



Building Services Department
789 Broadway Street, Box 3000
Wyoming, ON N0N 1T0

Telephone: 519-845-5420
Toll-free: 1-866-324-6912
Fax: 519-845-3817

REPORT

Date: July 16, 2024
To: Committee of Adjustment - Lambton Shores
From: Corrine Nauta - Manager, Building Services
cc: Planning Department
Re: **Variance – 9649 Ipperwash Road – A-12-2024**

The above noted application has been reviewed and the following comments are provided for your consideration.

The septic location was plotted on the applicant's sketch however, no details were provided with respect to the septic system size or components which facilitate the residence and the property known as 9649 Ipperwash Road does have vague septic records available for review. A septic system was installed in 1980 (SL-60-80). The two documents have conflicting information.

This Department can support the application as presented, but only with the following conditions being imposed:

1. That the septic system be partially uncovered to confirm the component location, size and condition. That a revised detailed drawing be submitted. This must be completed to the satisfaction of the County Building Services Department.
2. That a site inspection be conducted to confirm location and components of the septic system to ensure that sewage/effluent is neither being emitted or discharged onto the surface nor in the close proximity to the new proposed accessory building addition.
3. In the event the septic system is not in general conformance with the Ontario Building Code, a new Part 8 system will be required to be installed.
4. If plumbing or habitable space is being proposed in the accessory building addition, then a full septic assessment will be required.

If you require any further information, please do not hesitate to contact this office.