



**Committee of Adjustment
Planning Advisory Committee Meeting
Monday, February 28, 2022 – 1:00 p.m.
Electronic Participation**

[Zoom Meeting Link](#)

Meeting Agenda

Page

1. **Call to Order**
2. **Approval of Agenda**
 - a) February 28, 2022
Be It Resolved That the Committee approves the Agenda dated February 28, 2022, as circulated.
3. **Disclosure of Pecuniary Interest and General Nature Thereof**
4. **Delegations**

None.
5. **Adoption of Minutes**
 - a) Minutes of Meeting held December 2021
Be It Resolved That the Committee adopts the Minutes of a Meeting of the Committee of Adjustment/Planning Advisory Committee dated December 21, 2021, as circulated.
6. **Business Arising from the Minutes**

None.

3 - 6

7. Zoning By-law Amendment Application (Recommendation to Council)

None.

8. Consent Applications

7 - 18

a) B01/22 - 1832 Harlowe Road (Cuddy) - Creation of One New Lot

Be It Resolved That Severance Application #B01/22 – Cuddy, 1832 Harlowe Road for the creation of one New Lot shall be approved subject to the conditions noted in the Planning Report;

And That the Secretary shall issue the Notice of Decision by March 15, 2022.

9. Minor Variance Applications

None.

10. Other Business

None.

11. Adjournment

a) Adjournment of the Committee Meeting

Be It Resolved That the meeting adjourns at _____ p.m. until March 28, 2022 at 1:00 p.m. or at the call of the Chair.

“Accessible formats and communication support are available upon request. The Township of North Frontenac is committed to accessibility for persons with disabilities. Please contact Eric Korhonen, Accessibility Coordinator at firecheif@northfrontenac.ca if you have an Accessible accommodation request.”

Seconded By: Carl Tooley

Be It Resolved That the Committee adopts the Minutes of a Meeting of the Committee of Adjustment/Planning Advisory Committee held on November 29, 2021 as amended to remove the section under the Marino application regarding the buildability of the lot.
Carried

6. Business Arising from the Minutes

None.

7. Zoning By-law Amendment Application (Recommendation to Council)

None.

8. Consent Applications

a) B33/21 - Carol Hillier - 1169 Hills Lake Road

• Creation of One (1) New Lot

Carol Hillier, Applicant, was present for the hearing.

Kurylovich advised the purpose of the application is to create one new lot with an area of 0.81 hectares (2.01 acres) with 107 metres of frontage on Hills Lake Road. He noted the retained lot will have an area of 18.29 hectares (45.2 acres) with 250 metres of frontage.

Kurylovich advised the retained parcel appeared to have a small accessory structure; and that, as per the Zoning By-law, an accessory building is permitted as a principle storage unit provided it has a minimum gross floor area of 10 square metres. He recommended the structure be removed as it does not appear to meet the requirements of a principle storage unit.

Kurylovich advised Mississippi Valley Conservation Authority (MVCA) was circulated the application for information purposes only; and that South Frontenac, as the septic approval authority, did not provide formal comments.

Sproule asked for clarification regarding the area of the proposed entrance. Kurylovich advised the initial proposed width of entrance was too narrow at the back ; and that the 20 metre surveyed width would ensure appropriate access would be established to meet the future possible needs of the property.

Sproule noted the area of the previously approved lot addition appeared larger on the provided sketch. Kurylovich advised County Planning staff determined the increase in area met the intent of the lot addition approved by the Committee and the neighbouring property owner is supportive of the increase in area.

Lichty noted a discrepancy between the area of the retained lot in the application and the area included in the Planner's report. Kurylovich noted his measurements were based on the assessment layer on Frontenac Maps.

Chair

Secretary-Treasurer



Planning Report

To: Committee of Adjustment and Planning Advisory Committee

Prepared By: Dmitry Kurylovich, Community Planner, County of Frontenac

Reviewed By: Sonya Bolton, Manager, Community Planning, County of Frontenac

Re: Application for Consent to Sever for the Creation of a New Lot, Part Lot 30, Concession 1, Geographic Township of Barrie (1832 Harlowe Road)

File Number: B01/22 (Cuddy)

Recommendation: Approve with Conditions

Date Prepared: February 18, 2021

Date of Meeting: February 28, 2021

Proposal

An application for consent to sever, for the creation of one new rural residential lot, has been submitted for a property located at Part Lot 30, Concession 1, Geographic Township of Barrie, municipal address 1832 Harlowe Road (see attached map).

Severed Parcel

The proposed severed lot will be regular in shape, approximately 12.3 hectares (30.45 acres) in area with approximately 202 metres (662.7 feet) of frontage along Harlowe Road. The proposed lot is vacant with residential development anticipated.

Retained Parcel

The retained parcel will be approximately 35.4 hectares (87.5 acres) in area with approximately 258 metres (846.5 feet) of frontage along Harlowe Road. The retained parcel will contain all existing development.

Background

The applicant is proposing to sever one rural lot with frontage on Harlowe Road from an existing 47.7 hectare (117.9 acre) lot of record. The subject property is a regular-shaped lot that is located approximately 3.8 kilometres (2.36 miles) east of the intersection between Highway 41 and Harlowe Road. The property supports a single dwelling, a well, a sewage disposal system, a garage, a woodshed, two barns, and three sheds. The two barns are not

occupied by livestock and are currently used for storage. The balance of the property is naturally vegetated and appears to contain an unevaluated wetland and unnamed watercourse.

Neighbouring lands are made up of smaller rural residential lots and large naturally vegetated parcels. The property line of the closest existing aggregate pit is located approximately 1.6 kilometres (1 mile) from the east limit of the subject property.

The subject property is designated Rural Area and is located within the Mineral Resource Area constraint overlay. The entire property is zoned Rural (RU) in Township of North Frontenac Zoning By-law Number 55-19.

Planning Analysis

Planning Act

Section 53(1) of the Planning Act allows for the division of land by consent, provided that the approval authority is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. When determining whether to grant a provisional consent, a municipality is required by Section 53(12) of the Planning Act to have regard for the matters listed in Section 51(24) of the Planning Act.

Section 51(24) of the Planning Act includes a list of criteria that need to be addressed when subdividing land, which includes: conformity with the Official Plan; suitability of the land for the proposed development; adequacy of, and connections to, public roads; dimensions and shapes of lots; conservation of natural resources and flood control; and adequacy of utilities and municipal services.

It is the opinion of planning staff that the proposed application for consent has had regard for the criteria of Section 51(24) of the Planning Act, and that a plan of subdivision is not required.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. Under Section 3 of the Planning Act, all municipal decisions regarding planning applications “shall be consistent with” applicable provincial policy.

When assessing consent applications on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS, which requires the approval authority to apply the relevant policies of the following sections:

- Section 1: Building Strong Healthy Communities of the PPS promotes the building of healthy communities and includes policies about avoiding development and land use patterns which may cause environmental or public health and safety concerns.
- Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural land, mineral and

aggregate resources, and cultural heritage and archaeological resources for their economic, environmental and social benefits.

- Section 3: Protecting Public Health and Safety of the PPS contains policies intended to reduce the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Conservation Authorities have provincially delegated responsibilities to represent Provincial interests regarding natural hazards under Section 3.1 of the PPS.

The following policies are applicable to this application:

- Avoiding development and land use patterns which may cause environmental or public health and safety concerns (Section 1.1.1.c).
- Permitted uses on rural lands include residential development that is locally appropriate (Section 1.1.5.2.c).
- Supporting healthy, integrated and viable rural areas by building upon rural character and leveraging rural amenities and assets (Section 1.1.4.1.a).
- Promoting development that is compatible with the rural landscape and can be sustained by rural service levels (Section 1.1.5.4).
- Individual on-site water and sewage services may be used provided that site conditions are suitable for the long term provision of such services with no negative impacts (Section 1.6.6.4).
- Natural features and areas shall be protected for the long term (Section 2.1.1)
- The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. (Section 2.1.2)
- Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified. (Section 2.5.1)
- Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact (Section 2.5.2.4)
- Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. (Section 3)

The application will allow for development that is both locally appropriate and that builds upon rural character and leverages existing rural amenities. The application was circulated to the Township of South Frontenac Building Services related to septic system suitability. South Frontenac staff found that the proposed severed lands are capable of supporting a sewage disposal system in various locations.

A wetland feature and a small watercourse was identified to be located approximately 240 metres (787 feet) south of Harlowe Road. Based on aerial imagery, County planning staff are satisfied that the proposed severed lot is able to support an adequate development envelope that is sufficiently separated from all regulated natural heritage features. Due to the size of the proposed severance and the location of the unevaluated wetland, the application was not circulated to Mississippi Valley Conservation Authority (MVCA) for comments. In accordance with MVCA regulations and the Township Zoning By-law, the applicant will be required to ensure that a minimum separation distance of 30 metres (98.4 feet) metres is maintained between the wetland and any future development. Planning staff do not anticipate any negative impacts on any key natural heritage features as a result of this application.

The entire subject property is identified to be located within the Mineral Resource Area constraint overlay. This overlay identifies area that have the potential to contain mineral deposits.

County planning staff are of the opinion that the creation of the lot proposed under this application is minor and will not have a negative impact on the long-term viability of mineral resource extraction in the future, and that the proposed severed parcel is sufficiently separated from existing licensed aggregate operations. It should also be noted that Section 4.16.8 of the Township Official Plan only requires the application to be circulated to the Ministry of Northern Development, Mines, Natural Resources and Forestry (formerly known as Ministry of Energy, Northern Development and Mines) on planning applications such as Plans of Subdivision, Zoning By-Law Amendments or Official Plan Amendments. It is therefore assumed that the severance of one lot is minor and does not present constraints to future aggregate extraction.

It is the opinion of planning staff that the proposed application for consent is consistent with the policies of the PPS.

County of Frontenac Official Plan (2016)

The County of Frontenac Official Plan is a framework for guiding development in the County through the management and protection of the natural environment and by providing direction and influence on growth patterns. It is focused on the six themes of economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability.

The following policies are applicable to this application:

- Section 2.1.2, Natural Resources, provides policy for the protection of mineral and aggregate deposits.
- Section 3.3, Rural Lands, provides policies for all lands outside of the settlement areas. The Plan recognizes that rural lands are used as an alternative location for those

preferring a rural lifestyle. Low density residential development, as well as rural-related commercial, industrial, recreational and institutional development, is permitted.

- Section 4.2, Servicing, includes policies for the use of private on-site water and sewage services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- Section 7, Environmental Sustainability, sets out policies for environmental sustainability and the protection of the natural heritage system and the ecological functions it provides.

The proposed severed lot meets the minimum requirements for new lot creation in the Rural designation. Township of South Frontenac staff concluded that the proposed severed lot is capable of providing flexibility in the location in which a sewage system can be installed. The applicant and/or future property owner of the proposed severed lot will be required to obtain a permit for the installation of a sewage disposal system from the Township of South Frontenac's Building Services department. As described in the section above (Provincial Policy Statement (2020)), it is the opinion of County planning staff that the proposed severances will not have a negative impact on aggregate resources. The proposed lot also contains enough area to establish a development envelope that is sufficiently separated from the identified unevaluated wetland.

It is the opinion of planning staff that the proposed application for consent conforms to the policies of the County of Frontenac Official Plan.

Township of North Frontenac Official Plan (2017)

The subject property is designated entirely as Rural Area and located within the Mineral Resource Area constraint overlay. The intent of the policies in the Rural Area designation are to maintain rural character, ensure that sites may be adequately serviced, and to provide for a supply of land for a diversity of traditional and evolving rural uses.

The Mineral Resource Area overlay is designed to protect mineral resources for long term use from development or activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

The implementation section (Section 4.16.8.A) for protecting Mineral Resources requires Council to circulate planning applications such as Plans of Subdivision, Zoning By-Law Amendments or Official Plan Amendments to the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNRF). This section does not require severance applications to be circulated to MNDMNRF. As stated in the sections above, County planning staff are of the opinion that the proposed lot creation will not have a negative impact on the future production of mineral or aggregate resources in the area.

The following policies are applicable to this application:

- The lot(s) to be severed and to be retained must meet the requirements of the Zoning By-law (Section 3.15.2.D).

- Residential development may occur on individually created lots or by Plan of Subdivision (Section 4.3.2.A).
- Lot sizes for rural residential development or waterfront residential development shall be no less than 0.8 ha (2 acres) (Section 4.3.2.A).
- Residential development shall be adequately serviced with on-site water and sewage disposal services (Section 4.3.2.B).
- Residential development will be permitted where it has frontage on and direct access to year round maintained roads, preferably the existing network of roads, or on private lanes, either of which must meet municipal standards for road construction (Section 3.15.2.H & 4.3.2.C).
- All residential development is subject to the requirements for influence areas and separation distances (Section 4.3.2.G).
- All residential development is subject to the natural and human made hazards requirements of this plan (Section 4.3.2.I).
- All development shall comply with the Minimum Distance Formulae (MDS) and shall respect the influence area or separation distance requirements in this Plan for mineral aggregates, waste disposal facilities or industrial uses (Sections 3.6.2.2.C and 3.6.2.2.D).
- In the review of planning applications, i.e. Plan of Subdivision, Zoning or Official Plan Amendment, Council shall consult or circulate to the Ministry of Northern Development, Mines and Forestry where the proposed development is located within lands identified as having significant mineral potential by the Ministry of Northern Development, Mines and Forestry (Section 4.16.8.A).

Both the proposed severed and retained parcels meet the minimum lot size requirements for residential uses in the Rural Area. Both lots will have frontage on Harlowe Road, which is owned and maintained by the Township.

South Frontenac Staff confirmed that the lot proposed to be severed is able to support a standard Class 4 sewage disposal system for an average 3 bedroom home. South Frontenac staff did not comment on the retained lot, however it is understood that the retained lot is already serviced with an existing sewage disposal system.

The proposed severed lot is adequately separated from existing licenced aggregate extraction sites. Furthermore, since the development envelope on the proposed severed lot is anticipated to be located near the Harlowe Road frontage, there are no anticipated impacts on any known mineral or aggregate resources that may be located within the interior of any adjacent lots. It should be noted that the Mineral Resource Area overlay in this area represents approximately 1,300 hectares (3,212.4 acres) of land, with the nearest aggregate license being located 1.6 kilometres (1 mile) from the east limit of the subject lot. As mentioned previously, The Township Official Plan only requires Plans of Subdivision, Zoning By-Law Amendments or

Official Plan Amendments to be circulated to the MNMNR. As such, this consent application was not circulated to MNMNR. Given the context, planning staff are of the opinion that the proposed severed lot is minor and will not impact future aggregate extraction.

The applicant indicated that the barns located on the subject property are currently being used for storage but did at one point support cows, goats, and horses. To ensure consistency with the PPS, planning staff completed a Minimum Distance Separation calculation for the total design capacity of all accessory buildings that used to contain livestock. MDS 1 calculations were done in accordance with *Publication 853: The Minimum Distance Separation (MDS) Document – Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setback*. Publication 853 states that MDS calculations should reflect the maximum design capacity, or the maximum number of livestock that can be reasonably housed in all livestock barns. Planning staff calculated setback distances by estimating building footprints using aerial imagery and testing various types of livestock that typical exist in North Frontenac (beef, chicken, sheep, and goats). Planning staff determined that the proposed severed lot contains a least 1.9 hectares (4.8 acres) of land that is both sufficiently separated from the barns on the retained lands, and identified wetlands to the south. No other nearby livestock facilities were identified by the applicant or County planner.

It is the opinion of staff that the application to create a new rural lot conforms to the policies of the Township Official Plan.

Township of North Frontenac Zoning By-Law Number 55-19

The subject property is zoned Rural (RU) in the Township of North Frontenac Zoning By-Law Number 55-19. The RU zone requires a minimum lot area of 0.8 hectares (1.98 acres) and a minimum roadside frontage of 46 metres (150.9 feet) for residential uses, and 4 hectares (9.9 acres) of area and 75 metres (246 feet) of frontage for all other uses. Both the severed and retained lots exceed the minimum requirements for all uses listed in the RU zone.

Section 3.27(c)(ii) states that the influence area from a pit shall be 300 metres (984.2 feet) measured from the property line of a sensitive land use and the license boundary of the pit. The minimum separation distance shall be 70 metres (230 feet) measured from the lot line of the sensitive land use and the license boundary of the pit. The proposed lot will be located at least 1.6 kilometres (1 mile) from the nearest aggregate extraction licenced area.

County planning staff are of the opinion that subject application complies with the general intent and purpose of the Township of North Frontenac's Zoning By-Law.

Comments

Septic Inspection: Township of South Frontenac Building Services

Comments dated December 12, 2021, indicate no objection to the application as proposed. The approval of a new lot is based on the lot's ability to support a Class 4 sewage system for an average three bedroom home. The proposed severed lot was found to be capable of providing flexibility in the location in which a sewage system can be installed. A final location for the sewage disposal system and importation of suitable granular soil will be determined by the property owner and their licensed sewage system installer during a future Building Permit application.

Public Comments

At the time of the writing of this report, no comments have been received from the public.

Pre-Application

The applicant consulted with Township staff prior to submitting this application. County staff conducted MDS calculations prior to the submission of the application.

Conclusion

Subject to any comments that may be received at the public meeting, it is recommended that the Committee of Adjustment approve application number B/01-22 for the proposed consent to sever a new rural lot as per the application submitted, and subject to the recommended conditions.

Note: Conditions are a decision of the Committee of Adjustment; the conditions below are recommended. The final approved conditions will be included in the signed decision.

Recommended Conditions for Application Number B01/22

Expiry Period

1. Conditions imposed must be met within two years of the date of the Notice of Decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided that all conditions are satisfied, the Certificate of Official is to be presented to the Secretary-Treasurer, Committee of Adjustment for certification under Section 53(42) of the Planning Act, R.S.O. 1990 as amended, within two years of mailing of the Notice of Decision.
2. The Certificate of Official must be registered within two years from the issuance of the Certificate as required under Section 53(43) of the Planning Act, R.S.O. 1990, as amended. A copy of the registered transfer certificate shall be provided to the Secretary-Treasurer, Committee of Adjustment to complete the file.

Severed Lands

3. The land to be severed by Consent Application B01/22 shall be for the creation of a new lot approximately 12.3 hectares (30.45 acres) in area with approximately 202 metres (662.7 feet) of frontage along Harlowe Road.

Retained Lands

4. The land retained in Consent Application shall be for a lot approximately 35.4 hectares (87.5 acres) in area with approximately 258 metres (846.5 feet) of frontage along Harlowe Road. The retained parcel will contain all existing development.

Survey/Reference Plan or Registerable Description

5. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], the deed or instrument conveying the severed lands, and the Certificate of Official shall be submitted to the Secretary-

Treasurer for review and consent endorsement within a period of two years [Planning Act, s. 53(41)] after the date of Decision [Planning Act, ss. 53(17) and 53(24)].

6. The applicant or his/her solicitor shall prepare and submit to The Corporation of the Township of North Frontenac, a transfer or such other required form of document necessary to implement the consent, including Form 1, Form 2, Form 3, or Form 4, as applicable, prescribed by Ontario Regulation 197-96, for endorsement by the Secretary-Treasurer of the Committee of Adjustments for the municipality. This transfer or other legal document shall be provided to the municipality within a period of two years after Notice of Decision was given under subsection 53(15) or 53(24) of the *Planning Act*.
7. The surveyor or owner shall submit the draft Reference Plan electronically, or in paper form, for review and approval by planning staff prior to depositing the Reference Plan with the Land Registry Office.
8. That the description of the parcel being severed and the names of the Transferor and Transferee are included on the schedule attached to the deed of the land.

Municipal Requirements

9. That the Applicant(s) shall ensure that an entrance is installed, in accordance with the Entrance Permit issued by the Public Works Manager, to the New Lot off a Municipal Road.
10. That the Applicant(s) shall purchase and install a Civic Address Sign as per the Municipal Requirements
11. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
12. That the Township of North Frontenac receives a payment of the value of five percent of the land for parkland dedication, pursuant to Section 53(13) of the Planning Act, and in accordance with By-Law Number 34-19.
13. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment.
14. Where a violation of the Township Zoning By-Law is created or exacerbated through the consent process, the appropriate planning approvals be obtained to the satisfaction of the Municipality.
15. That confirmation is filed with each application file that conditions have been fulfilled to the municipality's satisfaction.

Attachments

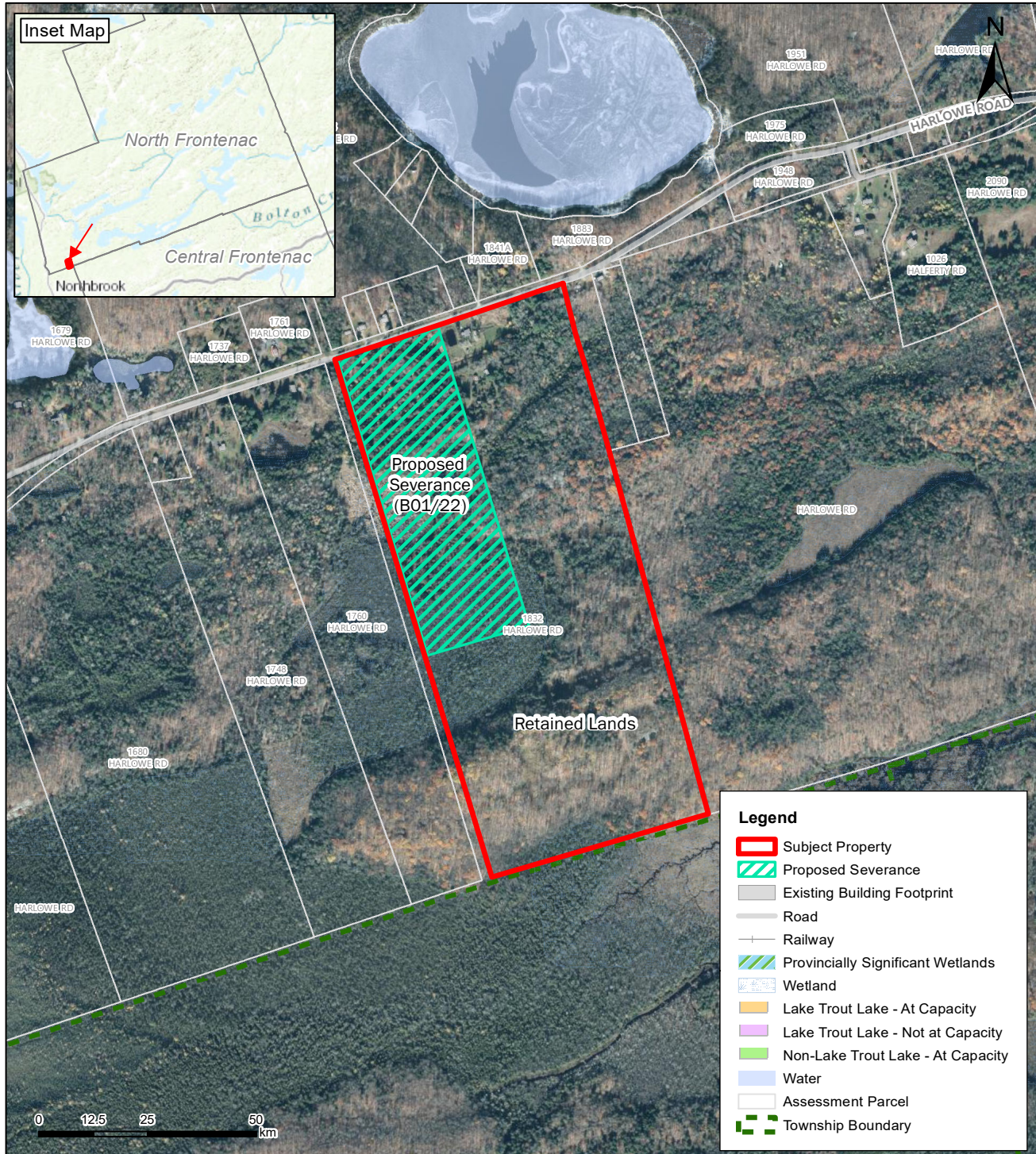
1. Key Map
2. Applicant prepared sketch



TOWNSHIP OF NORTH FRONTENAC

CUDDY APPLICATION FOR SEVERANCE (B01/22)

1832 HARLOWE ROAD,
GEOGRAPHIC TOWNSHIP OF BARRIE



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1:10,000

South

420 metres approx.

East

1055 metre approx.

Lot 29 Con 1

Retained

Lot 30 Con 1

Barn

Barn

3 Sheds

Shed wood

garage

Well

House

Septic

pond

drive way

drive way

drive way

610 M approx

Severed

Approx 30.45 Acres

approx. 445 M

202 M approx

1055 metre approx

610 M approx Road allowance

Lot 31 Con 1 West

218 M approx Harlowe Rd

420 M approx

202 M approx


North

Address 1832 Harlowe R.

Morgan's Lake



Consent to Sever Inspection Report

File Number: B01/22		PRSS20220019		Receipt Number: 93906	
Owner(s): Cuddy, Shirley					
Municipality: Township of North Frontenac				Ward / Former Township: Barrie	
Lot: Part Lot 30		Reference Plan:		Plan of Subdivision:	
Concession: 1		Part(s):		Sub-lot:	
General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)					
Severed: Mostly treed parcel of land, sloping south from Harlowe Road to the wetland area that takes up half of the southern portion. Several unoccupied trailers sit on the property on the northern half of the lot; they do not appear to be serviced. The proposed severed parcel is bordered by the proposed retained parcel to the east and south, the road allowance to the west, and Harlowe Road to the north.					
Retained: Mostly treed parcel of land, sloping from its high points down to two wetland areas in the west and south. A watercourse runs west through the northern portion of the lot. An existing dwelling, served by a well and sewage system, sits on the northern edge of the lot, as well as several outbuildings. The proposed retained parcel is bordered by neighbouring lots to the east, the township border road allowance to the south, the proposed severed parcel and the road allowance to the west, and Harlowe Road to the north.					
Soil type, depth and water table on each part of potential leaching bed areas. Indicate water table with bar.					
		Severed		Depth of Soil	
Grade/organic layer		----->		0.0 m	
				0.3 m	
Red loamy and silt loam				0.6 m	
type soils throughout				0.9 m	
Bottom of test hole at 1.20m		----->		1.2 m	
				1.5 m	
Percolation rate (estimated): 15 - 35 min/cm			Percolation rate (estimated):		
NOTE: the approval of any new lot is based on its suitability to provide an area for a Class 4 sewage system for an average three (3) bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger sewage system.					
Parcel suitability for on-site sewage system:					
SEVERED Conditions:		The proposed lot is capable of providing flexibility in siting a sewage system, although soil conditions found on the lot may require that additional suitable granular soil is imported. Specific requirements for additional soil will be addressed when the site is developed.			
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> Site Flexible <input type="checkbox"/> Site Specific					
RETAINED Conditions:					
<input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Site Flexible <input type="checkbox"/> Site Specific					
Inspector: Matthew Doyle		Approved: 		Date: December 17, 2021	