



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

Form MVA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsection 2 of Ontario Regulation 200/96) and any fee under Section 69(1) of the Planning Act, the application will be deemed incomplete and the time periods referred to in section 45(4) of the Act will not begin. Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp - Date Received:
Fee Paid: [X] Yes [] No

- The completed application form and declarations.
1 digital copy of sketch/plan showing EXISTING and PROPOSED building(s) and structure(s) on subject lands, where applicable.
Application Fee made payable to "The Municipality of Central Elgin". Application Fee Amount: \$ 500.00
A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 7, if the Owner is not filing the application.
Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

Septic/Waste Water Calculations

Well Water Regeneration Test

About Pre-Consultation

Prior to submitting this application for a Minor Variance to the Municipality of Central Elgin, a proponent is encouraged to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application.

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Central Elgin Planning Office
9 Mondamin Street, St. Thomas, Ontario N5P 2T9

Telephone: 519-633-2560
Facsimile: 519-633-6581

or

Municipality of Central Elgin
450 Sunset Drive, St. Thomas, Ontario N5R 5V1

Telephone: 519-631-4860
Facsimile: 519-631-4036

Personal information is collected under the authority of the Planning Act and will be used only for the purposes of considering and reviewing your application.



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for a Minor Variance/Permission under Section 45 of the *Planning Act*.

1. Name of applicant: Wall To Wall Construction
Address: 6716 Sawmill Road Aylmer On. N5H 2R5
Telephone (home): 519-902-8138 (business) Wall To Wall Construction
E-Mail: jim@walltowallconstruction.ca

2. Is the applicant the owner of the land? Yes No If no, please provide:
Name of owner: Barry and Anita Waite
Address: 6809 Yarmouth Centre Rd, Central Elgin, ON N5P 3S9
Telephone (home): 519-871-0578 (business) _____
E-Mail: bnawaite@gmail.com

3. When was the subject land acquired by the current owner? 2021

4. Name of Agent (if any): _____
Address: _____
Telephone: (home): _____ (business) _____
E-Mail: _____

5. Location of Property ("subject lands"):
Registered Plan No.: _____ Lot No.(s): _____
Concession No.: 4 Lot No.(s): _____
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: 6809 Yarmouth Centre Rd, Central Elgin, ON N5P 3S9

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: agricultural

7. Current applicable Zoning By-law: OS1
Current applicable zone: OS1

8. What is the present use(s) of the subject lands? single family dwelling

How long has this use(s) continued on the subject lands? since around 1992

9. What is the proposed use of the subject lands? single family dwelling with an auxiliary dwelling unit.

10. Nature and extent of relief from the zoning by-law: To permit an auxiliary dwelling unit on private services

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: OS1 zoning does not permit auxiliary dwelling units

11. Dimensions of the subject lands:

Frontage (m): 392.61m on Yarmouth Centre Rd Street/Road/Highway
Depth (m): 168.85m
Area (m²): 66,292.20 m2

12. Access to the subject lands is provided by:

- A Provincial highway or municipal road that is maintained year-round or other public road;
 A right of way; or
 By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

13. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	<u>Single Family Dwelling</u>	<u>Summer Kitchen</u>	
Length (m):	<u>17.6276 m</u>	<u>7.3152m</u>	
Width (m):	<u>15.24 m</u>	<u>6.069m</u>	
Height (m):	<u>unknown</u>	<u>3.5m</u>	
No. of storeys:	<u>2</u>	<u>1</u>	
Ground floor area (m ²):	<u>154.22 m2</u>	<u>44.6 m2</u>	
Gross floor area (m ²):	<u>154.22 m2</u>	<u>44.6 m2</u>	
Parking area (m ²):	<u>231.676 m2</u>	<u>N/A</u>	
Setback, front lot line (m):	<u>21.2m</u>	<u>53.5m</u>	
Setback, rear lot line (m):	<u>127.5m</u>	<u>106.1m</u>	
Setback, side lot line (m):	<u>29.7m</u>	<u>19.8m</u>	
Setback, side lot line (m):	<u>347.2m</u>	<u>366.6m</u>	
Date constructed:	<u>1992</u>	<u>2023</u>	

<u>PROPOSED</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	Auxiliary Dwelling Unit		
Length (m):	9.296m		
Width (m):	7.925m		
Height (m):	4.3m		
No. of storeys:	1		
Ground floor area (m ²):	45.61m ²		
Gross floor area (m ²):	45.61m ²		
Parking area (m ²):	231.676 m ²		
Setback, front lot line (m):	10.14m		
Setback, rear lot line (m):	145.9m		
Setback, side lot line (m):	20.64m		
Setback, side lot line (m):	360.9m		

14. Potable water will be supplied to the subject lands through:
- Publicly owned and operated piped water system.
- Privately owned and operated individual or communal well.
- Lake or other water body.
- Other means. Explain: _____
15. Sewage disposal will be supplied to the subject lands through:
- Publicly owned and operated sanitary sewage system.
- Privately owned and operated individual or communal septic system.
- A privy.
- Other means. Explain: _____
16. Storm drainage will be supplied to the subject lands through:
- Publicly owned and operated storm sewer system.
- Privately owned and operated storm sewer system.
- Ditches and swales.
- Other means. Explain: _____
17. Has the subject lands ever been the subject of any of the following matters under the Planning Act:
- (a) For approval of a plan of subdivision under Section 51. Yes No
 File No.: _____ Status: _____
- (b) For approval of a consent under Section 53. Yes No
 File No.: _____ Status: _____
- (c) For approval of minor variance/permission under Section 45. Yes No
 File No.: _____ Status: _____
18. This application must be accompanied by a digital sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
 - ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it; and
 - (ii) in the applicant's opinion, may affect the application.
 - ✓ The current uses of land that is adjacent to the subject land; (continued on next page)

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) Barry E. Anita Waite, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Wall to Wall Construction to prepare and submit an Application for a Minor Variance.

(Signature)
Signature
04 07 2024
Day Month Year

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Anita Waite (please print name) the Owner Applicant Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.

(Signature)
Signature 04 07 2024
Day Month Year

- ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- ✓ The location and nature of any easement affecting the subject land.

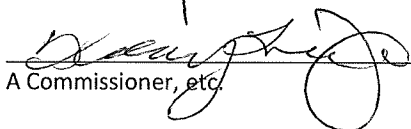
19. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of \$500.00.

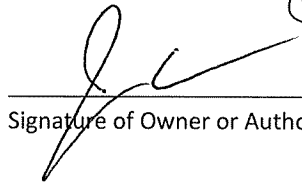
PLEASE MAKE CHEQUES PAYABLE TO “THE MUNICIPALITY OF CENTRAL ELGIN”

DECLARATION:

I, Sim Wall of Wall to Wall Construction
do solemnly declare that all above 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 the Municipality of Elgin of Central Elgin
In the County of Elgin
this 5th
day of July A.D. 2024.


A Commissioner, etc.

 X
Signature of Owner or Authorized Agent

**DELANY LYNN LEITCH, Deputy Clerk
for The Corporation of the Municipality
of Central Elgin. A Commissioner for
taking Affidavits in the County of Elgin
in the Province of Ontario.**

Wall-ex inc.

53226 Heritage line
Aylmer on. N5H 2R1
519 619 8150
Wall-ex@live.com

To the municipality of Central Elgin

Client

Barry /anita Waite 6709 Yarmouth centre road

Mr Waite wishes to add an additional granny flat onto the property.

For the septic system concerns is as follows,

Current house is a one bedroom with 2 three piece bathrooms ,1 kitchen sink .
An additional building with 1 3 piece bathroom, 1 kitchen sink .

Proposed new granny flat with 2 bedrooms , 1 3 piece bathroom , 1 kitchen sink.

Total bedroom count is 3	1600
Total fixture count is 4 bathroom group.	24
Total kitchen sinks 3.	4.5
Total wash machines 2	3

Total fixture count	31.5

Daily sewage flow is. $1600 \div 575 = 2175$

Tank size $2175 \times 2 = 4350$ litre minimum tank required.

Existing system consists of a 3600 litre tank and 120 metre tile bed As per original application.
Recent soil test results has a 'T' time of 8 min/cm

Calculation

$2175 \times 8 \div 200 = 87$ metres

Conclusion septic tank will have to be increased to a 4500 litre capacity.
Tile bed is sufficient in size .

Sincerely. John Wall
BCIN. 16934



99 Edward Street
St. Thomas, Ontario N5P 1Y8
Telephone: (519) 631-9900 Fax: (519) 633-0468

Dutton (519) 762-2745
Aylmer (519) 773-3961

Application Number
CLASS A 11/1/92

Class 2 - 6

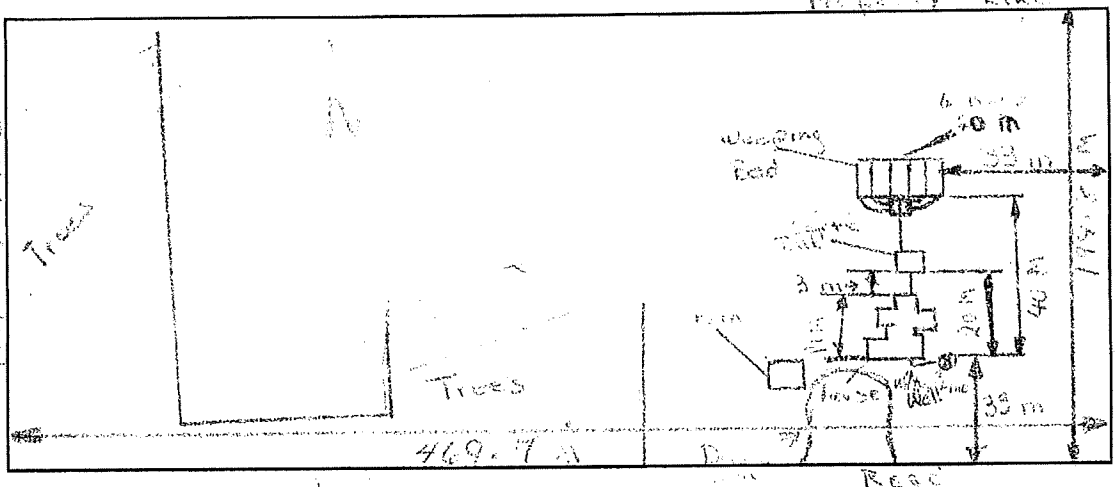
APPLICATION FOR A CERTIFICATE OF APPROVAL

Owner: Brian Crocker Present Address: Box 422 Pt. St. Charles Postal Code N5K 2A0 Telephone: 782-3427

Proposes to install a Class 4 System.
Install/construct/alter/extend/enlarge
Lot Number 41 Concession/Street 41 Address R.R. 5 St. Thomas Postal Code N5P 3S9 Municipality YARMOUTH

Is this lot to be the subject of a severance application? NO
Dimensions of: (a) Lot 49.7 x 194.8 m. (b) Building 12.3 x 16.3 m (New Existing
Premises: Residential: Number of Bedrooms: 1 Commercial: Capacity
Plumbing Fixtures: washrooms: 1, other (e.g. whirlpool):
Water Supply: Municipal Well: Point Dug Drilled
Type of Soil: Sand Depth to Water Table (33') 11 M Percolation Rate
Size of: (a) Septic/Holding Tank (made of concrete) 3600 L, (b) Leaching Bed 120 M

NOTE: Other Proposed Structures i.e. swimming pools
PLOT PLAN: Draw to scale using the metric system. Indicate NORTH and show lot dimensions, topographic features (swamp, drains, steep slopes, etc.) and the location of the sewage system components. Show horizontal distances from the proposed system to adjacent existing or proposed buildings, water supplies (including neighbours'), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, existing or proposed swimming pools.



ATTACHMENTS: Pump-out Agreement Other

2. I certify that the above information is complete and correct and that, if approved, the authorized work will conform with the Provincial requirements for sewage systems and municipal by-laws. The Certificate of Approval, if issued, may be null and void if the authorized work is not commenced within twelve months of the issuance thereof. Contact the Health Unit for more information.

NOTE: Section 64(A) of the Environmental Protection Act, 1980, provides that no change shall be made to the design or layout of the sewage system or any building(s)/structure(s) in connection with which this sewage system is or will be used, if the operation or effectiveness of the sewage system will be affected by the change, unless approved by the Director.

Name of Agent: _____ Address: _____ Postal Code _____ Telephone: _____
Date: Mar 24 Signature: Brian Crocker (Owner/Agent) Owner

3. INSPECTOR'S USE ONLY. The following are satisfactory:
Septic/Holding Tank Leaching Bed Water Table Grading of Lot Distance from water source Pump-out Agreement
Changes necessary for approval: The leach bed needs to be graded to produce a level area with a 2 to 3 inch fall. No soil shall be brought in. Surfaces which do not have a minimum 1% slope towards the leach bed must be graded. The leaching bed must be covered with a 150mm layer of gravel. The cover for the leaching bed must be covered with a 150mm layer of gravel. The cover for the leaching bed must be covered with a 150mm layer of gravel.

CERTIFICATE OF APPROVAL

4. A Certificate of Approval under Section 65 of the Environmental Protection Act, 1980, is hereby issued for the proposal outlined in the application and any attachments, either of which may be amended by stated requirements in Section 3. Allow 2 working days for all necessary inspections.
Date: March 24 Issued by: Shirley Ann Cunningham (Director)

Certificate Number
11/1/92

5. FINAL INSPECTION REPORT
Piping of leaching bed: Depth: Shallow Deep Grade
Work authorized has been satisfactorily completed with the following exceptions(s):
Backfill system finish grading to shed run-off and seed/sod leaching bed area
Installed by: _____ Address: _____ Postal Code _____

USE PERMIT

6. Under Section 67 of the Environmental Protection Act, 1980, and its Regulations and subject to the limitations thereof, a permit is hereby granted for the use and operation of the sewage system installed/constructed/alterd/extended/enlarged in accordance with Certificate of Approval _____ on the condition that any remaining work mentioned in Section 5 is completed promptly. The Director, by issuing a Certificate of Approval or Use Permit, assumes no responsibility for the satisfactory functioning of the sewage system described herein.
DATE: _____ PERMIT ISSUED BY: _____, Director.



THE MUNICIPALITY OF CENTRAL ELGIN

TYPE OF SEWAGE SYSTEM PERMIT APPLICATION

I am applying for: (please check one)

A NEW SYSTEM (no system exists to date on this property, or the existing system is to be completely replaced with a new system)

A REPAIR / ALTERATION TO AN EXISTING SYSTEM (a system exists and is in use on the property that requires repair or alteration in order to comply with maintenance requirements of Part 8 of the OBC)

DESIGN INFORMATION

Determination of Design Flow

Residential

Commercial, Industrial OR Institutional

Number and Type of Fixtures Served by the Proposed System (including all fixtures in out-buildings and basements connect to the Proposed System)

Toilets (Flush Tank)		X4		FU's
Kitchen Sink	3	X1.5	4.5	FU's
Bathroom Group	4	X6	24	FU's
Lavatory (hand sink)		X1.5		FU's
Showers and/or Tubs and/or Combination tub showers		X1.5		FU's
Floor Drains (x2 for 2" Drain - x3 for 3" Drain)		X3		FU's
Washing Machine	2	X1.5	3	FU's
Other:		X		FU's
For Commercial, Industrial and Institutional Uses Only				FU's
Type of Building:				
Method of Calculation for Daily Flow Rate:				
Other Types of Plumbing Fixtures not otherwise listed:				
TOTAL	9	TOTAL	31.5	

Number of Bedrooms Served by the Proposed System ONLY)

(OFFICE USE

Existing (if any):	1	Proposed (if new bedrooms added):	2	Total:	3	Assigned Flow Rate:
--------------------	---	-----------------------------------	---	--------	---	---------------------

Square Footage of Finished Building (excluding basements and garages)

(OFFICE USE ONLY)

Existing (if any):		Proposed (new houses or additions):		Total:		Assigned Flow Rate:
--------------------	--	-------------------------------------	--	--------	--	---------------------

OFFICE USE ONLY

			OR		
--	--	--	----	--	--



Wall-Ex Inc.
53226 Heritage Line
Aylmer, Ontario

GE-01215
June 11, 2024

Attention: K. Huber
Email: wall-ex@live.com

**Re: Laboratory Testing and T-time Determination
Samples Submitted by Client for 6809 Yarmouth Centre Road, Central Elgin**

As requested, LDS has carried out a grain size analysis on the sample of the natural subgrade soil sampled by the client at the address noted above. It is understood that the samples were collected from below the surficial topsoil cover, at least 0.45 to 0.60 m below existing ground surface.

A sample was submitted to LDS Consultants Inc. for laboratory testing and determination of a percolation T-time for use in the design of a private septic system. Based on the results of the grain size analyses (refer to attached graph) and soil classification, the samples have the following general characteristics:

Soil Description	Unified Soil Classification	Typical Range for Permeability Coefficient, K (cm/sec)	Typical Range Percolation T-time (min/cm)	Design Percolation T-time
Natural Subgrade Soils – Silty Sand	SM	10^{-3} to 10^{-6}	8 – 20	8 min/cm

Based on the soil classification, the results of the grain size analysis and correlation of the d_{10} value (as determined from the gradation results), and Table 2 of OBC 2012 Supplementary Standard SB-6, a design T-time of 8 min/cm is recommended for the sample. The soils may exhibit a different percolation rate depending on the compactness of the onsite soil, and sampling methodology used for the sample. Consideration may be given to carrying out insitu percolation tests at the site, to confirm the soil percolation rate and design T-time value noted above.

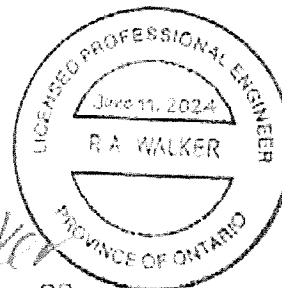
During construction of the septic dispersal bed, a test pit should be dug a sufficient depth below the design subgrade elevation to ensure that there is suitable vertical clearance between the groundwater level, and the bottom of the septic bed area. A minimum vertical clearance of 0.9 m is typically required. A preliminary review of MECP well records for the general area indicate that this clearance should be available.

We trust this satisfies your present requirements.

LDS CONSULTANTS INC.

Tanya Elford, CET, RSO
Lab Supervisor, Geotechnical Services
E: tanya.elford@LDSConsultants.ca
O: 226-289-2952 C: 519-852-0202

Rebecca A. Walker, P. Eng., QP_{ESA}
Principal, Geotechnical Services
E: rebecca.walker@LDSConsultants.ca
O: 226-289-2952 x108 C: 519-200-3742



Attachment: Grain Size Analysis



Particle Size Distribution Results of Sieve Analysis

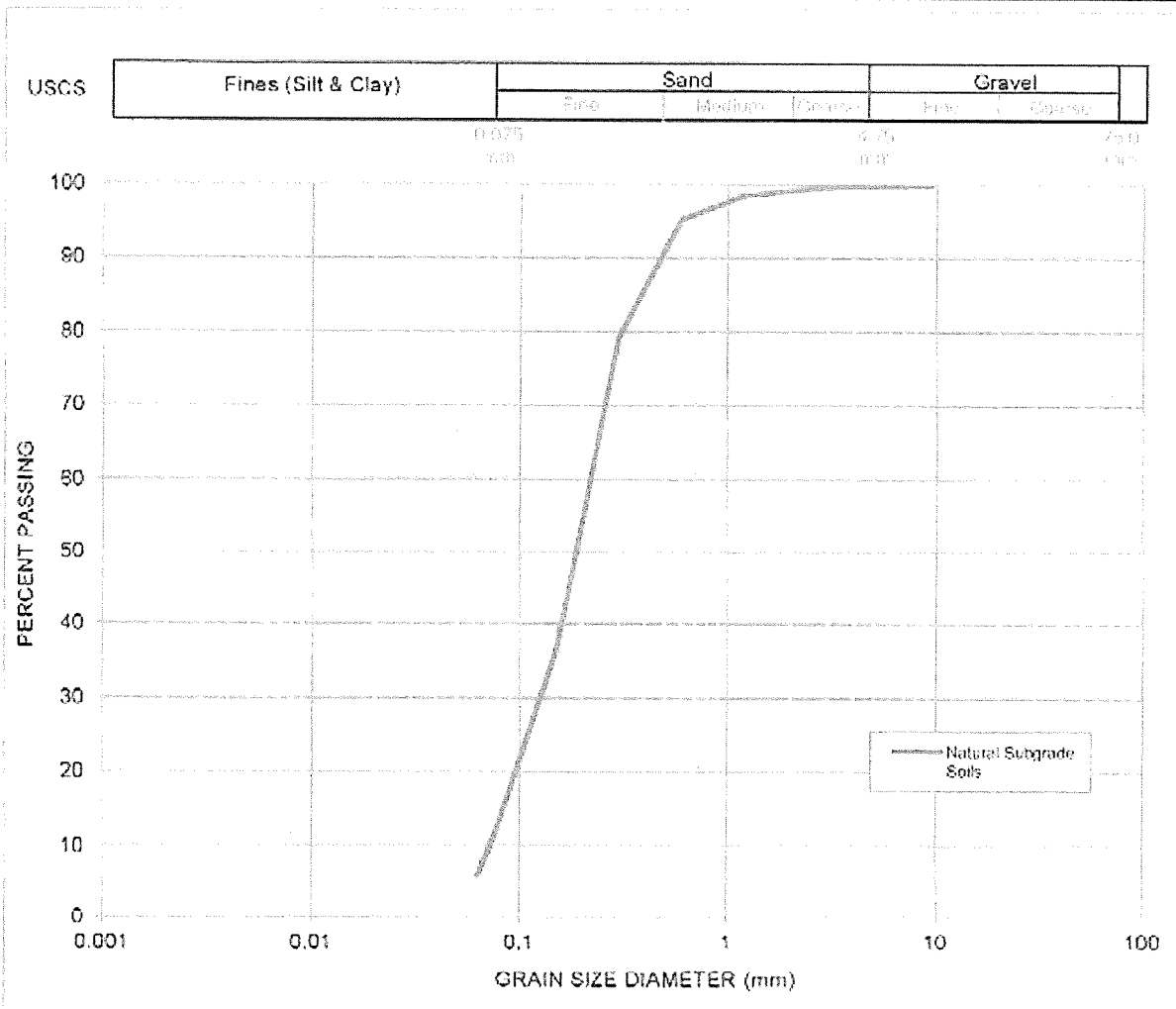
Project Name: T-time Determination

Date: 11-Jun-24

Project Location: 6809 Yarmouth Centre Road, Central Elgin

Project No.: GE-01215

Sample ID	Unified Soil Classification				Moisture Content (%)
	Fines (Silt & Clay)	% Sand	% Gravel	% Cobbles	
Natural Subgrade Soils	11.0%	88.8%	0.2%	0.0%	3.4





5 Sydenham Dr.
Ilderton ON N0M 2A0
(519)281-7867
www.parsonspumpworks.ca

Well Inspection for: 6809 Yarmouth Centre Road, Central Elgin

Overall Summary

On the day of inspection (June 24, 2024), the well appeared to be in decent working condition. The brick well has a concrete cap permanently installed with a steel plate sealing the top. There is a concrete well lid securing the steel plate. There were no signs of settling around the well.

The well appears to be the original well from before the home was built. There is no record of this well, online or from the homeowner.

Site Conditions

Conditions at the time of the inspection, it was sunny and 25 degrees Celsius.

Well Record

A well record could not be found for this well, which is common for older wells. The well record is a document produced by the well installer and submitted to the Ministry of the Environment at the time of installing the well. A well record contains useful information including the soil conditions, water level and the recommended pump sizes.

Brick Well

The well is located at the northeast corner of the house.

Testing

We did not complete a water test for quality.

The well has a static level of 27 feet with a total depth of 33.5 feet.

There is a ½ HP, 10 gallon per minute (GPM) submersible pump installed in the well.

We ran a flow test on the well and the draw down on the well was 10 inches, at 11 GPM. It maintained this level for the 1-hour pumping test. When the test was complete, we monitored the recovery levels and within 30 minutes the well had recovered back to its original static level.

Well System Components

Inside the home, the well system consists of a bladder style pressure tank, a 30000-grain water softener and an ultraviolet light system.

Prepared by: Craig Parsons

Ministry of Environment Licence # 1875