

THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

Form MVA-1/2014

OFFICE USE ONLY

materia Regulat applica t	ntil the Municipality of Central Elgin has received the information and I requested herein (as required under subsection 2 of Ontario ion 200/96) and any fee under Section 69(1) of the <i>Planning Act</i> , the tion will be deemed incomplete and the time periods referred to in 45(4) of the Act will not begin. Please ensure your submission s:	Date Stamp – Date Received: Fee Paid: v Yes □ No
	The completed application form and declarations.	
	1 digital copy of sketch/plan showing EXISTING and PROPOSED building lands, where applicable. Sketch is to include, for each existing and proplocation including setbacks from lot lines, height and dimensions (or flow Section 18 of this application for more detail.	posed building or structure, the
	Application Fee made payable to "The Municipality of Central Elgin".	Application Fee Amount: \$ 500.00
Ц	A Letter of Authorization from the Owner (with dated, original signatur Authorization on page 7, if the Owner is not filing the application.	re) OR completion of the Owner's
	Other information identified through Pre-consultation.	
Note: Tl	LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (his section applies to all reports that may have been identified as a result a as studies required for a complete application.	
Septic/V	Vaste Water Calculations	
Well Wa	ater 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:

REQUIREMENTS FOR A COMPLETE APPLICATION:

Central Elgin Planning Office Telephone: 519-633-2560

9 Mondamin Street, St. Thomas, Ontario N5P 2T9 Facsimile: 519-633-6581

or

Municipality of Central Elgin Telephone: 519-631-4860 450 Sunset Drive, St. Thomas, Ontario N5R 5V1 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 Sav	wmill Road Aylmer On.	
	Telephone (home):	519-902-	8138	(business) Wall To Wall Construction
	E-Mail:	jim@wall	towallconstruction.ca	
2.	Is the applicant the owner Name of owner:		d?	If no, please provide:
	Address:	6809 Yar	mouth Centre Rd, Cen	tral Elgin, ON N5P 3S9
	Telephone (home):	519-871-	0578	(business)
	E-Mail:	bnawaite	@gmail.com	
 4. 	When was the subject lan Name of Agent (if any):	·	·	2021
4.	Address:			
	Telephone: (home): E-Mail:			(business)
5.	Location of Property ("sub			
	Registered Plan No.:			Lot No.(s):
	Concession No.:	4		Lot No.(s):
	Reference Plan No.:			Part No.(s):
	Municipal Address:	6809 Yar	mouth Centre Rd, Cen	tral Elgin, ON N5P 3S9
6.	Municipality of Central Elg Designation of the subject		Plan: gricultural	
7.	Current applicable Zoning	By-law: C	OS1	
	Current applicable zone:		OS1	

8.	What is the pres	ent use(s) of the subject lands?	single	family dwelling	
	How long has th	is use(s) o	continued on the subject	lands?	since around 1992	2
9.	What is the prop	osed use	of the subject lands?	ingle fami	ly dwelling with an a	uxiliary dwelling unit.
10.	Nature and exte	nt of relie	ef from the zoning by-law	To perm	it an auxiliary dwelling u	nit on private services
	Reason(s) why the OS1 zoning do	ne propos es not p	sed use cannot comply w ermit auxiliary dwelling	ith the pro units	visions of the zoning I	οy-law _.
L 1 .	Dimensions of the Frontage (m): Depth (m): Area (m ²):	392.61 168.85	<u>mon Y</u>	armouth (Centre Rd	Street/Road/Highway
2.	A right of water (Pl	highway ay; or ease prov	Is is provided by: or municipal road that is vide a description of the perfection of the perfection the second these facilities from the second the second these facilities from the second these facilities from the second these facilities from the second the second these facilities from the second the second the second the second these facilities from the second the second the second these facilities from the second	oarking/do	cking facilities to be u	sed and the
13.	Particulars of all pages if necessa	_	and proposed structures	on the subj	ect lands (as applicab	le - add additional
	<u>EXISTING</u>		BUILDING 1		BUILDING 2	BUILDING 3
	Building type:	Single	Family Dwelling		Summer Kitchen	
				1	Juliller Michell	
	Length (m):	17.627			7.3152m	
	Length (m): Width (m):	17.627 15.24 r	6 m	1		
	= : :		6 m n		7.3152m	
	Width (m):	15.24 r	6 m n wn		7.3152m 6.069m 3.5m 1	
	Width (m): Height (m): No. of storeys: Ground floor are	15.24 r unknot 2 a (m²):	6 m n wn 154.22 m2		7.3152m 6.069m 3.5m 1 44.6 m2	
	Width (m): Height (m): No. of storeys: Ground floor are Gross floor area	15.24 r unknot 2 a (m²): (m²):	6 m m wn 154.22 m2 154.22 m2		7.3152m 6.069m 3.5m 1 44.6 m2 44.6 m2	
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	Width (m): Height (m): No. of storeys: Ground floor are Gross floor area Parking area (m ² Setback, front lo	15.24 r unknot 2 a (m²): (m²):): t line (m)	6 m m wn 154.22 m2 154.22 m2 231.676 m2 21.2m		7.3152m 6.069m 3.5m 1 44.6 m2 44.6 m2 N/A 53.5m	
	Width (m): Height (m): No. of storeys: Ground floor are Gross floor area Parking area (m ² Setback, front lot Setback, rear lot	15.24 r unknov 2 a (m²): (m²):): t line (m)	6 m m wn 154.22 m2 154.22 m2 231.676 m2 21.2m 127.5m		7.3152m 6.069m 3.5m 1 44.6 m2 44.6 m2 N/A 53.5m 106.1m	
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	<u>PROPOSED</u>	BUILDING 1	BUILDING 2	BUILDING 3
	Building type: Auxilia	y Dwelling Unit		
	Length (m): 9.296m			
	Width (m): 7.925m	7.11.7		
	Height (m): 4.3m			***************************************
	No. of storeys: 1			
	Ground floor area (m²):	45.61m2		
	Gross floor area (m²):	45.61m2		
	Parking area (m²):	231.676 m2		
	Setback, front lot line (m			
	Setback, rear lot line (m)			
	Setback, side lot line (m)			
	Setback, side lot line (m)	: <u>360.9m</u>		
14.	Potable water will be su	oplied to the subject lands thro	ough:	
	Publicly owned and	operated piped water system.		
	✓ Privately owned and	l operated individual or comm	unal well.	
	Lake or other water	body.		
	Other means.	Explain:		
15.	Publicly owned and	supplied to the subject lands the operated sanitary sewage syst loperated individual or comm	em.	
16.	Publicly owned and	upplied to the subject lands th operated storm sewer system operated storm sewer systen Explain:		
17.	(a) For approval of a plaFile No.:(b) For approval of a coFile No.:	nsent under Section 53. Stor variance/permission under S	a 51. Yes No tatus: Yes No tatus:	
18.	✓ The boundaries ✓ The location, size land, indicating ✓ The approximate watercourses, description tanks) that, (i) are located (ii) in the appli	accompanied by a digital sketch and dimensions of the subjecth and type of all existing and put their distance from the front left location of all natural and arrainage ditches, rivers or stream on the subject land and on large cant's opinion, may affect the stoff land that is adjacent to the	lands; proposed buildings and ot line, rear lot line and tificial features (i.e. but ams, wetlands, wooded and that is adjacent to it application.	d structures on the subject d side lot lines; ildings, railways, roads, d areas, wells and septic

OWNER'S AUTHORIZATION:

Signature

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. being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize to prepare and submit an Application for a Minor Variance. Signature Month Day **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 (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.

Month

- ✓ 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
- \checkmark 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:							
1,	Wall	of	Well	40	Wall	Constr	Aren
do solemnly declare that	t all above statements cor	ntained in al	l of the exhil	oits tran	smitted here	with are true, ar	ıd I
make this solemn declar	ation conscientiously beli	eving it to b	e true and k	nowing	that it is of th	e same force an	d
effect as if made under o	oath and by virtue of the (Canada Evid	ence Act.				
Declared before me at the Mineral Pality In the County of Ethis Sth	giva	of	<u>Centra</u>	I Elg	<u>in</u>		
day of July	A.D. <u>0</u> 0004.	Signatur	e of Owner	or Autho	orized Agent		X
A Commissioner, etc.							

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 x 8\ 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



DATE:

PERMIT ISSUED BY:

99 Edward Street . Dutton (519) 762-2745 St. Thomas, Ontario N5P 1Y8 Aylmer (519) 773-3961 Telephone: (519) 631-9900 Fax: (519) 633-0468

 $a_{AB}(x,y) = a_{AB}(x,y) + a_{AB}(x,y) +$

Proposes to 10.5 ± 0 // a Class 4 System. Install/construct/alter/extend/enlarge 2006 of 55 The Postal Alco 200 VOVINO	nealth unit	•			Application I	Number
Convert Private Code or Present Proposed to 1835-15-15 Proposed to 1835-15 Proposed to 1835-15-15 Proposed to 1835-15 Proposed to 1835-15 Proposed to 1835-15 Pr	Class 2 - 6			APPROVAL		111/92
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Treatment realization: Number of Budrooms	Is this lot to be the subject of a sev-					
Premises: Residential: Number of Budrooms:	110 0	50 B T 12 B	x 16.3 m (N	lew L Existing	.)	
Name Supply: Municipal Well: Point Duy Duilled Duy Duy Duy Duy Duy Duy Duy Du		4			•	
Write of Bolt:				pacity		
Try of Soil:	Plumbing Fixtures: washrooms:		, , , , , ,			
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ATTACHMENTS: Pump-out Agreement	buildings, water supplies (i	ncluding neighbours'), existing on-s	ite sewage systems, drive	ways, property lines, I	akes, rivers, water cours	es, existing or
ATTACHMENTS: Pump-out Agreement Certify that the above information is complete and correct and that, if approved, the authorized work will conform with the Provincial requirements for sowage 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 issuence thereof. Center the Health Unifor more information. NOTE: Section 64(A) of the Environmental Protection Act, 1980, provides that to change shall be made to the design or layout of the sawage system or any buildingli/structurals 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. Portal	proposed swimming pours.			(Med Watter	Le Contra
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Certificate by The following are satisfactory: Septic/Holding Tank _ Leaching Bed _ Water Table _ Grading of Lot _ Distance from water source _ Pump-out Agreement _ Certificate by Approval; If issued, and the source _ Pump-out Agreement _ Contact the Health Unit for more information. OTE: Section Research (AL) of the Environmental Protection Act, 1980, and its Regulations and subject to the limitations thereof, approvide of the sevage system or away buildings(s)/structure(s) in connection with which this sevage system is or will be used, if the operation or effectiveness of the sewage system or will be affected by the change, unless approved by the Direction Act, 1980, is harded to the design or layout of the sewage system or will be used, if the operation or effectiveness of the sewage system or will be used, if the operation or effectiveness of the sewage system or will be used, if the operation or effectiveness of the sewage system or will be used, if the operation or effectiveness of the sewage system or will be used, if the operation or effectiveness of the sewage system or a will be used, if the operation or effectiveness of the sewage system or a will be used, if the operation or effectiveness of the sewage system or a will be used, if the operation or effectiveness of the sewage system or a will be used, if the operation or effectiveness of the sewage system or a will be used, if the operation or effectiveness of the sewage system or a will be used, if the operation or effectiveness of the sewage system or a will be used, if the operation or effectiveness of the sewage system or a will be used, if the operation or effectiveness of the sewage system or a will be used, if the operation or effectiveness of the sewage system or a will be used. If the operation of the sewage system or a will be used. If the operation of the sewage system or a will be used. If the operation of the sewage system or a will be used. If the operation of the sewage system or a will be used. If the operation of the sewage system					M. A. C.	
Certificate of Approval: Address:			-M-1	1,46	1	5
TTACHMENTS: Pumpout Agreement				ž	mar I	6
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Determination of Design Flow							
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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 disvalue (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. GROFESSIONAL PROPERTY OF THE STATE OF THE ST

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., QPEG Principal, Geotechnical Services

E: rebecca walker@LDSConsultants.ca O: 226-289-2952 x108 C: 519-200-3742

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Attachment: Grain Size Analysis



Particle Size Distribution Results of Sieve Analysis

Project Name:

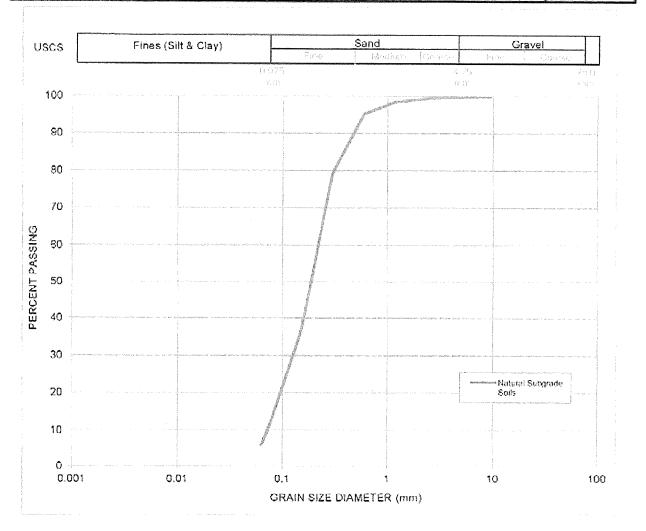
T-time Determination

Date: 11-Jun-24

Project Location: 6809 Yarmouth Centre Road, Central Elgin

Project No.: GE-01215

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





5 Sydenham Dr. Ilderton ON NOM 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