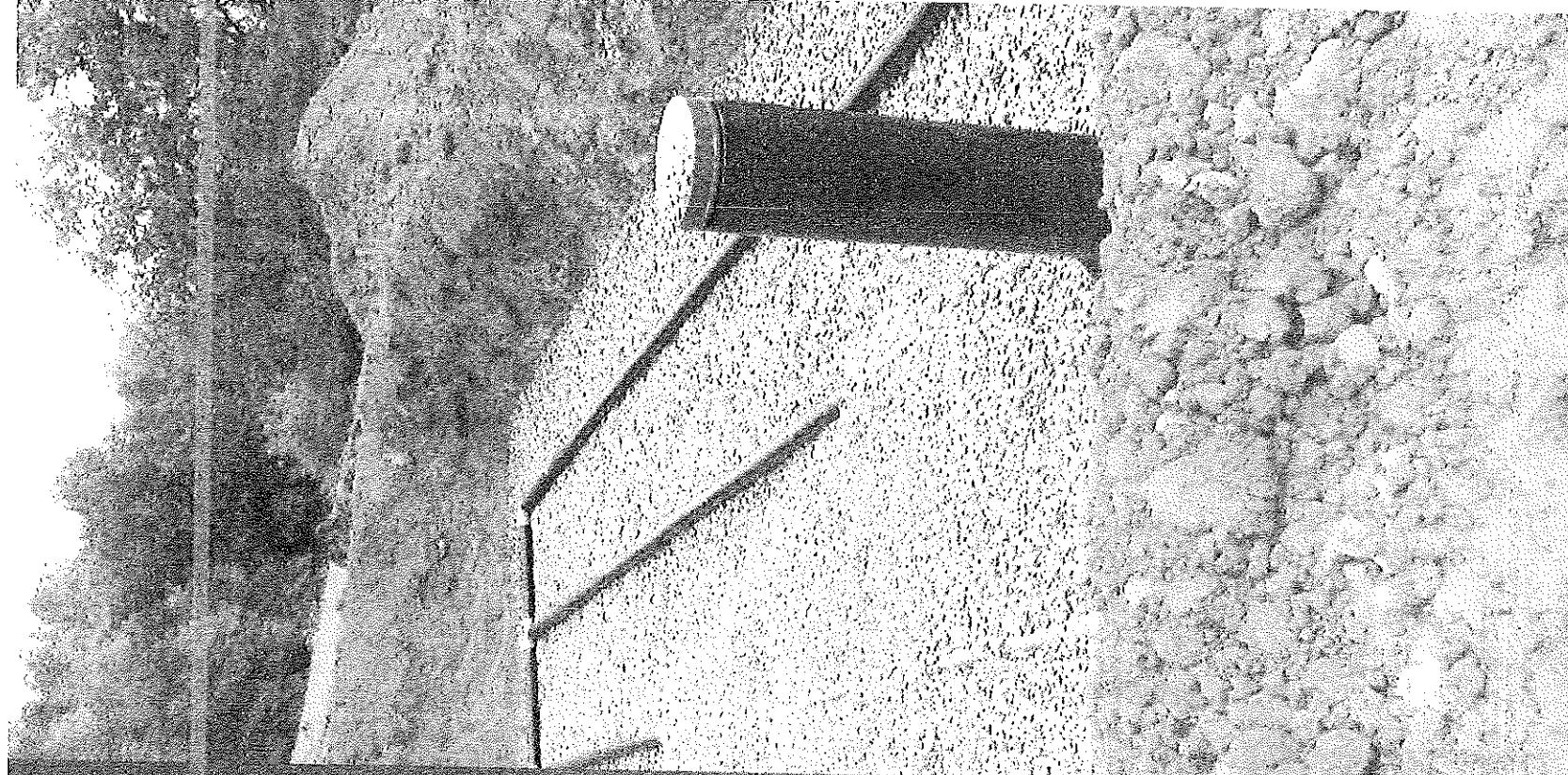






Additional Notes to Be Referred To With the Severance Sketch

1. The hydro line to the barn on the retained parcel will be disconnected.
2. The gravel driveway will be disconnected vis a vis the retained parcel. The retained parcel has its own separate access.
3. The barn on the retained parcel is being used for storage purposes only. There is no livestock in it.
4. Ms. Lambert herein owned the entire parcel (i.e., the severed and retained). The severed parcel will be transferred back to her upon the implementation of the severance.
5. The mature trees to the east of the severed parcel are to remain there.
6. The well for the house is shown on the Severance Sketch as being on the retained parcel. The Applicant and Ms. Lambert will come to separate terms regarding the use of that well by Ms. Lambert.



**Existing
On-Site Sewage
System**

**Evaluation
Form**

Norfolk
COUNTY

Norfolk County Building Department
Community Development Division
185 Robinson Street, Suite 200 Simcoe, Ontario, N3Y 5L6
norfolkcounty.ca



Evaluation of On-Site Sewage Systems

INSTRUCTIONS

1. Please complete the following form by checking appropriate lines and filling in blanks.
2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
4. Evaluations should be scheduled accordingly so as not to delay the application process.
5. Completed Forms MUST be submitted as part of a "complete" Planning Application. Failure to meet this date may cause the application to be deferred.
6. Evaluation Forms will become part of the property records of Norfolk County Building Department.
7. No On-Site Sewage System Evaluation will be conducted where:
 - a. snow depth exceeds two (2) inches, or
 - b. grass and brush exceeds twelve (12) inches

8. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.

Collection of Personal Information.

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

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

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

Community Development Division- Building Department
185 Robinson Street, Suite 205, Simcoe, ON N3Y 5L6 • 519-426-5870 Ext. 6012

Property Information	
Municipal Address	190 M. 00000 / West Missionary Trunk 6
Assessment Roll Number	3310 542 020 000 00
Date of Evaluation	November 29/2022

Evaluators Information

Evaluators Name:	ED DIVE
Company Name:	GREEN ENVIRONMENTAL INC.
Address:	1809 8th Congress Road LANGTON ON N0E 1G0
Phone:	519-426-7103
Email:	EdDive@environmental.ca
BCIN #	33413 / 35254

Purpose of Evaluation

<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 <u>Soil Assessment</u>

Building Information

<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Industrial
<input type="checkbox"/> Commercial	<input type="checkbox"/> Agricultural

Gross building area: (m²): 1500

Number of bedrooms: 3

Number of fixture units: 17.5

Daily Design Flow: (litres): 1600 L

Is the building currently occupied? Yes No If No, how long? 24

Site Evaluation

Soil type, percolation time (T)	<input checked="" type="checkbox"/> Unconsolidated - <u>ESTIMATE</u>
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:	<u>Cloudy & 24</u>

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

<input type="checkbox"/> 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

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

In ground system

Raised Bed system

Height raised above original grade (metres)

Setbacks (metres)	Tank	Distribution Pipe
Distance to buildings & structures	7 ft	20 ft
Distance to bodies of water	N/A	N/A
Distance to nearest well	> 100 ft	> 100 ft
Distance to proposed property lines	Front: <u>100 ft</u> Left: <u>150 ft</u> Right: <u>120 ft</u> Rear: <u>100 ft</u>	Front: <u>100 ft</u> Left: <u>50 ft</u> Right: <u>120 ft</u>

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

A) Residential Occupancy

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)	1,600

B) Plus Additional Flow for:

Note:

Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.

B) Plus Additional Flow for:		Quantity (Q) Litres	Total
Note:	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 ² over 200m ² up to 400m ²		100
	Floor space for each 10m ² over 400m ² up to 600m ²		75
	Floor space for each 10m ² over 600m ²		50
Or	Each Fixture Unit over 20 fixture Units <i>(Total of Worksheet B - 20 = Quantity)</i>	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	<u>2</u>
Bathtub only (with or without shower)	1.5	X	<u>1.5</u>
Shower stall	1.5	X	<u>1.5</u>
Wash basin / Lavatory (1.5 inch trap)	1.5	X	<u>1.5</u>
Water closet (toilet) tank operated	4.0	X	<u>4.0</u>
Bidet	1.0	X	<u>1.0</u>
Dishwasher	1.0	X	<u>1.0</u>
Floor Drain (3 inch trap)	3.0	X	<u>3.0</u>
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	<u>1.5</u>
Domestic washing machine	1.5	X	<u>1.5</u>
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	<u>1.5</u>
Other:			
Total Number of Fixture Units:			17 <u>5</u>

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 wastes

2. where laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewer system. OBC 8.1.3(2)

3. Sump pumps are not to be connected to the sewage system. Contact the City of Waukegan at 847-966-3122.

Do not connect 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)

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 3000 L.

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
Residential Occupancy house, apartment, camp for housing of workers	1600	$1600 \times 2 = 3200$
All Other Occupancies		$3200 \times 3 =$
Holding Tank		

Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F																																															
<input type="checkbox"/> A. Absorption Trench																																															
<table border="1"> <tr> <td rowspan="3">Total length of distribution pipe</td> <td colspan="5">Conventional $(Q \times T) + 200 =$ _____ m</td> </tr> <tr> <td colspan="5">Type I leaching chambers $(Q \times T) + 200 =$ _____ m</td> </tr> <tr> <td colspan="5">Type II leaching chambers $(Q \times T) + 300 =$ _____ m</td> </tr> <tr> <td colspan="6">Configured as: _____ runs of _____ m Total: _____ m</td> </tr> </table>						Total length of distribution pipe	Conventional $(Q \times T) + 200 =$ _____ m					Type I leaching chambers $(Q \times T) + 200 =$ _____ m					Type II leaching chambers $(Q \times T) + 300 =$ _____ m					Configured as: _____ runs of _____ m Total: _____ m																									
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<input type="checkbox"/> B. Filter Bed																																															
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<input type="checkbox"/> C. Shallow Buried Trench																																															
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<input type="checkbox"/> D. Advance Treatment System Provide description of system.																																															
<input type="checkbox"/> E. Type A Dispersal Bed																																															
<table border="1"> <tr> <td rowspan="3">Stone Layer If $Q \leq 3000$ litres per day, use $Q + 75$ If $Q > 3000$ litres per day, use $Q + 50$</td> <td colspan="5">Stone Layer = _____ (Q) + _____ (75 or 50) = _____ m²</td> </tr> <tr> <td colspan="5">Sand Layer = $(\frac{_____ (Q) \times _____ (T)}{(T)} + 850 \text{ or } 400) =$ _____ m²</td> </tr> <tr> <td colspan="5">m</td> </tr> <tr> <td colspan="6"> <table border="1"> <tr> <td rowspan="3">T > 15 use $(Q \times T) + 400$</td> <td colspan="2">1 < T ≤ 15 use $(Q \times T) + 850$</td> </tr> <tr> <td colspan="2">T > 15 use $(Q \times T) + 400$</td> </tr> <tr> <td colspan="2">m</td> </tr> </table> </td> </tr> </table>						Stone Layer If $Q \leq 3000$ litres per day, use $Q + 75$ If $Q > 3000$ litres per day, use $Q + 50$	Stone Layer = _____ (Q) + _____ (75 or 50) = _____ m ²					Sand Layer = $(\frac{_____ (Q) \times _____ (T)}{(T)} + 850 \text{ or } 400) =$ _____ m ²					m					<table border="1"> <tr> <td rowspan="3">T > 15 use $(Q \times T) + 400$</td> <td colspan="2">1 < T ≤ 15 use $(Q \times T) + 850$</td> </tr> <tr> <td colspan="2">T > 15 use $(Q \times T) + 400$</td> </tr> <tr> <td colspan="2">m</td> </tr> </table>						T > 15 use $(Q \times T) + 400$	1 < T ≤ 15 use $(Q \times T) + 850$		T > 15 use $(Q \times T) + 400$		m														
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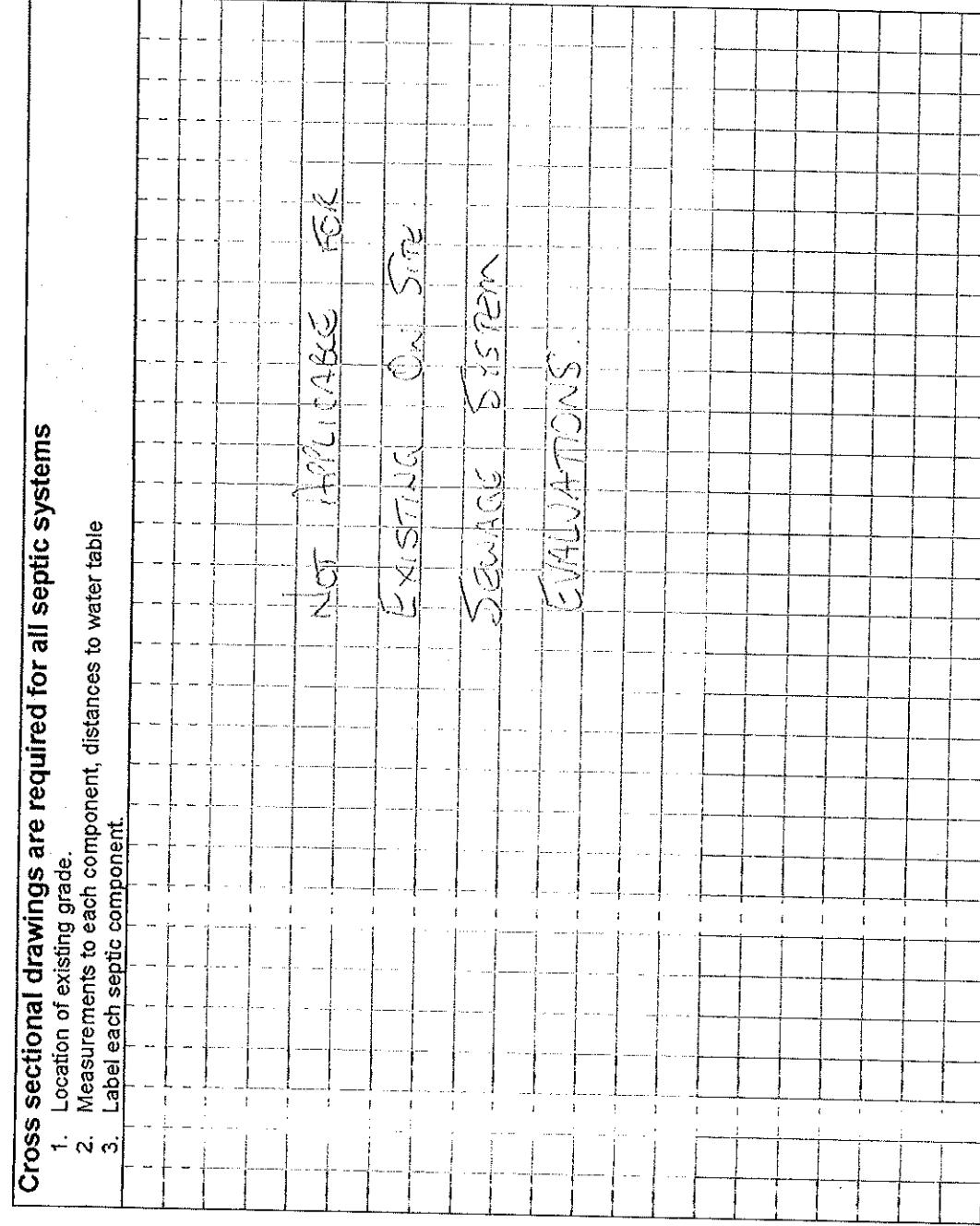
Not Applicable To Existing On Site
Existing Trenches.

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	Soil and subgrade investigation. Indicate soil types
	0.5m	
	1.0m	
	1.5m	

Cross sectional drawings are required for all septic systems

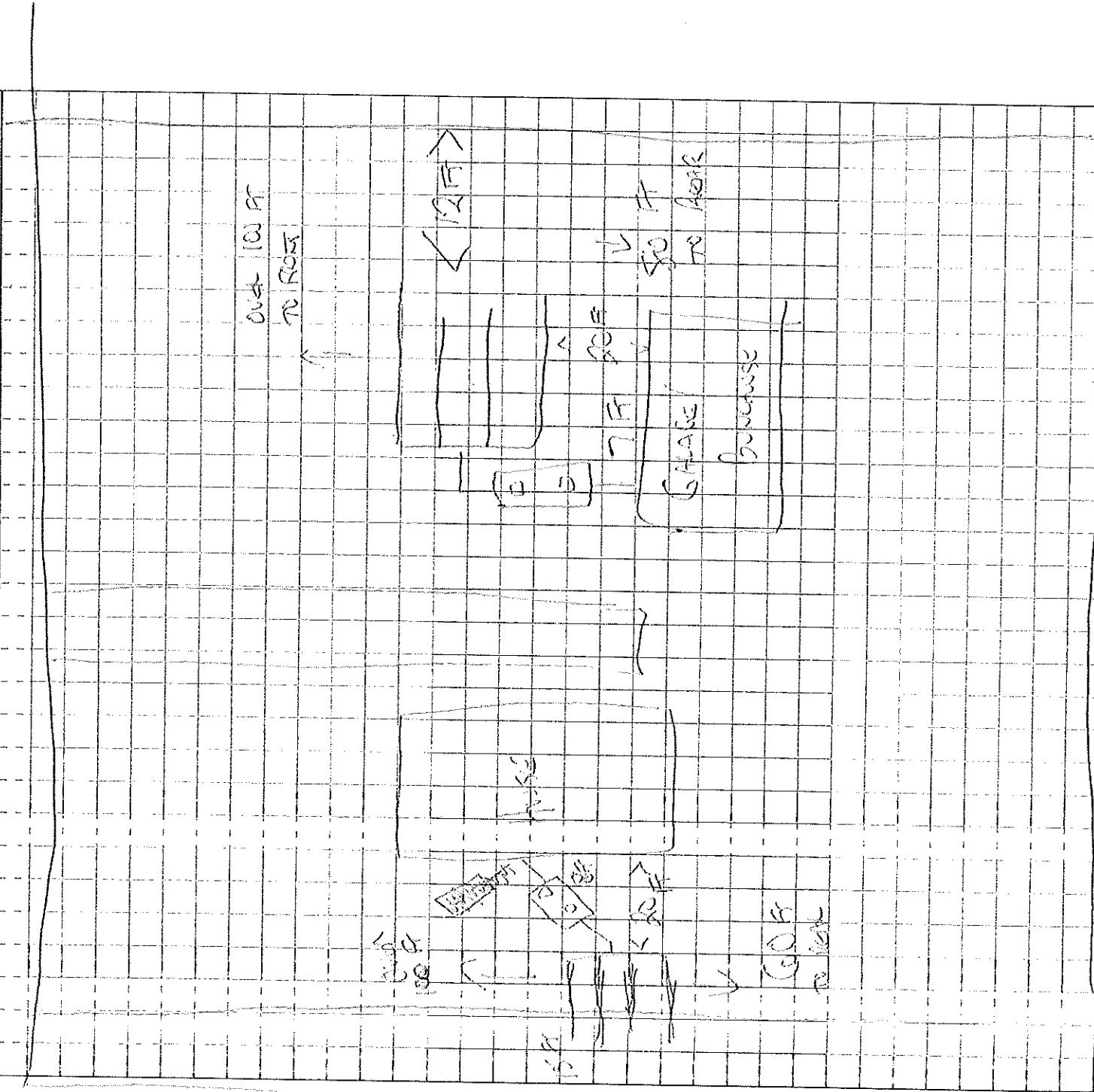
1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.



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: Septic System Needs to be replaced at the time of evaluation

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

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

Verification

Owner:

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

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

Owners Signature: 

Date: Nov 21

Evaluator:

I, Ed Doig declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which can affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature: 

Date: November 29, 2022

Building Department Review

Comments:

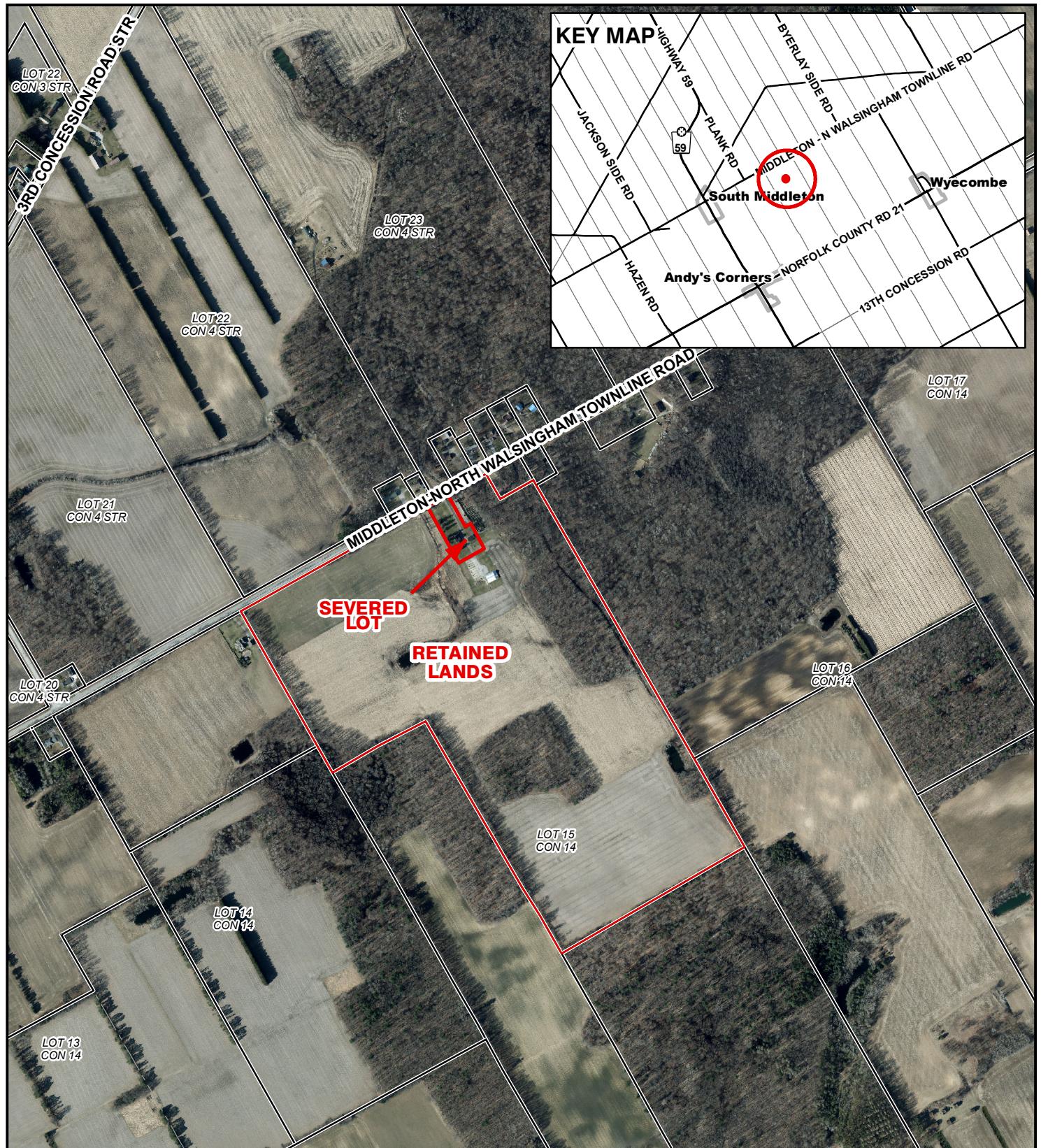
Building Inspectors Name:

Building Inspector Signature:

Date:

CONTEXT MAP

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

2020 Air Photo

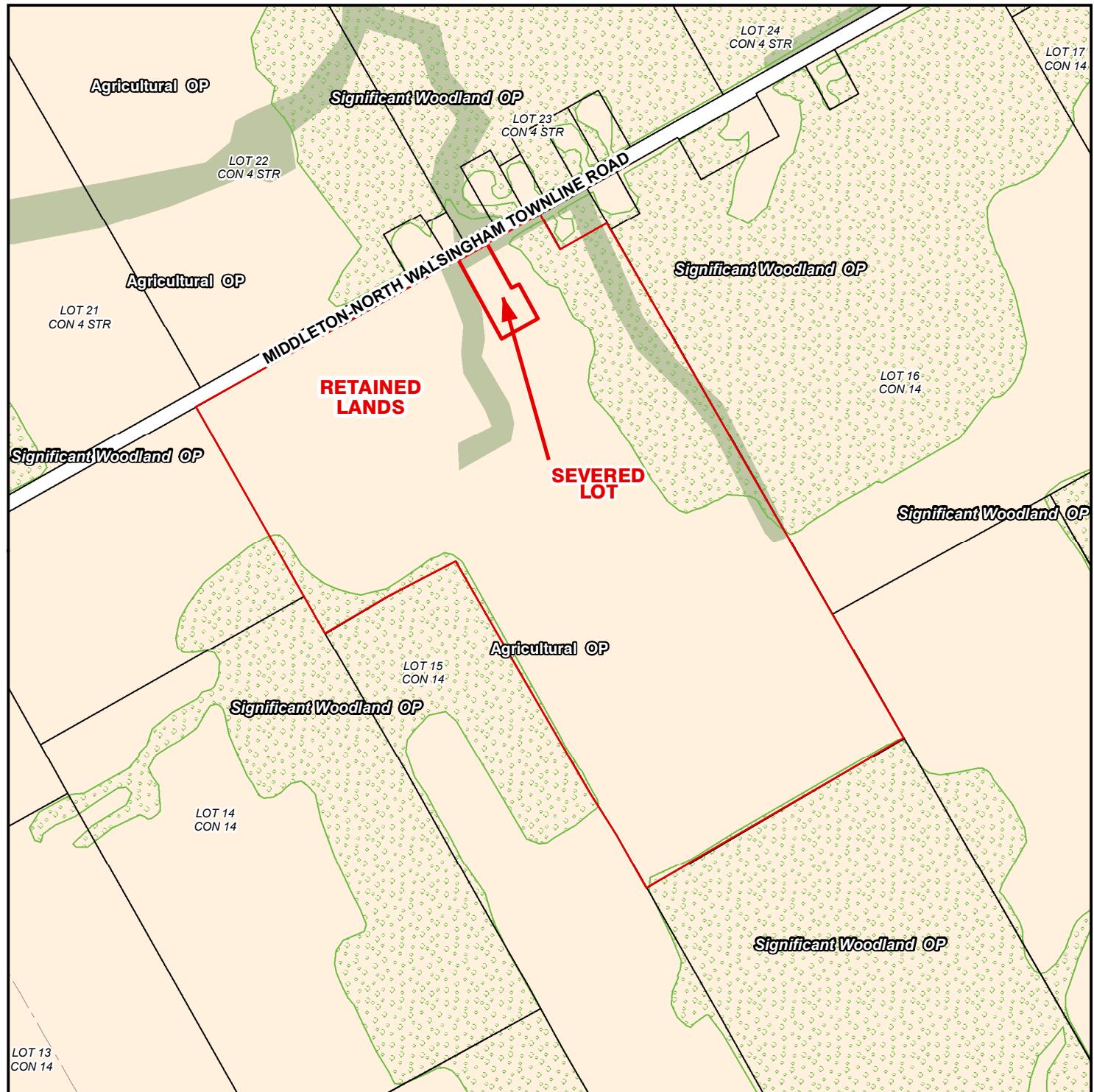
7/21/2023



80 40 0 80 160 240 320 Meters

OFFICIAL PLAN MAP

Geographic Township of NORTH WALSINGHAM



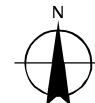
Legend

Official Plan Designations

- Subject Lands
- Lands Owned

- Agricultural
- Hazard Lands
- Significant Woodland

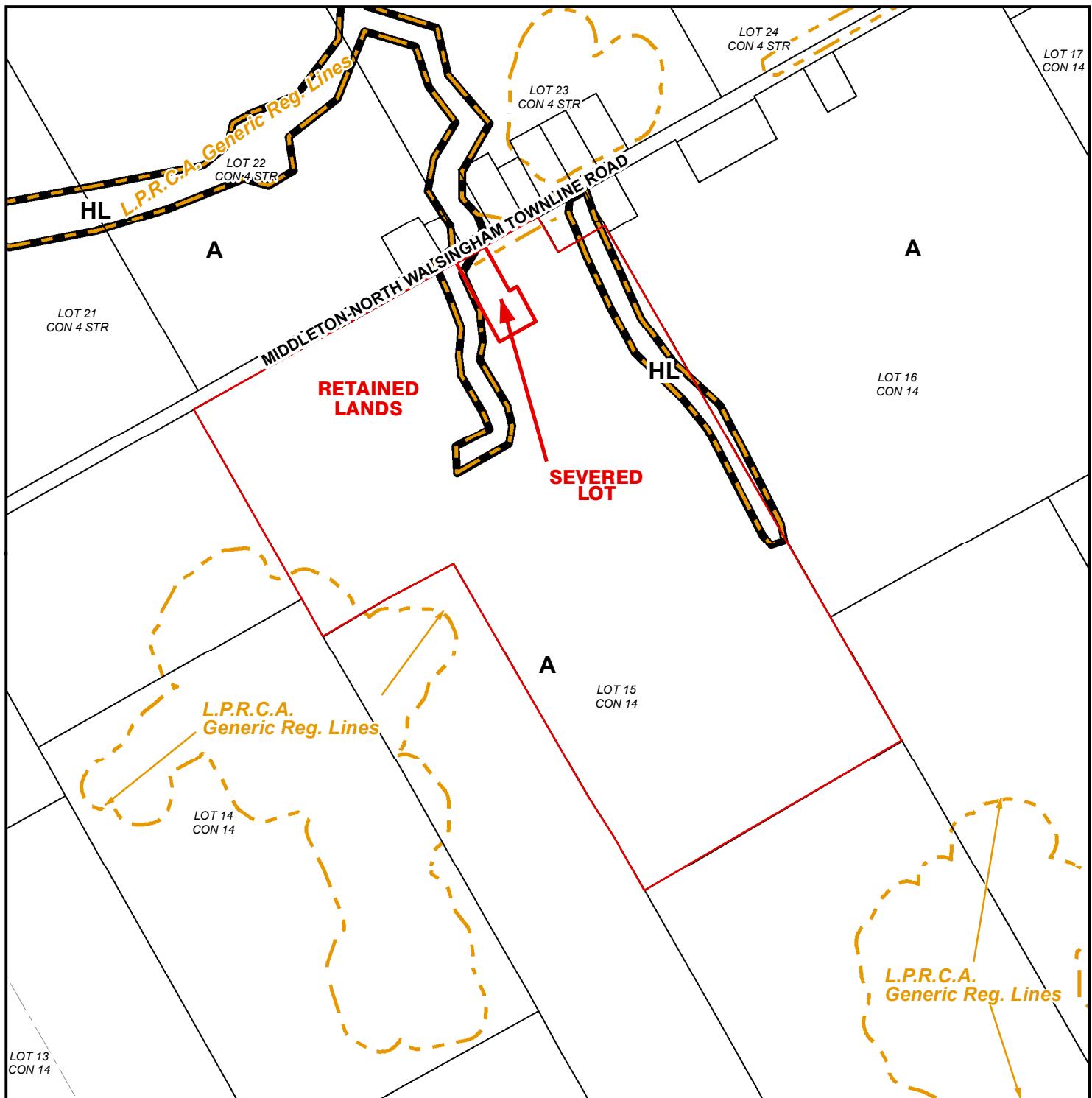
7/21/2023



60 30 0 60 120 180 240 Meters

ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM



LEGEND

- Subject Lands
- Lands Owned
- L.P.R.C.A. Generic RegLines

(H) - Holding

A - Agricultural Zone

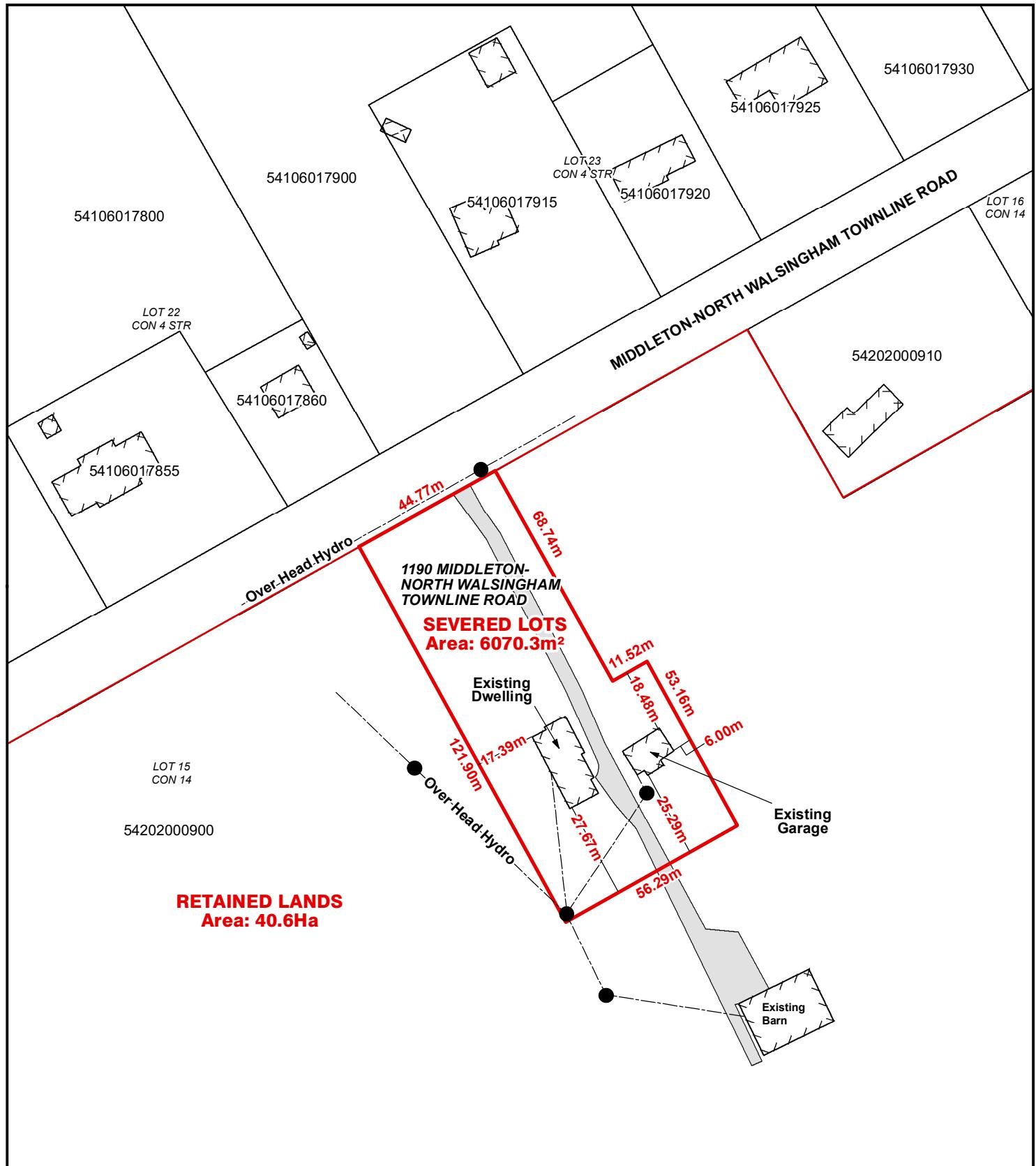
HL - Hazard Land Zone



60 30 0 60 120 180 240 Meters

CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

7/21/2023



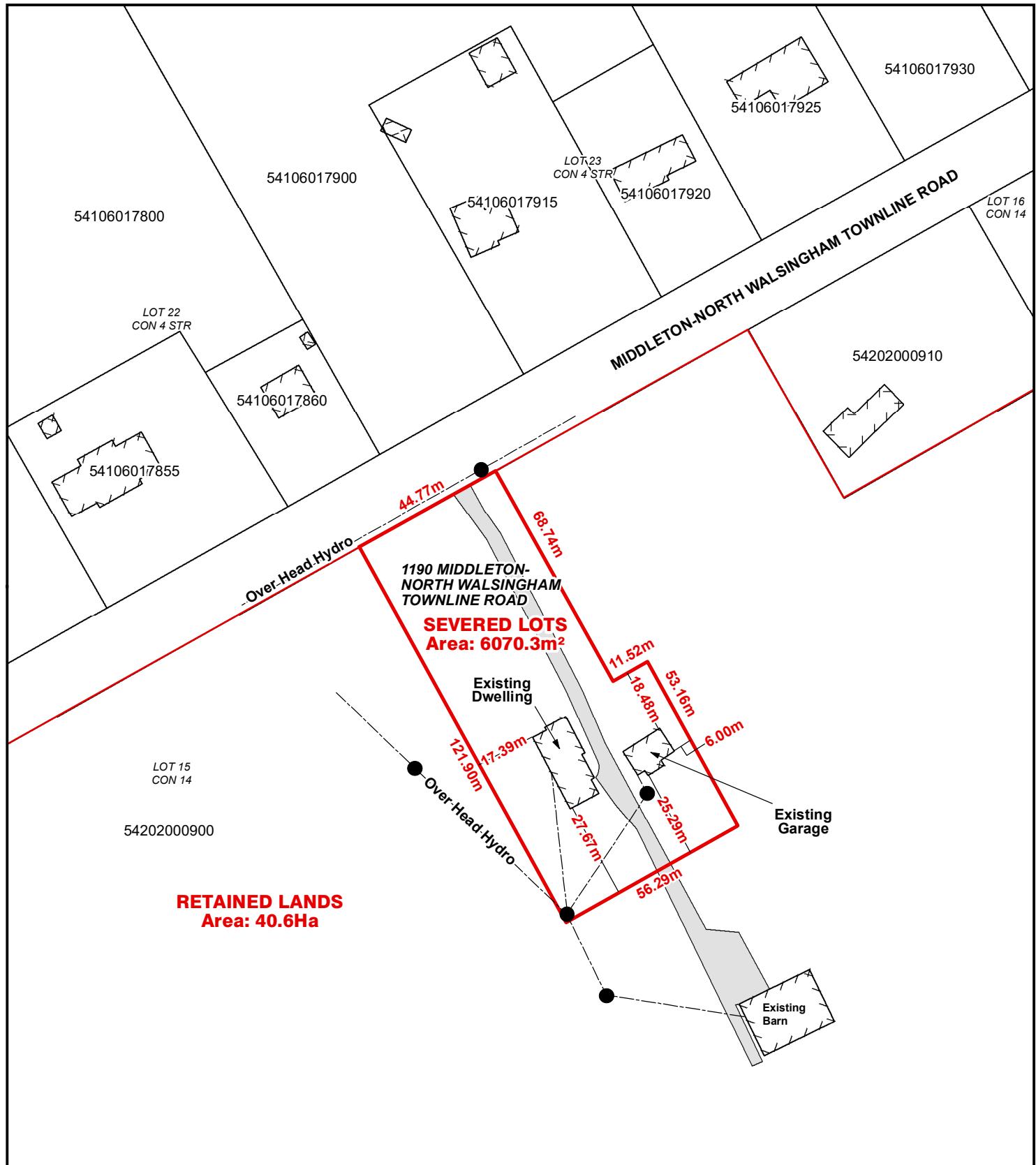
10 5 0 10 20 30 40 Meters

LOCATION OF LANDS AFFECTED

BNPL2023197

CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

7/21/2023



10 5 0 10 20 30 40 Meters