

Structural Addition Evaluation

OWNER INFORMATION

Name of Owner: John VanHengstum Phone: [REDACTED]
Address: 73811 Dochstader Road Postal Code: L0R 2J0

SITE EVALUATION

Site Evaluation Name: Chris Attema Phone: [REDACTED]
Performed By: 5365 Concession 4 Road St. Ann's, ON Postal Code: L0R 1Y0
MMAH Certificate #: BCIN 22242

PROPERTY INFORMATION

Assessment Roll No.: Roll # 271400001224600
Lot No.: PTL 37 Concession Con 4 sf. Plan
Former Village, Township, Town Wainfleet Lot Area .5 ac Frontage 54 m Lot Depth 35 m
Directions to Lot: (Please be specific, include side of road, street names and 911 # for houses on either side)
[Site plan and aerial photo attached]

PROJECT INFORMATION

Description of Work: +/- 478 ft2 addition to existing residence. No additional bedrooms
Residential [X] Non-Residential (specify uses)

SITE EVALUATION INFORMATION

Water Supply: [X] Proposed [] Existing [] Municipal
[] Dug/Bored Well [] Point Well [] Drilled Well [] Other (Explain) Cistern
Water Treatment: [] Water Softener [] Other (Explain) sandy loam
Describe the existing soil conditions in sewage system area: Type:
Soil Percolation Time: Assumed > 50 min/cm Percolation Test Date: N/A
Soil grains analysis report: [] Yes, attached [X] No
Depth to bedrock/imperVIOUS soil layer: > 1.5 m To high water table: > 1.5 m
Nearest Well [] On this lot [X] On adjacent lot [] Watertight cased to 6 m Distance >30 m
Next Nearest Well [] On this lot [X] On adjacent lot [] Watertight cased to 6 m Distance >30 m
Existing: System Capacity: Septic Tank Size 3600 Holding Tank:
Total Length of Tile: 560 ft m = # runs of tile 6 x length of run 90 ft
Condition of System: Functioning properly at the time of inspection
Bedrooms: 3 Fixtures: 18 Building Area: 110 m2 Flow Rate: 1600 l/day
Proposed: System Capacity: Septic Tank Size 3600 Holding Tank:
Total Length of Tile: 560 ft m = # runs of tile 6 x length of run 90 ft
Bedrooms: 3 Fixtures: 22 Building Area: 160 m2 Flow Rate: 1700 l/day

EVALUATOR'S RECOMMENDATION & CERTIFICATION

[] New Sewage System [] Alter Existing [X] Existing System Adequate
I Chris Attema the undersigned, certify that a site evaluation on the above-noted property has been completed and is in general conformity to the plan attached. I further certify that the above-noted information is accurate and has been completed with the provisions of the local By-laws and the Ontario Building Code Act and its Regulations.
Signature: Chris Attema Date: December 28, 2022

FOR OFFICE USE ONLY

Accepted: [] Yes [] No Reason:
Reviewed By: Building Inspector Date:

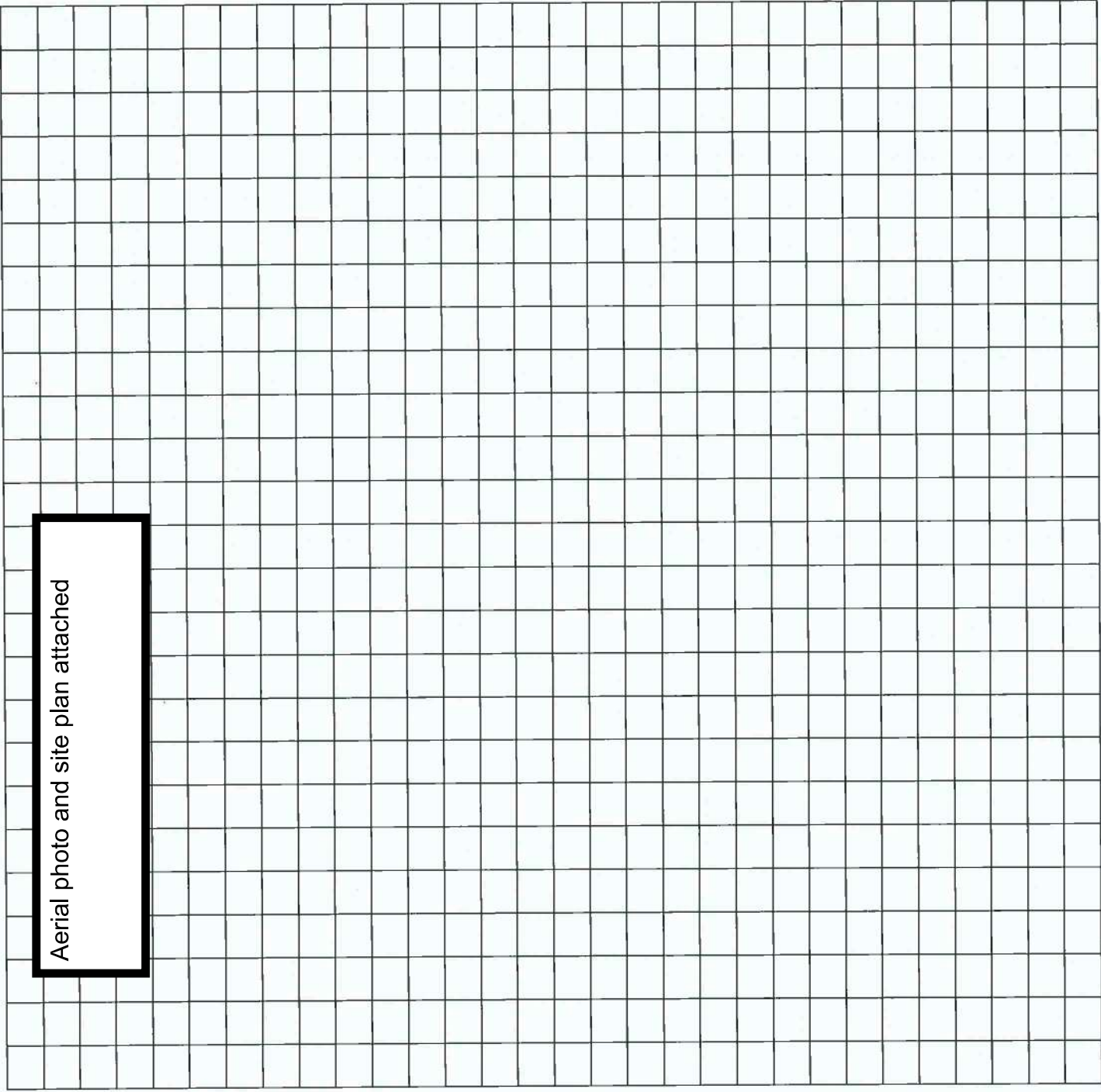
*******IF A NEW SEWAGE SYSTEM IS REQUIRED, OBTAIN THE APPROPRIATE FORM FROM THE BUILDING DIVISION*******


LOT DIAGRAM AND SEWAGE SYSTEM PLAN

All site evaluations **must** include a lot diagram and sewage system plan, drawn to scale indicating north point and showing the following:

- a) legal description, lot size, property dimensions, existing rights-of-way, easements or municipal/utility corridors, lane ways;
- b) location of structures (existing and proposed), wells, lakes, ponds, reservoirs, rivers, springs, streams, property lines
- c) location of sewage system (existing and/or proposed) – Identify size of contact area
- d) location of any unsuitable, disturbed or compacted areas
- e) proposed access routes for system maintenance

Aerial photo and site plan attached



Owner Contact	Property Location
John VanHengstum 73811 Dochstader Road RR 1 Wellandport LOR 240 	73811 Dochstader Road
	ARN: 271400001224600
	ARN: 271400001224600
	Street Number: 73811
	Street Name: Dochstader
	Full Street: DOCHSTADER ROAD
	Municipality: Township of Wainfleet
	Township Lots and Concessions: Wainfleet
	Township: Wainfleet
	Lot: Lot 37
	Concession: Con 7
	Full Text: Wainfleet Township Lot 37 Con 7

CURRENT SEWAGE SYSTEM DESIGN FLOW

3-bedroom - 110 m2 - 18-fixture units

Total Design Daily Sanitary Sewage Flow: **1600.0 L/day**

PROPOSED SEWAGE SYSTEM DESIGN FLOW

3-bedroom - 160 m2 - 22-fixture units

Total Design Daily Sanitary Sewage Flow:	1700.0 L/day
Change in Total Design Daily Sanitary Sewage Flow:	100.0 L/day
% Change in Total Design Daily Sanitary Sewage Flow:	6.3%
Minimum Septic Tank Requirement (2 x Design Flow):	3400.0 Litre

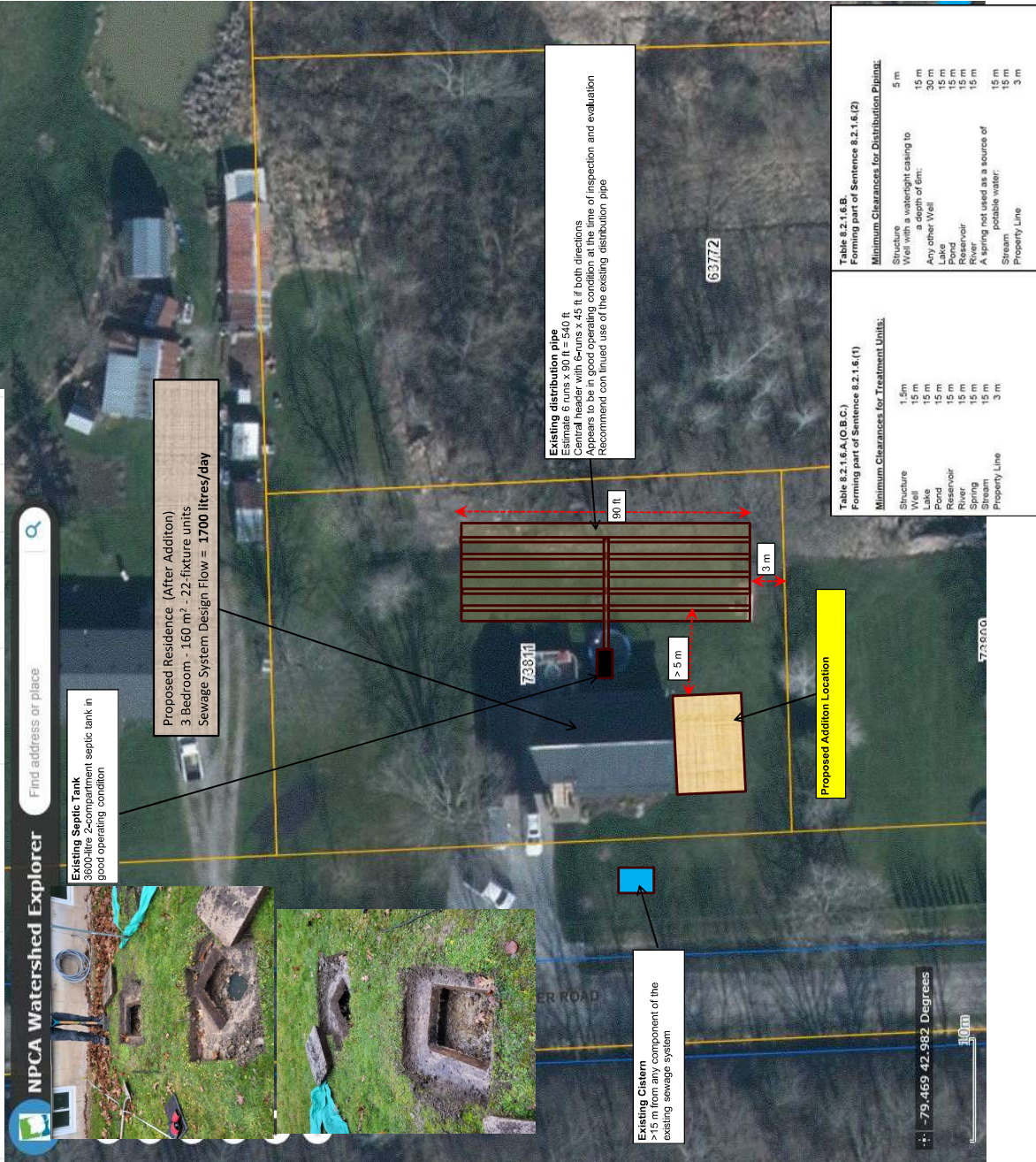
EXISTING SEWAGE SYSTEM

800-gallon (3600-litre septic tank) with +/- 540 ft of distribution pipe (Estimate 6 runs x 90 ft spaced 1.6 apart)
Existing sewage system distribution pipe appears to be functioning properly at the time of inspection

RECOMMENDATION

Continued use of the existing septic and distribution pipe system. The existing 3600-litre septic tank appears to be in excellent condition and is suitable for the proposed 1700 litre/day sewage system design flow.

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	ARN: 271400001224600
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	Street Number 73811
	Street Name Dochstader
	Full Street DOCHSTADER ROAD
	Municipality Township of Weinfleet
	Township Lots and Concessions: Weinfleet
	Township Weinfleet
	Lot Lot 37
	Concession Con 7
	Full Text Weinfleet Township Lot 37 Con 7



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John VanHengstum 73811 Dochstader Road RR 1 Wellandport L0R 2J0	73811 Dochstader Road		
	ARN: 271400001224600	Township Lots and Concessions: Wainfleet	
	ARN: 271400001224600	Township	Wainfleet
	Street Number: 73811	Lot	Lot 37
	Street Name: Dochstader	Concession	Con 7
	Full Street: DOCHSTADER ROAD	Full Text	Wainfleet Township Lot 37 Con 7
	Municipality: Township of Wainfleet		

NPCA Watershed Explorer Find address or place

Measurement

Acres

Measurement Result

0.47 Acres

Clear

Press CTRL to enable snapping

Coordinates: -79.470 42.982 Degrees

Scale: 10m

ARN: 271400001224600

ARN: 271400001224600

Street Number: 73811

Street Name: Dochstader

Full Street: DOCHSTADER ROAD

Municipality: Township of Wainfleet

Zoom to

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Select Map Layers
Point
Query
Search By Location Find Data
Assessment Parcel
Measure Distance
Edit
Upload Data
Add Layers

Layers Filter Layers...

- Assessment Parcel
- Farm Property Class Tax Rated
- Parcels
 - Provincial Premise Registry
- Administrative
- Environment/Base Data
 - Constructed Drains
 - Agricultural Tile Drainage
 - Controlled Drainage
- Ontario Soil Survey Complex
 - Soil Name Label
 - Soil Code
 - Soil Symbol
 - Hydrologic Soil Group
 - Drainage
 - Soil Capability for Agriculture

I want to...