



Building Services Department
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REPORT

Date: December 9, 2024
To: Committee of Adjustment - Lambton Shores
From: Corrine Nauta - Manager, Building Services
cc: Planning Department
Re: **Variance – 9680 Ipperwash Road – A-16-2024**

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

The property known as 9680 Ipperwash Drive does have septic records available for review. A septic system evaluation was completed in 2017.

The system components remain in general conformity with the 2012 Ontario Building Code. An updated site inspection was completed, and the system appears to be in good working order at this time. The proposed garage will not impact the septic system in a negative manner which would affect its performance, as it relates to location.

The septic system must be clearly plotted on the lot diagram when the building permit is applied for. Please do not allow vehicular traffic in the septic area, nor allow it to be utilized as a construction laydown space. It is suggested the area be clearly staked and always protected. Again, no driveway, parking area, or laneway shall be established in or on the septic system area.

At this time, this Department can support the above noted application and has no further concerns, provided the proposed garage is constructed in the exact location as proposed and no vehicular access/parking in the septic area.

If plumbing or habitable space is being proposed in the garage space, then a full septic assessment will be required.

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