

**TOWNSHIP OF McNAB/BRAESIDE
COMMITTEE OF ADJUSTMENT
AGENDA**

**Tuesday, December 10, 2024 - 4:00 p.m.
Township Municipal Office
2473 Russett Drive**

1. Call to open hearing.
2. Minutes of the previous hearing, October 2, 2024.
3. Declaration of a Pecuniary Interest (Money/Financial).
4. Consideration of Application No. A-6/24
1232 Mill Ridge Road – Kyle & Rachel Braatz
 - (a) Purpose of the Application
 - (b) Confirmation of Dates
 - (c) Confirmation of Notice
 - (d) Reading of Written Comments
 - (e) Overview of Planning Report
 - (f) Discussion and Public Participation
6. Decision by Committee for Application No. A-6/24, or call for a further hearing if required.
7. Appeal Rights
8. Adjournment

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
2473 Russett Drive, Arnprior, Ontario K7S 3G8

No 18/24
revised
[Signature]

Application for Minor Variance

Note: The "*" identifies prescribed information outlined in Ontario Regulation 200/96

PART I **GENERAL INFORMATION**

1. **APPLICANT/OWNER INFORMATION**

- a) *Applicant's Name(s): Samuel Lapante
*Address: 5724 Dunning rd., napan, On, K4B 1J1
*Phone #: Home (613) 299 5528 Work (-) Cell (-)
E-mail: Samuel@ludesignbuild.com
- b) *The applicant is: the registered owner [] an agent authorized by the owner []
- c) If the applicant is an agent authorized by the owner, please complete the following:
*Name of Owner: Kyle and Rachel Breatz
*Address of Owner: 1232 Mill Ridge rd, Arnprior
*Phone #: Home (613) 296 1417 Work (-) Cell (-)
- d) To whom should correspondence be sent? Owner [] Applicant [] Both []

2. ***PROVIDE A DESCRIPTION OF THE SUBJECT LAND:**

Street Address: 1232 Mill Ridge Rd

Concession: _____ Lot: 22

Registered Plan No.: 571 Block or Lot No(s). in the Plan: _____

Reference Plan No.: _____ Part No(s).: _____

3. ***CURRENT DESIGNATION OF THE SUBJECT LAND IN THE OFFICIAL PLAN (IF ANY):**

Rural

4. ***CURRENT ZONING OF THE SUBJECT LAND:**

Rural Residential

PART II DETAILS OF THE APPLICATION

5. *PLEASE STATE THE NATURE AND EXTENT OF THE RELIEF FROM THE ZONING BY-LAW

Reduce minimum water set back from 30m to 27m

6. *WHAT IS THE REASON WHY THE PROPOSED USE CANNOT COMPLY WITH THE PROVISIONS OF THE ZONING BY-LAW?

The design and current placement of the home doesn't allow for the addition's placement to work

7. *DIMENSIONS OF THE SUBJECT LAND:

Frontage: 47.8m Depth: 83m (average) Area: 2.3ac (9000 sq.m)

8. *PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:

Provincial Highway Municipal Road Maintained All Year
 Municipal Road Maintained Seasonally Right Of Way Water
 Other Public Road: _____

9. *IF THE ONLY ACCESS IS BY WATER, PLEASE STATE BELOW THE PARKING AND DOCKING FACILITIES THAT ARE TO BE USED, AND THE DISTANCE OF THESE FACILITIES FROM THE SUBJECT LAND AND FROM THE NEAREST PUBLIC ROAD:

10. *WHEN WAS THE SUBJECT LAND ACQUIRED BY THE CURRENT OWNER?

Purchased home November 2011, closing was January 2012

11. *WHAT ARE THE EXISTING USES OF THE SUBJECT LAND AND HOW LONG HAVE THEY CONTINUED?

#1 _____ Since: _____ / _____ Years
#2 Residential dwelling Since: _____ / _____ Years

12. *ARE THERE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?

Yes No

13. *WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?

Residential home, small storage garage detached

14. ***WILL ANY BUILDINGS OR STRUCTURES BE BUILT ON THE SUBJECT LAND?**
 Yes No

15. ***PROVIDE THE FOLLOWING DETAILS FOR ALL EXISTING OR PROPOSED BUILDINGS OR STRUCTURES ON THE SUBJECT LAND:** (use a separate page if necessary)

	EXISTING			PROPOSED	
Type of building or structure					
Setback from the front lot line	<i>See attached Plans</i>			<i>See attached Plans</i>	
Setback from the rear lot line					
Setbacks from the side lot lines					
Height (in metres)					
Dimensions or floor area					
Date constructed					

16. ***INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:**

WATER

SEWAGE

- | | | | |
|--|-------------------------------------|--|-------------------------------------|
| publicly owned and operated piped water system | <input type="checkbox"/> | publicly owned and operated piped sanitary sewage system | <input type="checkbox"/> |
| privately owned and operated individual well | <input checked="" type="checkbox"/> | publicly owned and operated communal septic system | <input type="checkbox"/> |
| privately owned and operated communal well | <input type="checkbox"/> | publicly owned and operated individual septic system | <input type="checkbox"/> |
| lake or other water body | <input type="checkbox"/> | privately owned and operated individual septic system | <input checked="" type="checkbox"/> |
| other means: _____ | <input type="checkbox"/> | privy | <input type="checkbox"/> |
| | | Other means: _____ | <input type="checkbox"/> |

17. ***HOW IS STORM DRAINAGE PROVIDED?**

Sewers Ditches Swales Other Means

18. ***IS THE SUBJECT LAND ALSO THE SUBJECT OF AN APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION OR CONSENT?** Yes No Don't Know

***IF YES, PLEASE STATE, IF KNOWN, THE FILE NO. AND THE STATUS OF THE APPLICATION:**

File No.: 47787010 Status: Reg. plan. 571, 1990

19. ***HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF AN APPLICATION UNDER SECTION 45 OF THE PLANNING ACT? (i.e. previous minor variance application)**

Yes No Don't Know

PART IV *AFFIDAVIT: (This affidavit must be signed in the presence of a Commissioner)

I (we) Samuel Lapante

of the Township of McRab Braeside

in the County of Renfrew

solemnly declare that all of the information required under Ontario Regulation 200/96, and the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

ANGELA PATRICKA YOUNG, a Commissioner of the County of Renfrew, for the Corporation of the Township of McRab/Braeside

DECLARED before me at the Township of McRab/Braeside in the County of Renfrew this 18 day of November, 2024

[Signature]
Signature of Owner or Authorized Agent

November 18 2024
Date

[Signature]
Signature of Commissioner

Nov 18, 2024
Date

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township sees fit, including anyone requesting such information. Accordingly, in providing any such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

(To be completed by the Municipality)

"COMPLETE" APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY:

_____ Date

_____ Signature of Municipal Employee

_____ Roll Number

Original Submission
June 25th, 2024
Revised Nov 18, 2024 [Signature]

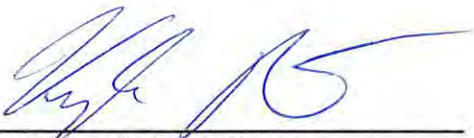
10. DECLARATION OF FEES INCURRED

The Owner/Agent agrees to reimburse and indemnify the Township of McNab/Braeside of all fees and expenses incurred by the Township of McNab/Braeside to process the application, including any fees and expenses attributed to proceeding before the Local Planning Appeal Tribunal or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

The Owner/Agent also agrees to deposit with the Township of McNab/Braeside such monies as required by the Township of McNab/Braeside's Tariff of Fees By-Law as amended to defend appeals brought before the LPAT by parties other than the Applicant/Agent or Township.

The required fee for the processing of this application shall be in accordance with the Township of McNab/Braeside's current Tariff of Fees By-Law pertaining to planning matters. The Fees prescribed do not include professional fees, (ie. legal or engineering) or extra public meetings. Prior to undertaking any of these matters the applicant agrees to reimburse the Municipality for all charges related to the application. Fees required for the processing of this application are required at the time of submission. The amount of the required fees should be confirmed with the Township prior to the submission of the application.

Date



Signature of Owner/Agent

Date

Signature of Owner/Agent

20. **APPLICATION SKETCH**

On a separate page(s), please provide a sketch, preferably prepared by a qualified professional, showing the following: (In some cases, it may be more appropriate to prepare additional sketches at varying scales to better illustrate the proposal.)

- Boundaries and the dimensions of the subject land for which the amendment is being sought.
- The location, size and type of all existing and proposed buildings and structures, indicating the distances from the front yard lot line, rear yard lot line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The current uses on land that is adjacent to the subject land.
- The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easement affecting the subject land.
- Applicant's Name
- Date of Sketch
- The scale to which the sketch is drafted (e.g. 1 cm = 50 m)
- North Arrow
- The locations and dimensions of off-street parking spaces and off-street loading facilities
- Planting strips and landscaped areas
- Buildings to be demolished or relocated.

PART III AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION:

(If affidavit (Part IV) is signed by an Agent on Owner's behalf, the Owner's written authorization below must be completed)

I (we) Kyle Bratz _____

of the Township of Menab Bueside _____

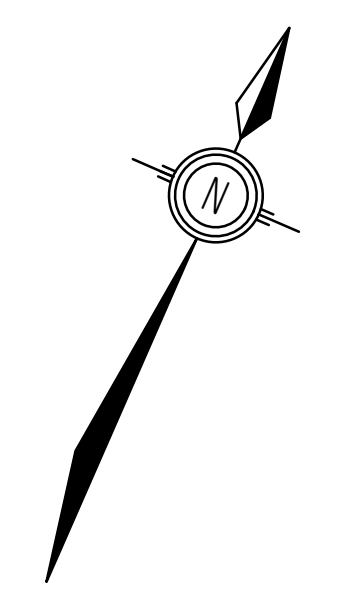
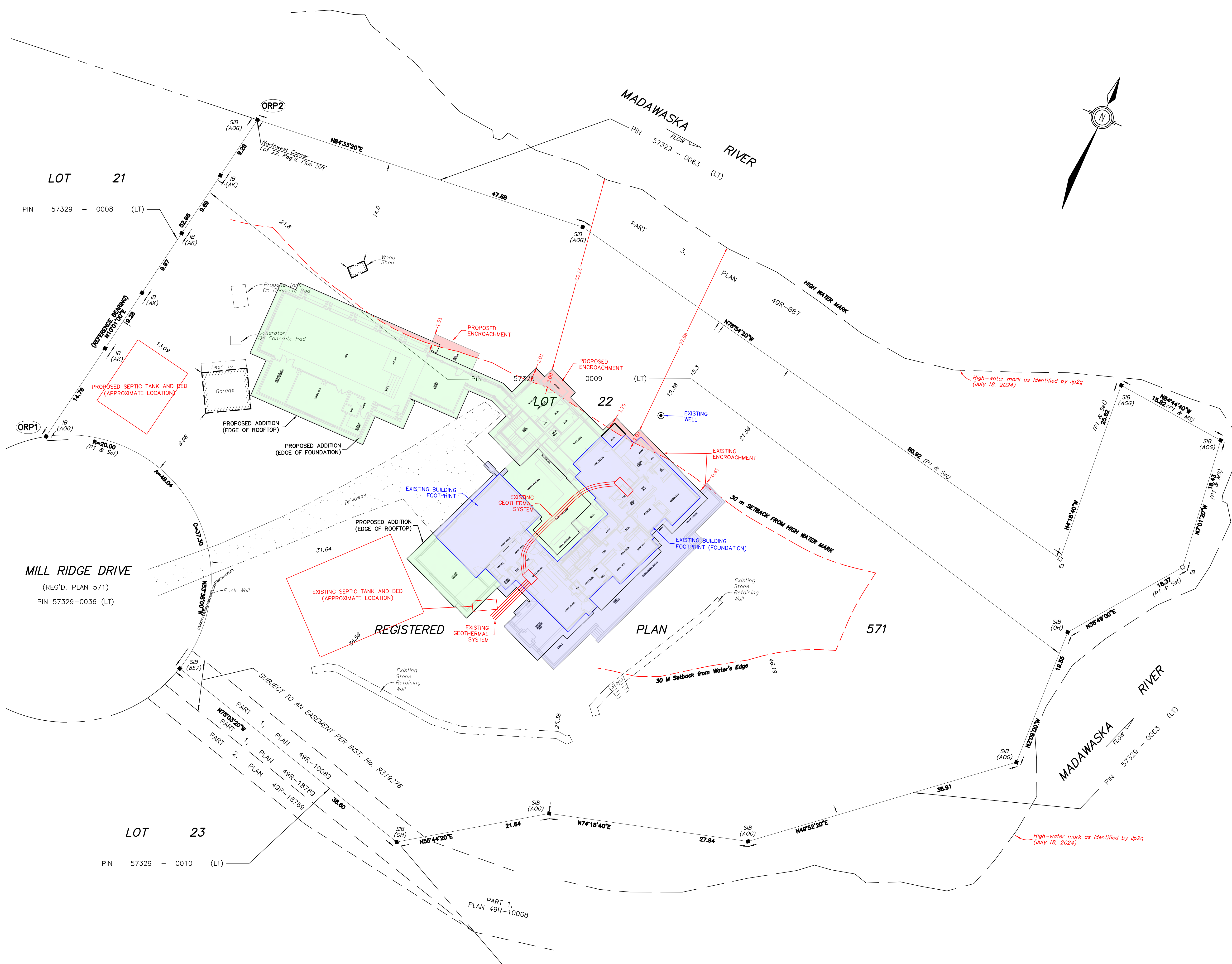
in the county of renfrew _____

do hereby authorize Samuel Lopente _____ to act as my/our agent in this application.

[Signature] _____
Signature of Owner(s)

Date

P:\MILLS\1005329\MILL RIDGE\1005329-0036\1005329-0036-CONCEPT PLAN\1005329-0036-CONCEPT PLAN (1) (1).DWG - 2024-10-30 10:00:00 AM - 1005329-0036-CONCEPT PLAN (1) (1).DWG - 2024-10-30 10:00:00 AM - 1005329-0036-CONCEPT PLAN (1) (1).DWG - 2024-10-30 10:00:00 AM - 1005329-0036-CONCEPT PLAN (1) (1).DWG - 2024-10-30 10:00:00 AM



- DISCLAIMER NOTES**
1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ISSUES/PROBLEMS WHICH MAY OCCUR AS A RESULT OF A FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY.
 2. WHERE THERE ARE ALLEGED ERRORS, OMISSIONS, INCONSISTENCIES OR AMBIGUITIES PRESENT IN THE CONTRACT DOCUMENTS, THE CONTRACTOR MUST SEEK CLARIFICATION FROM JP2G. ANY COSTS OR SCHEDULE DELAYS WHICH RESULT AS A FAILURE TO CONTACT JP2G FOR CLARIFICATION SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
 3. DO NOT SCALE DRAWINGS. REFER ANY DIMENSIONAL CLARIFICATIONS AND/OR POSSIBLE TRADE INTERFERENCE/CONFLICTS TO JP2G FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBTRADES AND SHALL ADDRESS CONSTRUCTION TEAM COORDINATION ITEMS PRIOR TO ISSUING REQUESTS FOR INFORMATION FROM JP2G.
 5. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOT FOR
CONSTRUCTION

- EXISTING BUILDING
- BUILDING ADDITION
- AREA WITHIN 30m SETBACK (ENCROACHMENT AREA)

No.	YYYY-MM-DD	BY	DESCRIPTION
1	2024-10-30	PL	ADDED APPROXIMATE SEPTIC & GEOTHERMAL FEATURE LOCATIONS

STAMP	STAMP
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**MILL RIDGE ROAD
HIGH-WATER MARK
REVIEW**
 1232 MILL RIDGE ROAD, ARNPRIOR ON

**CONCEPT PLAN
ITEM 3**

Jp2g Consultants Inc.
 ENGINEERS · PLANNERS · PROJECT MANAGERS

12 INTERNATIONAL DR. PEMBROKE, ON, K9A 6W5 | 1150 MORRISON DR., #410 OTTAWA, ON, K2H 8S9 | 16 EDWARD ST. S., #211 ARNPRIOR, ON, K2S 3W4
 T: 613-728-2507 | F: 613-728-2507 | T: 613-498-7800 | F: 613-498-0760
 PEMBROKE@JP2G.COM | OTTAWA@JP2G.COM | ARNPRIOR@JP2G.COM

jp2g PROJECT No.: 24-7053A

NORTH SCALE 1:250 	CLIENT No.: DRAFTED: X.XXXX1 DESIGNED: X.XXXX2 REVIEWED: X.XXXX3 APPROVED: X.XXXX4 SHEET #
---------------------------------	---

CP-3

Kyle Braatz

1232 Mill Ridge Road
Arnprior, Ontario, K7S 3G8
(613)-296-1417
braatzy55@gmail.com

September 25, 2024

Township of McNab/Braeside

2473 Russett Drive,
Arnprior, Ontario, K7S 3G8

Dear Planning Department (Building and Septic),

Re: Minor Variance Application for Setback Adjustment –1232 Mill Ridge
Road, Arnprior, Ontario, K7S 3G8

I am writing to formally request a minor variance for a setback of 3.00 meters in order to allow us to proceed with our plans to apply for building permits and begin construction on an addition to our home located at 1232 Mill Ridge Road, Arnprior, Ontario, K7S 3G8.

As part of the planning process, my wife, Rachel Braatz and I commissioned an Improvement Location Certificate (ILC) survey of our property to determine the water setbacks and to assess the position of our existing home. We also hired a biologist to do a GPS and mark the high water mark on the existing surveyor plans as well as to prepare a report regarding recommended mitigation measures to be taken pre-construction, during construction and post-construction to ensure the least drainage, sediment and erosion impacts. Finally, we hired a hydrogeologist to prepare an engineering report to evaluate the proposed overfall septic effluent and make recommendations regarding the septic system design. Our proposed addition plans showing the existing home and all setbacks are attached as well as the biologist and hydrogeologist Reports.

After carefully reviewing our property's layout and considering the various site constraints, we have determined that the proposed location for the addition is the only viable option. The proposed addition will be designed in an "L" shape to fit harmoniously with the existing home and surrounding landscape and to wrap around the existing driveway.

Specifically, this location was selected for the following reasons:

1. The back of the house is composed of floor-to-ceiling windows, which we aim to preserve for natural light and scenic views.
2. Geothermal wiring runs underground to the left of the house, restricting construction in that area.
3. Our septic bed and tank are also located to the left of the house, further limiting options for the addition; and
4. The driveway lies in front of the house.

In addition to these considerations, we have made a conscious effort to design the addition in a way that minimizes disruption to the existing home, vegetation, and the natural environment around the home. We believe this location respects both the aesthetics of the property and the surrounding area while fulfilling our needs for additional living space.

We kindly ask for your approval of this minor variance so we may move forward with our project and apply for building permits. There are a total of three (3) areas with a minor encroachment in our attached proposed plans, ranging from 1.5 meters to 3.00 meters. Therefore, we are requesting approval for the largest encroachment which is 3.00 meters.

We are committed to complying with all relevant regulations, following all recommended mitigation measures and working in harmony with the Township to ensure that the addition enhances both our home and the community.

Thank you for your time and consideration. Should you require any further information or clarification, please do not hesitate to contact me.

We look forward to your response.

Sincerely,



Kyle Braatz

613-296-1417

braatzy55@gmail.com

Jp2g No. 24-7053A

September 24, 2024

Lev Design Build

613-299-5528

Attn Samuel Laplante, President
samuel@levdesignbuild.com

**Re Scoped Environmental Impact Assessment (EIA) - 1232 Mill Ridge Road
Part Lot 7, Concession 8, Geographic Township of McNab, Now in the Township of McNab/Braeside**

Dear Samuel:

The purpose of this report is to support a minor variance application to reduce the minimum required water setback from the Madawaska River in order to permit an addition to an existing dwelling located at 1232 Mill Ridge Road within the area of the water setback.

Site Context

The subject lands are located at the end of Mill Ridge Road on the Madawaska River. The subject lands are approximately 2.3 acres in land area with approximately 47.8 metres of road frontage on Mill Ridge Road and 313 metres of water frontage on the Madawaska River.

Description of Proposed Development

A ~ 615 m² addition is proposed to the northwest of the existing residential dwelling with attached garage (~419 m²) on the subject lands which will be located approximately 27 metres from the high water mark of the River. Other additions are proposed to the existing dwelling, however as they are located outside of the 30 metre setback from the River, they are not addressed in this report. It should also be noted that a second septic system may also be constructed on the subject lands, but it will be located at least 30 metres from the high water mark of the River as well.

Existing Conditions

A site visit to the subject lands was carried out by Bryana Kenny on July 18, 2024 under sunny conditions, with a light breeze and an air temperature of 18°C. The topography of the subject lands is relatively flat and gently slopes towards the River. The lands in the area of the proposed addition within the area of the water setback primarily consist of a manicured lawn area with some scattered trees (Photo 1). A forested area is located along the shoreline of the River and contains a gravel pathway that extends from the driveway to the shoreline (Photos 2 & 3). To the west of the pathway, this forested area has been relatively untouched, but to the east of the pathway, the understory of this forest has been cut but is re-growing with herbaceous vegetation, trees and shrubs (Photo 2). The shoreline of the River is rocky and contains some shrubs, herbaceous vegetation and grass species and drops off to the bottom of the River (Photo 4).

During the July 18 site visit, the highwater mark as shown on the enclosed Map was determined by Jp2g field staff using the Township's zoning by law definition for High water mark: *means the mark made by the action of water under natural conditions on the shore or bank of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.*



Ottawa
1150 Morrison Dr., #410
Ottawa, ON, K2H 8S9
T: 613-828-7800
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12 International Dr.
Pembroke, ON, K8A 6W5
T: 613-735-2507
Pembroke@jp2g.com

Arnprior
16 Edward St. S., #211
Arnprior, ON, K7S 3W4
T: 613-626-0780
Arnprior@jp2g.com

Photo 1 – Site Conditions of Proposed Addition in Water Setback Area. View Looking Northwest from Corner of Existing Dwelling.



Photo 2 – Site Conditions of Existing Setback. View Looking East.



Photo 3 – Site Conditions of Existing Setback View Looking Southeast.



Photo 4 – Site Conditions of Shoreline. View Looking West.



The Township of McNab/Braeside Zoning By-law No. 2010-49 requires a minimum 30 metre water setback from the high water mark. In this case, the existing dwelling on the subject lands is located 27.98 metres from the high water mark and the proposed addition will be located at least 27.0 metres from the high water mark as shown on the enclosed Map. Any new septic system will be located at least 30 metres from the highwater mark of the River. A reduction to the water setback provisions for the proposed addition can be supported in this case for the following reasons:

- The lands within the area of the water setback in front of the proposed addition are primarily well vegetated with trees and shrubs along a gentle slope to the River;
- The majority of the lands within the proposed building envelope consist of a maintained lawn area, with some scattered trees. Although some tree removal will be required to accommodate the proposed addition, only a few trees will need to be removed within 30 metres of the River;
- Only approximately 25.6 m² of the proposed addition will be located in the area of the water setback. Approximately half of which is for structures which will physically be located on the ground (i.e a grill terrace and a portion of the guest suite), the other half being for structures which will be located above the ground (i.e. a balcony and roof overhang), with a maintained lawn underneath;



- The requested 3 metre reduction to the water setback is considered minor and is only 0.98 metres more of an encroachment into the water setback than the existing dwelling which currently encroaches 2.02 metres into the water setback; and
- The recommended mitigation measures below can be properly implemented to ensure no negative impacts occur on the River as a result of the proposed development within a small portion of the water setback.

Therefore, it is our opinion that the proposed development will not have a greater impact on the quality of the River water, natural features or on neighbouring properties than what currently exists and will provide the same ecological functions of a 30 metre setback in less ideal conditions.

Recommended Mitigation Measures

1. The proposed addition is to be constructed a minimum of 27.0 metres from the high water mark of the Madawaska River.
2. Any new septic system is to be located a minimum of 30 metres from the high water mark of the Madawaska River.
3. A 27.0 metre wide buffer area should be maintained along the shoreline of the Madawaska River in the vicinity of the proposed addition, with the exception of the existing gravel pathway leading to the River. This buffer area should be maintained substantially in a natural vegetated state. The limbing of trees to provide for a view of the River and the removal of dead or diseased trees shall also be permitted but limited to the greatest extent possible.
4. Vegetation on the subject lands outside of the buffer area should also remain in a natural state as much as possible, except for the clearing of portions of the property to allow for the construction of structures.
5. Roof runoff should be controlled by directing water runoff to the rear of the new structures through the use of eave troughs and rain barrels or to a grassed or other permeable area.
6. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation with native trees and shrubs of exposed, non-developed areas is to be achieved as soon as possible.
7. Erosion and sediment control measures are a critical component of the construction work. Effective sediment and erosion control measures are to be maintained until complete re-vegetation of disturbed areas is achieved. Silt fencing is to be installed along the downgradient edge of the work area. It is important that fencing is properly dug-in to treat any surface water flow and is maintained as required, including removal of accumulated sediment.
8. Additional mitigation measures to minimize the potential for inputs of sediments and other contaminants into the river and the environment in general include proper maintenance on construction equipment with respect to refuelling, washing and fluid changes, and proper disposal of fluids, filters and other waste materials. None of this work should take place within 30 metres of any surface water features.

Should you have any questions please do not hesitate to contact our office.

Yours truly,

Jp2g Consultants Inc.

Bryana Kenny, B.Sc. (Hons.)
Biologist | Planner

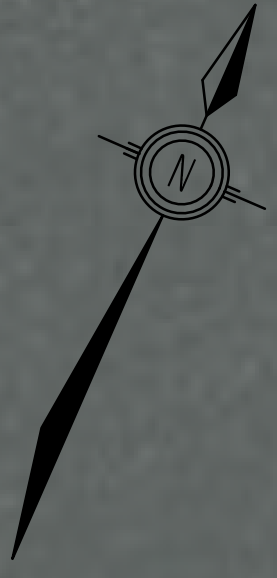
Muncaster Environmental Planning Inc.

Bernie Muncaster, M.Sc.
Principal

DISCLAIMER NOTES

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NOT FOR CONSTRUCTION



- EXISTING BUILDING
- BUILDING ADDITION
- AREA WITHIN 30m SETBACK (ENCROACHMENT AREA)

No.	YYYY-MM-DD	BY	DESCRIPTION

PROJECT

MILL RIDGE ROAD HIGH-WATER MARK REVIEW

1232 MILL RIDGE ROAD, ARNPRIOR ON

DRAWING

CONCEPT PLAN ITEM 3

Jp2g Consultants Inc.
ENGINEERS · PLANNERS · PROJECT MANAGERS

12 INTERNATIONAL DR., FEMBRIDGE, ON, K8A 6W5
T: 613-726-2557
FEMBRIDGE@JP2G.COM

1150 MORRISON DR., #410, OTTAWA, ON, K2H 8S9
T: 613-839-7900
OTTAWA@JP2G.COM

16 EDWARD ST. S., #211, ARNPRIOR, ON, K7E 2W4
T: 613-836-9760
ARNPRIOR@JP2G.COM

jp2g PROJECT No.: 24-7053A

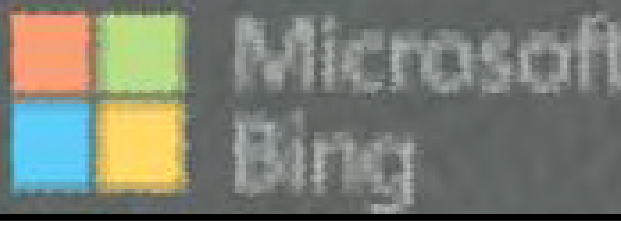
CUSTOMER	CLIENT No.:
DRAFTED:	X.XXXXX1
DESIGNED:	X.XXXXX2
REVIEWED:	X.XXXXX3
APPROVED:	X.XXXXX4

SCALE: 1:250
0m 4m 8m 10m

SHEET # **CP-3**



P:\D\NAME: C:\WINDOWS\LOGON\LOGON\... \S-240234-18820000... \PLAN\ITEMS\3\SWIS... LAYOUT\PLAN\ITEMS\3\SWIS... DRAWING ITEM 3\SAVED ON 2024-09-24



Hydrogeological Investigation

Final

1232 Mill Ridge Road, Part Lot 7, Concession 8
Township of McNab/Braeside


October 18, 2024
Jp2g Project # 24-7053A




DISTRIBUTION LIST

PDF	Association / Company
1	Lev Design Build
1	Jp2g Consultants Inc.

Jp2g Consultants Inc. Signatures

Report Prepared By: 
Abdul Kadar Alhaj, EIT
Environmental Technologist

Report Reviewed By: 
Kevin Mooder, MCIP RPP
Manager | Environmental Services

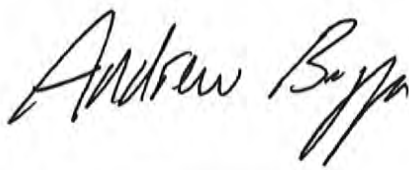
Report Reviewed By: 
Andrew Buzza, P. Geo
Senior Hydrogeologist





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Attachment B	Survey Questionnaires
Attachment C	Laboratory Results
Attachment D	Langelier and Ryznar Calculations
Attachment E	Nitrate Dilution Calculation



1.0 INTRODUCTION

Jp2g Consultants Inc. (Jp2g) was retained by Lev Design Build to undertake a scoped hydrogeological investigation for the proposed development of the property located at 1232 Mill Ridge Road on Part of Lot 7, Concession 8 in the Township of McNab/Braeside, in the County of Renfrew, as shown on **Figure 1**.

This hydrogeological investigation was completed to support the proposed redevelopment of the site. It is understood the approval authority requires an evaluation of the current septic system and recommendations for the new system.

Accordingly, the intent of the study is to demonstrate that the site is suitable to accommodate a new septic system, and to attenuate effluent at the property boundary.

1.1 Objectives and Activities

The objective of the study is to assess the site's suitability for development based on individual private services (i.e., the presence of a potable water supply, both quality and quantity and the ability to adequately disperse effluent). The following work activities were completed:

- Completion of a desktop review of published geology maps
- Review of surrounding land uses
- Review of nearby water well records
- Collection of water quality samples from two (2) nearby domestic wells
- Report preparation

2.0 SITE BACKGROUND INFORMATION

The study site is located at 1232 Mill Ridge Road on Part of Lot 7, Concession 8 in the Township of McNab/Braeside, in the County of Renfrew, Ontario. The site is irregularly shaped and covers approximately 9,000 m². Adjacent land use is primarily low-density rural residential and agricultural development, and undeveloped forested areas. The property has a residential dwelling as shown on Figure 1 and is serviced by a drilled well and septic system.

3.0 PHYSICAL SETTING

3.1 Geology

Geological data is taken from published mapping and water well records and indicates that the study site is overlain by deep deposits consisting of silt and clay¹. Recorded overburden depths as taken from nearby water well records range from 9 to 21 meters.

¹ Ontario Geological Survey 2010. *Surficial geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 128-REV*



The underlying bedrock within the surrounding area is mapped as limestone, dolostone and sandstone of the middle Ordovician Group². Local well records confirm the presence of granite and limestone with recorded thicknesses ranging from 9 to approximately 133 meters.

3.2 Hydrogeology

A review of the Ministry's Water Well Record (WWR) database reveals the presence of numerous water well records in the area. Eight (8) nearby water wells were selected for review and analysis. The water well records confirm that the wells are primarily used for domestic purposes and are all completed in the underlying bedrock. The wells are reported to vary in depth from approximately 21 and 133 meters with water bearing zones at depths between 18 and 49 meters. Overall, recommended pumping rates vary between 14 and 68 Lpm (3 and 15 gpm).

The available water well records indicate that an adequate supply of fresh water is available from the bedrock aquifers near the site. Well details including stratigraphy are provided in **Table 1**.

Copies of the water well records are provided in **Attachment A** and their locations based on the Ministry website coordinates are presented in **Figure 2**.

2 Ontario Geological Survey 2011. 1:250 000 scale bedrock geology of Ontario; Ontario Geological Survey, Miscellaneous Release-- -Data 126-Revision 1.



Table 1: Summary of Nearby Well Records

Well ID	Distance and Direction from site	Depth (m)	Overburden Description (mbgs)	Bedrock Description (mbgs)	Groundwater Encountered (mbgs)	Recommended Pumping Rate
7312971* (A231889)	On site (1232 Mill Ridge Road)	133	Clay 0 – 20.8	Granite 20.8 – 133	31.8	3 gpm (14 lpm)
5514302*	30M S (1230 Mill Ridge Road)	36.6	Clay 0 – 13.7	Granite 13.7 – 36.6	17.7 and 26.8	15 gpm (68 lpm)
7148961 (A092638)	30m W	40.2	Clay 0 – 15.8 Gravel 15.8 – 16.2	Limestone 16.2 – 40.2	29.9	7 gpm (32 lpm)
5515789 (A018274)	270m SW	21.3	Clay 0 – 5 Sand 5 – 9.4	Limestone 9.4 – 14.3 Granite 14.3 – 21.3	13.1 and 14.3	12 gpm (55 lpm)
5513071	330m SW	51.8	Clay 0 – 20.4	Limestone 20.4 – 26.5 Granite 26.5 – 51.8	22.3	3 gpm (14 lpm)
5515932 (A019947)	370m SW	29	Clay 0 – 13.7	Limestone 13.7 – 18.6 Granite 18.6 – 29	16.5	10 gpm (46 lpm)
5513070	390m SW	29	Clay 0 – 20.4 Sand 20.4 – 20.7	Limestone 20.7 – 26.8 Granite 26.8 – 29	22.3	6 gpm (28 lpm)
5503355	470m SW	48.8	Clay 0 – 20.7	Limestone 20.7 – 48.8	36.6 and 48.8	6 gpm (28 lpm)

Notes mbgs metres below ground surface
 gpm gallons per minute
 lpm litres per minute
 (#) Well tag ID
 * Sampled Well

4.0 GROUNDWATER SUPPLY

The following sections provide a discussion on the available quantity and quality of the groundwater at and around the study site. The assessment is based on information provided in the Ministry’s water well records (WWR) and interviews with the onsite and nearby groundwater users where samples were collected. Water quality is based on the results of the water quality testing of the onsite and nearby residential supply wells.



On September 11th, 2024, two (2) residential supply wells were sampled, their locations are shown on **Figure 2**. The sampled supply wells are located at the subject property (drilled well No. 7312971) and at 1230 Mill Ridge Road (drilled well No. 5514302). The residents at both properties were interviewed and confirmed an adequate supply of groundwater. Copies of the interview questionnaires are provided in **Attachment B**.

4.1 Groundwater Quality

To assess the groundwater quality, water samples were collected from the two wells as shown on **Figure 2**. The samples were collected by a Jp2g field technician. The samples were collected bypassing any water treatment systems. Conductivity, pH, temperature, turbidity, and chlorine residual were measured at the well head at the time of sampling using a multimeter pen to measure the pH, a HANNA Photometer (model HI97727-11) to measure the colour and chlorine residual, and a HACH 2100P Turbidimeter to measure the turbidity. The collected groundwater samples were submitted to an accredited laboratory for analysis of an inorganic and bacteriological suite of parameters consistent with parameters listed in the Ministry's *Procedure D-5-5 Technical Guideline For Private Wells: Water Supply Assessment*. The results are summarized in **Table 2** and laboratory reports are provided in **Attachment C**.



Table 2: Water Quality of the Sampled Wells

Parameter mg/L	ODWS/OG		Drilled Well 7312971	Drilled Well 5514302
	AO/OG	MAC	1232 Mill Ridge Road	1230 Mill Ridge Road
Calcium	-	-	56	86
Iron	0.3 (10)	-	<0.03	0.11
Magnesium	-	-	39	50
Manganese	0.05 (1)	-	<0.01	0.02
Potassium	-	-	6	6
Fluoride	-	1.5	1.0	0.36
Chloride	250	-	39	31
Sulphate	500	-	29	16
Nitrate (as N)	-	10	<0.1	0.18
Nitrite (as N)	1	-	<0.1	<0.1
Sodium	200	20	61	20
TDS	500	-	507	526
Tannin & Lignin	-	-	0.1	0.2
Colour (TCU) (Apparent)	5 (7)	-	<2	3
Colour (TCU) (Field)	5 (7)	-	4	20
Turbidity (NTU) (Field)	5	-	0.42	0.68
Chlorine Residual (Field)	-	-	0	0
DOC	5	-	1.1	1.3
pH (pH units) (Field)	6.5 - 8.5	-	7.6	7.20
Alkalinity (as CaCO ₃)	30 - 500	-	351	411
Conductivity (µS/cm)	-	-	780	810
Hardness	80-100 (OG) 500	-	300	421
TC (cfu/100mL)	-	0	0	0
EC (cfu/100mL)	-	0	0	0
FC (cfu/100mL)	-	0	0	0

Notes: ODWS/OG – Ontario Drinking Water Quality Standards, Objectives and Guidelines
 AO/OG – Aesthetic Objective/Operational Guideline
 MAC – Maximum Acceptable Concentration
BOLD Exceedances to the ODWS
 (#) Maximum concentration considered reasonably treatable.
 All values are in mg/L unless stated otherwise



The water sample from 1232 Mill Ridge Road was collected from the kitchen tap, initially the homeowner stated there was no treatment system, however it was later confirmed there was a water softener. The results revealed all health-related parameters to be less than the Ontario Drinking Water Objectives. The following were measured to be above the Ontario Drinking Water Standards aesthetic and or operational guidelines:

- Hardness was measured to be outside of the desired operational range of 80 to 100 mg/L with a level of 300 mg/L. The aesthetic level for hardness is 500 mg/L above which the water is considered unacceptable for most domestic purposes. Hardness can be reduced using a variety of treatment technologies including readily available water softeners if desired.
- TDS was measured with a concentration of 507 mg/L. Total dissolved solids at this concentration can be effectively treated and reduced through the use of a water softener.

The raw water sample from 1230 Mill Ridge Road was collected from the external hose pipe and bypassing any treatment units. The sample analysis revealed all health-related parameters to be less than the Ontario Drinking Water Objectives. The following were measured to be above the Ontario Drinking Water Standards aesthetic or operational guidelines:

- Hardness was measured to be outside of the desired operational range of 80 to 100 mg/L with levels of 421 mg/L. The aesthetic level for hardness is 500 mg/L above which the water is considered unacceptable for most domestic purposes. Hardness can be reduced using a variety of treatment including readily available water softeners if desired.
- TDS was measured with a concentration of 526 mg/L, which slightly exceeds the aesthetic objective of 500 mg/L. TDS can be effectively treated and reduced through the use of a water softener.
- Colour was measured on the field to be 20 TCU, above both the AO of 5 TCU and the D-5-5 treatability limits of 7 TCU. The colour can be attributed to the levels of organic materials (tannin and lignin) that are encountered, which impart a yellow/brown tinge to the water. The presence of iron (precipitated solids) may also be a contributor of elevated colour. However, lab analysis revealed colour (apparent) to be 3 TCU, less than both the AO of 5 TCU and the D-5-5 treatability limits of 7 TCU.

The Langelier Saturation Index (LSI) and Ryznar Stability Index (RI) are used to evaluate the stability and corrosiveness of water. The LSI measures the pH at which water is saturated with calcium carbonate, while the RI assesses water's aggressiveness, indicating its potential to scale and corrode. Calculations for both samples are detailed in **Attachment D**.

Using a water temperature of 20°C, the LSI values were 0.567 and 0.381 for the 1232 and 1230 Mill Ridge Road samples, respectively. An LSI of 0.567 indicates that the water is scale-forming but not corrosive, whereas an LSI of 0.381 suggests slight scale forming and corrosive.

The RI values were 6.466 and 6.437 for the 1232 and 1230 Mill Ridge Road samples, respectively. Both RI values indicate that the water is forming light scale or corrosion.

Based on the water quality results, the water quality analysis from the sampled well reveals a suitable potable groundwater supply for domestic use.



5.0 SEPTIC SYSTEM ASSESSMENT

The new development will include 2 additional bedrooms and 136 m² of living area. The indoor pool house is not considered as a relevant additional living space and is not included in redesign calculations. A summary of the redesign septic system flow calculations is provided in **Table 3**.

Table 3: Summary of Septic Calculation

	# of Bedroom		Total Living Area (m ²)			Fixtures		
	Existing	Proposed additional	Existing	Proposed additional	Total	Existing	Proposed additional	Total
	4	2	302	136	438	25.5	28	54
Design Flow (L/d)	2000	1000			2300			1700

The proposed total design flow is calculated as follows: 2000 + 1000 + 2300 = 5300 L/d. Accordingly, the proposed septic tank size is 5300 x 2 = 10600 L.

Currently, the existing septic system on-site is designed for a total daily flow of 3000 L/d with a septic tank size of 6000 L. Therefore, an additional septic system is necessary. This new system should be designed by a qualified septic system installer and approved by the chief building official.

6.0 GROUNDWATER IMPACT ASSESSMENT

The methodology for the water quality impact assessment is described in the *Ministry's Procedure D-5-4 Technical Guideline For Individual On-site Sewage Systems: Water Quality Impact Assessment*. The intent of the assessment is to ensure that the effluent discharge from the proposed septic system will not significantly impact off-site properties. The guideline describes nitrate as being the critical contaminant of concern and the Ontario Drinking Water Objective (ODWO) of 10 mg/L as the indicator of groundwater impact.

The assessment involves a three-step process, and typically, the need to advance to the next step depends on the conditions that are defined in the previous step. The three steps are:

1. *Lot size consideration* for lots greater than 10,000 m²;
2. *System Isolation Consideration* for evaluating the relationship between the septic systems and the potable groundwater supply; and
3. *Contaminant Attenuation Consideration* which considers the contaminant loading to the groundwater.

For this assessment, we have provided a predictive nitrate-nitrogen attenuation model to determine if sufficient attenuation of nitrate-nitrogen could be achieved on the Study Property.



The Thornthwaite Water Balance method, in conjunction with local climatic data available from Environment Canada Climate Normals (Renfrew Weather Station: Canadian Climate Normals 1981-2010 Station Data - Climate - Environment and Climate Change Canada (weather.gc.ca)) was used to estimate the net potential infiltration for the proposed study property provided in **Attachment E**. The nitrate concentrations at the site boundaries were calculated based on the following:

- Site hydrology includes flat land, cultivated, and sandy loam material.
- Background nitrate value of 0.0 mg/L (based on the collected sample from the on-site well at 1232 Mill Ridge Road)
- Following the *Ministry's Technical Guideline Procedure D-5-4 for Individual On-site Sewage Systems*: a sewage nitrate-nitrogen concentration volume of 1,000 L/day at 40 mg/L is used in the assessment, and
- Property size of 9000 m².

Using the above input parameters, the dilution calculation results in a nitrate value of 7.0 mg/L (<10mg/L) at the property boundary which is considered acceptable.

Accordingly, it is concluded that the impact of the proposed development on the groundwater at the downgradient property boundary is considered acceptable and the site can accommodate the proposed development.

7.0 CONCLUSIONS

- The study site is approximately 9000 m² and is located at Mill Ridge Road on Part of Lot 7, Concession 8 in the Township of McNab/Braeside, in the County of Renfrew.
- The proposed development involves the addition of living area, garage and pool house to the existing dwelling. The additional relevant living area is 136 m².
- Based on a review of water well records in the surrounding area, water bearing zones are present at depths between 16.6 and 48.8 meters. Existing mapping and nearby water well records indicate the presence of clay overlying the bedrock surface.
- Water well records indicate that the underlying bedrock aquifer provide an adequate supply of potable water.
- Water quality samples were collected from two properties:
 - 1232 Mill Ridge Road – On site and Bedrock well.
 - 1230 Mill Ridge Road – neighbouring and Bedrock well.
- The analytical results for the untreated water samples collected reveal that all parameter concentrations to be less than the Ontario Drinking Water Standards Health-Related guidelines (ODWS). The following were measured to be above the Ontario Drinking Water Standards aesthetic or operational guidelines:
 - Hardness was measured to be outside the desired operational range of 80 to 100 mg/L with levels of 300 and 421 mg/L for the 1232 and 1230 Mill Ridge Road samples, respectively. The aesthetic level for hardness is 500 mg/L above which the water is considered unacceptable for most domestic purposes. Hardness can be reduced using a variety of treatment including readily available water softeners if desired.
 - TDS was measured with a concentration of 507 and 526 mg/L for the 1232 and



1230 Mill Ridge Road samples, respectively. The levels slightly exceed the aesthetic objective of 500 mg/L. TDS can be effectively treated and reduced through the use of a water softener.

- Based on the application of Ministry Procedure D-5-4 Lot Size Considerations, the size of the lot and soil conditions is suitable to attenuate the septic impacts generated by the septic system.

8.0 RECOMMENDATIONS

- The on-site well should be inspected and maintained according to the Best Management Practices (BMP) guidance documentation for wells.
- The setback distance from the existing well to the proposed new sewage system shall be at least 15 meters. This separation distance must also be maintained from the existing well on the adjacent property to the sewage system; and
- The homeowner is advised to have the on-site wastewater system inspected regularly and to follow a wastewater system management program to minimize the risk of failure.

Figures



LEGEND

 Subject Property

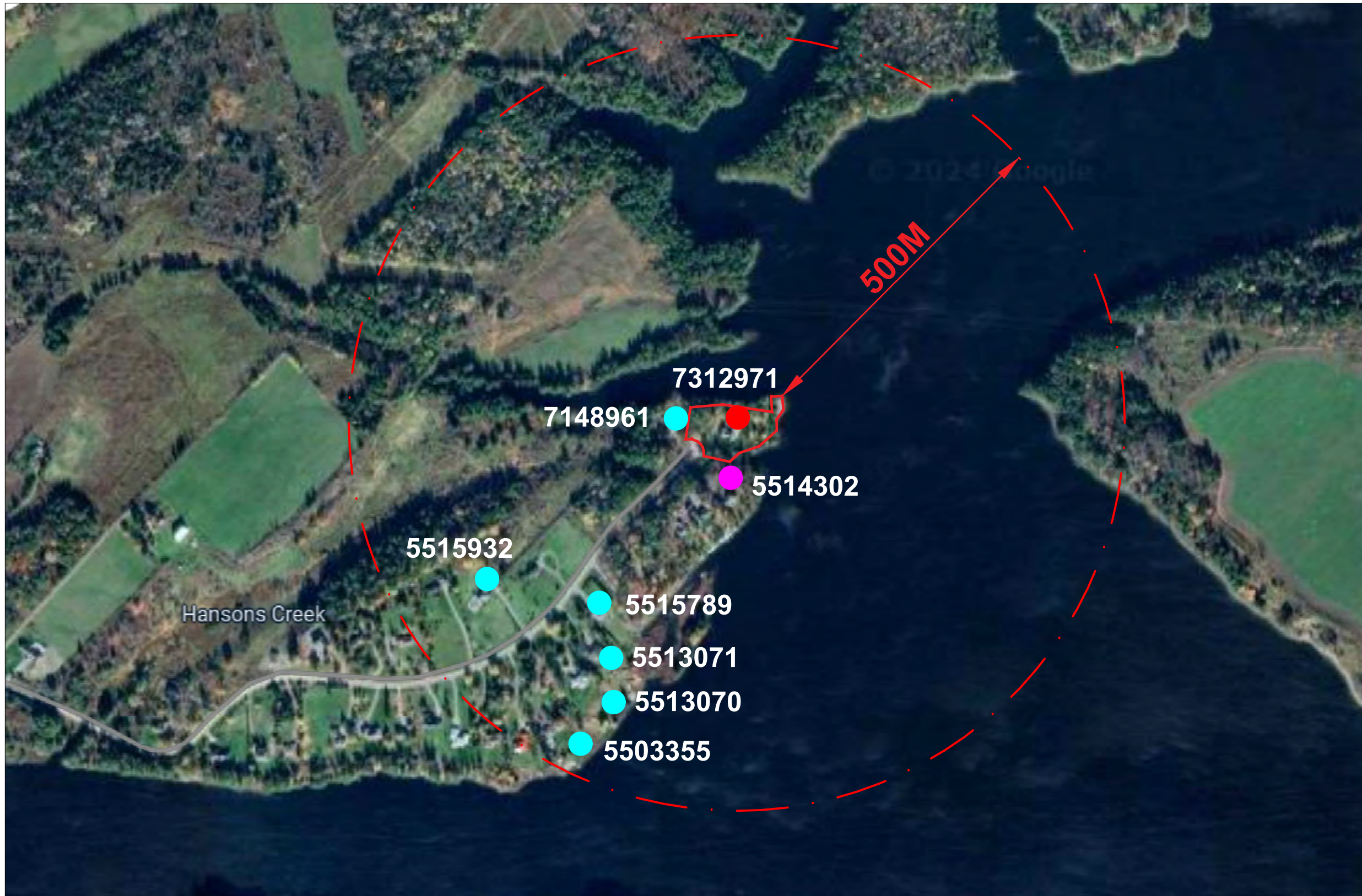
 Residential Dwelling

Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

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1150 MORRISON DRIVE, SUITE 410, OTTAWA, ON Phone: (613)828-7800, Fax: (613)828-2600

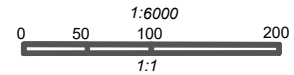
HYDROGEOLOGICAL INVESTIGATION
1232 MILL RIDGE ROAD, PART LOT 7, CONCESSION 8, TOWNSHIP OF MCNAB/BRAESIDE, ONTARIO
SITE PLAN

DESIGNED: AA	PROJECT No.: 24-7053A
DRAFTED: AA	REVISION DATE: 05-09-2024
CHECKED: AB	APPROVED: AB
SCALE: 1:5000	REVISION No.: R0.
FIGURE 1	



LEGEND

- Subject Property
- 500m Buffer from the Subject Site
- Road
- Water Well
- Sampled Water Well at the subject property
- Sampled Water Well at 1230 Mill Ridge Road



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HYDROGEOLOGICAL INVESTIGATION
1232 MILL RIDGE ROAD, PART LOT 7, CONCESSION 8, TOWNSHIP OF MCNAB/BRAESIDE, ONTARIO

~

Water Wells within Approximately 500 meters of Subject Site

DESIGNED: AA	PROJECT No.: 24-7053A
DRAFTED: AA	REVISION DATE: 05-09-2024
CHECKED: AB	APPROVED: AB
SCALE: 1:6000	REVISION No.: R0.
FIGURE 2	

Attachment A
Water Well Records

Address of Well Location (Street Number/Name) <i>00 Mill Ridge Rd</i>		Township <i>McNab</i>	Lot <i>22</i>	Concession
County/District/Municipality <i>Renfrew</i>		City/Town/Village		Province Ontario
JTM Coordinates Zone	Easting <i>1813181736150198681</i>	Northing	Municipal Plan and Sublot Number	
Other		Postal Code		

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
<i>gray</i>	<i>Clay</i>			<i>0</i>	<i>20.77</i>
<i>Pink/gray</i>	<i>granite</i>			<i>20.77</i>	<i>133.30</i>

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
<i>0 22.01</i>	<i>Cement Grout</i>	<i>.45</i>

Results of Well Yield Testing				
After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: Pump intake set at (m/ft) <i>77.50</i> Pumping rate (l/min / GPM) <i>13.50</i> Duration of pumping <i>1</i> hrs + <i>0</i> min Final water level end of pumping (m/ft) <i>25.63</i> If flowing give rate (l/min / GPM) Recommended pump depth (m/ft) <i>124</i> Recommended pump rate (l/min / GPM) <i>13.50</i> Well production (l/min / GPM) Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Static Level	<i>5.03</i>		
	1	<i>5.48</i>	1	<i>24.55</i>
	2	<i>6.24</i>	2	<i>24.01</i>
	3	<i>7.01</i>	3	<i>23.60</i>
	4	<i>7.79</i>	4	<i>23.22</i>
	5	<i>8.50</i>	5	<i>22.85</i>
10	<i>11.14</i>	10	<i>21.10</i>	
15	<i>13.04</i>	15	<i>19.38</i>	
20	<i>14.76</i>	20	<i>18.07</i>	
25	<i>16.40</i>	25	<i>16.64</i>	
30	<i>19.99</i>	30	<i>15.37</i>	
40	<i>20.78</i>	40	<i>13.10</i>	
50	<i>23.23</i>	50	<i>11.14</i>	
60	<i>25.63</i>	60	<i>9.49</i>	

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	
<input type="checkbox"/> Other, specify _____		<input type="checkbox"/> Other, specify _____	

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____
			From	To	
<i>5.55</i>	<i>Steel</i>	<i>.48</i>	<i>0</i>	<i>22.63</i>	

Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details		Hole Diameter	
Water found at Depth <i>31.73</i> (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Depth (m/ft)	Diameter (cm/in)
Water found at Depth <i>0</i> (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	<i>0 22.01</i>	<i>27.28</i>
Water found at Depth <i>22.01</i> (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	<i>22.01 133.30</i>	<i>15.55</i>

Well Contractor and Well Technician Information	
Business Name of Well Contractor <i>George H. Law + Son Ltd</i>	Well Contractor's Licence No. <i>3131213</i>
Business Address (Street Number/Name) <i>1848A Calabogie Rd, P.O. Box 155</i>	Municipality <i>Calabogie</i>
Province <i>ON</i>	Postal Code <i>K0J1H0</i>
Business E-mail Address	

Bus. Telephone No. (inc. area code) <i>6137522080</i>	Name of Well Technician (Last Name, First Name) <i>Fougere Allan</i>
Well Technician's Licence No. <i>04133</i>	Signature of Technician and/or Contractor <i>Allan Fougere</i>
	Date Submitted <i>20180528</i>

Map of Well Location	
Please provide a map below following instructions on the back.	
Well owner's information package delivered <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered <i>20180523</i> Date Work Completed <i>20180509</i>
Ministry Use Only Audit No. <i>2266100</i> JUN 21 2018 Recd	

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

5514302

Municipality
55022

Con.
CON 08

County or District KENEDICOTT	Township/Borough/City/Town/Village MENARD	Con block tract survey, etc. 8	Lot 7
Address RR#2 ARNARION ONT. K7S3G8		Date completed 27 03 01 day month year	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BROWN	CLAY		FILL	0	2 1/2
BROWN	CLAY		DENSE	2 1/2	4 1/2
GREY	GRANITE			4 1/2	50 1/2
GREY	GRANITE	BROWN SILT	FRACTURED	56 1/2	62
GREY	GRANITE			62	120

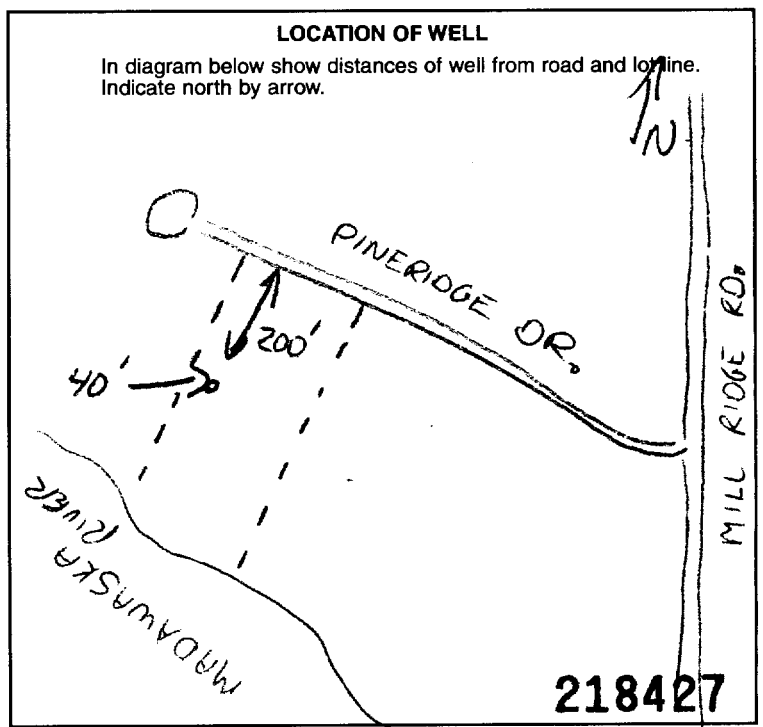
WATER RECORD	
Water found at - feet	Kind of water
58	1 <input checked="" type="checkbox"/> Fresh 2 <input checked="" type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas
88	1 <input checked="" type="checkbox"/> Fresh 2 <input checked="" type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas
	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas
	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas
	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas

CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/4	1 <input checked="" type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	1.188	0 1/2	47 1/2
6	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		47 1/2	120
	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			27-30

SCREEN		
Sizes of opening (Slot No.)	Diameter inches	Length feet
		30
Material and type		
Depth at top of screen feet		

PLUGGING & SEALING RECORD		
Annular space		Abandonment
<input checked="" type="checkbox"/>		<input type="checkbox"/>
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)
From	To	
8 1/2	25	Cement grout
18-21	22-25	
26-29	30-33	

PUMPING TEST	
71	Pumping test method 1 <input type="checkbox"/> Pump 2 <input checked="" type="checkbox"/> Bailor
	Pumping rate 20 GPM
	Duration of pumping 15-16 Hours 17-18 Mins
	Static level 19-21 45 feet
	Water level end of pumping 22-24 119 feet
	Water levels during 1 <input type="checkbox"/> Pumping 2 <input checked="" type="checkbox"/> Recovery
	15 minutes 25-26 45 feet
	30 minutes 27-28 45 feet
	45 minutes 29-30 45 feet
	60 minutes 31-32 45 feet
	If flowing give rate 33-34 GPM
	Pump intake set at 35-36 119 feet
	Water at end of test 37-38 <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy
	Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep
	Recommended pump setting 39-40 110 feet
	Recommended pump rate 41-42 15 GPM



FINAL STATUS OF WELL		
1 <input checked="" type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished
2 <input type="checkbox"/> Observation well	6 <input type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well
3 <input type="checkbox"/> Test hole	7 <input type="checkbox"/> Abandoned (Other)	
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering	

WATER USE		
1 <input checked="" type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not use
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply	
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning	

METHOD OF CONSTRUCTION		
1 <input type="checkbox"/> Cable tool	5 <input checked="" type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving
2 <input type="checkbox"/> Rotary (conventional)	6 <input type="checkbox"/> Boring	10 <input type="checkbox"/> Digging
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input type="checkbox"/> Other
4 <input checked="" type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting	

Name of Well Contractor T. SAUNDERS DRILLING LTD	Well Contractor's Licence No. 4879
Address RR#1 BRAESIDE ONT. K0A 1G0	
Name of Well Technician TROY SAUNDERS	Well Technician's Licence No. T-517
Signature of Technician/Contractor <i>Troy Saunders</i>	Submission date 25 4 01 day mo yr

MINISTRY USE ONLY	
Data source 4879	Date received MAY 14 2001
Date of inspection	Inspector
Remarks	

Measurements recorded in: Metric Imperial

Address of Well Location (Street Number/Name) **MILL RIDGE RD.** Township **MCNAB/BRAESIDE** Lot **21** Concession **PLAN 571**
 County/District/Municipality **RENFREW** City/Town/Village **ARNARIO** Province **Ontario** Postal Code **K7S3G8**
 UTM Coordinates Zone Easting Northing **18 387292 5028661** Municipal Plan and Sublot Number _____ Other _____

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
				From To
BROWN	CLAY		OENSE	0 41
GREY	CLAY		SOFT	41 52
GREY	GRAVEL	SAND		52 53
GREY	LIMESTONE			53 132

Annular Space

Depth Set at (m/ft)	Type of Sealant Used	Volume Placed
From To	(Material and Type)	(m ³ /ft ³)
0 59 1/2	BENTONITE SLURRY	384

Method of Construction

Cable Tool Diamond Public Commercial Not used
 Rotary (Conventional) Jetting Municipal Dewatering
 Rotary (Reverse) Driving Domestic Livestock Test Hole Monitoring
 Boring Digging Irrigation Cooling & Air Conditioning
 Air percussion Industrial Other, specify _____
 Other, specify _____

Results of Well Yield Testing

After test of well yield, water was:	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
<input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify CLEARING				
If pumping discontinued, give reason:	Static Level	15.8		
Pump intake set at (m/ft) 122	1	18.1	1	16.25
Pumping rate (l/min / GPM) 7	2	18.1	2	16.1
Duration of pumping 1 hrs + 0 min	3	18.1	3	16.1
Final water level end of pumping (m/ft) 19.0	4	18.2	4	16.05
If flowing give rate (l/min / GPM)	5	18.2	5	16.05
Recommended pump depth (m/ft) 120	10	18.35	10	16.0
Recommended pump rate (l/min / GPM) 7+	15	18.55	15	15.8
Well production (l/min / GPM) 7+	20	18.65	20	15.8
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	25	18.75	25	15.8
	30	18.8	30	15.8
	40	18.9	40	15.8
	50	18.95	50	15.8
	60	19.0	60	15.8

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From	To
6 1/4	STEEL	0.188	0 + 2	59 1/2
6	OPEN HOLE		59 1/2	132

Status of Well

Water Supply
 Replacement Well
 Test Hole
 Recharge Well
 Dewatering Well
 Observation and/or Monitoring Hole
 Alteration (Construction)
 Abandoned, Insufficient Supply
 Abandoned, Poor Water Quality
 Abandoned, other, specify _____
 Other, specify _____

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details

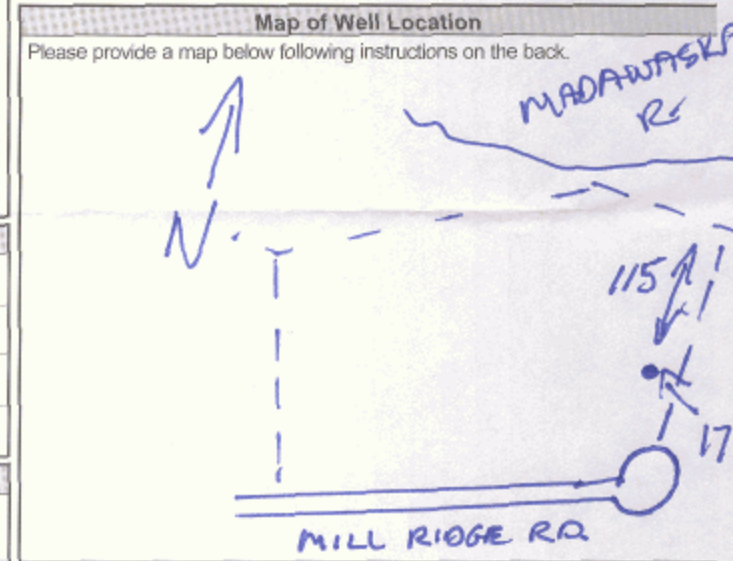
Water found at Depth (m/ft)	Kind of Water:
98	<input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____
	<input type="checkbox"/> Fresh <input type="checkbox"/> Untested
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____
	<input type="checkbox"/> Fresh <input type="checkbox"/> Untested
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____

Hole Diameter

Depth (m/ft)	Diameter (cm/in)
0 59 1/2	9 3/4
59 1/2 132	6

Well Contractor and Well Technician Information

Business Name of Well Contractor **T. SAUNDERS DRILLING LTD** Well Contractor's Licence No. **4 8 7 9**
 Business Address (Street Number/Name) **RR#1** Municipality **BRAESIDE**
 Province **ONT.** Postal Code **K0A1G0** Business E-mail Address _____
 Bus. Telephone No. (inc. area code) **6136235648** Name of Well Technician (Last Name, First Name) **SAUNDERS TROY**
 Well Technician's Licence No. **T 517** Signature of Technician and/or Contractor **Joy Suh** Date Submitted **20100730**



Well owner's information package delivered Yes No

Date Package Delivered **20100630** Date Work Completed **20100630**

Ministry Use Only

Audit No. **Z 106817**
 JUL 29 2010

Instructions for Completing Form

- For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- **All metre measurements shall be reported to 1/10th of a metre.**
- Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information

Ministry Use Only

MUN **55077** CON **CON** LOT **08** LOT **07**

RR#/Street Number/Name **RENFREW 1184 MILL RIDGE RD.** City/Town/Village **M'NAIS ARNPRIOR** Site/Compartment/Block/Tract etc. **1 2**

GPS Reading NAD **8.3** Zone **18** Easting **387151** Northing **5028380** Unit Make/Model **MAGELLAN** Mode of Operation: Undifferentiated Averaged Differentiated, specify _____

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth Metres	
				From	To
BROWN GREY	CLAY SAND	CLAY + STONES	DENSE TILL	0	5.02
BROWN BLACK	LIMESTONE GRANITE			5.02 9.44	9.44 14.32
				14.32	21.33

Hole Diameter

Depth From	Metres To	Diameter Centimetres
0	10.82	24.77
10.82	21.33	15.23

Water Record

Water found at Metres **13.10** Kind of Water **UNTESTED**

Gas Sulphur Salty Minerals

Other: **UNTESTED**

14.32 Gas Sulphur Salty Minerals

Other: **UNTESTED**

After test of well yield, water was Clear and sediment free Other, specify _____

Chlorinated Yes No

Construction Record

Inside diam centimetres	Material	Wall thickness centimetres	Depth Metres	
			From	To
Casing				
15.87	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	0.48	0	10.82
Screen				
Outside diam	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	Slot No.		
No Casing or Screen				
<input checked="" type="checkbox"/> Open hole			10.82	21.33

Test of Well Yield

Pumping test method	Draw Down		Recovery	
	Time min	Water Level Metres	Time min	Water Level Metres
SUB. PUMP				
Pump intake set at (metres) 19.8	Static Level	5.76		
Pumping rate (litres/min) 54.6	1	6.82	1	6.52
Duration of pumping 1 hrs + 0 min	2	7.19	2	5.97
Final water level end of pumping 7.83 metres	3	7.40	3	5.94
Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	4	7.58	4	5.88
Recommended pump depth 19 metres	5	7.62	5	5.88
Recommended pump rate 54.6 (litres/min)	10	7.65	10	5.82
If flowing give rate (litres/min) 54.6	15	7.67	15	5.82
	20	7.71	20	5.82
	25	7.74	25	5.79
If pumping discontinued, give reason.	30	7.74	30	5.79
	40	7.77	40	5.79
	50	7.77	50	5.79
	60	7.83	60	5.79

Plugging and Sealing Record Annular space Abandonment

Depth set at Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
0	10.82	BENTONITE SLURRY	0.384

Method of Construction

Cable Tool Rotary (air) Diamond Digging

Rotary (conventional) Air percussion Jetting Other

Rotary (reverse) Boring Driving

Water Use

Domestic Industrial Public Supply Other

Stock Commercial Not used

Irrigation Municipal Cooling & air conditioning

Final Status of Well

Water Supply Recharge well Unfinished Abandoned, (Other)

Observation well Abandoned, insufficient supply Dewatering

Test Hole Abandoned, poor quality Replacement well

Well Contractor/Technician Information

Name of Well Contractor **T. SAUNDERS DRILLING LTD** Well Contractor's Licence No. **4879**

Business Address (street name, number, city etc.) **RR#1 BRAESIDE ONT, K0A1G0**

Name of Well Technician (last name, first name) **SAUNDERS TROY** Well Technician's Licence No. **T-517**

Signature of Technician/Contractor **Troy Saunders** Date Submitted **04** Yes No

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.

Audit No. **Z 18432** Date Well Completed **04 09 25**

Was the well owner's information package delivered? Yes No Date Delivered **04 09 25**

Ministry Use Only

Data Source _____ Contractor **4879**

Date Received **OCT 11 2004** Date of Inspection _____

Remarks _____ Well Record Number **5515789**

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

5513071

Municipality 55022 Con. CON 08

County or District	Township/Borough/City/Town/Village M'CNAB	Con block tract survey, etc. 8	Lot 24
Address RR# 2 ARNARD OHT. K75368		Date completed 25 9 97	

Northings: 10, 12, 17, 18, 24, 25, 26, 30, 31
 Elevation: RC, ii, iii, iv

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BROWN	CLAY		FILL	0	1
BROWN	CLAY		DENSE	1	18
BROWN	CLAY		SOFT	18	43
GREY	CLAY		SOFT	43	67 1/2
BROWN	LIMESTONE		FRACTURED	67 1/2	68
BROWN	LIMESTONE			68	87
GREY	GRANITE			87	170

31, 32

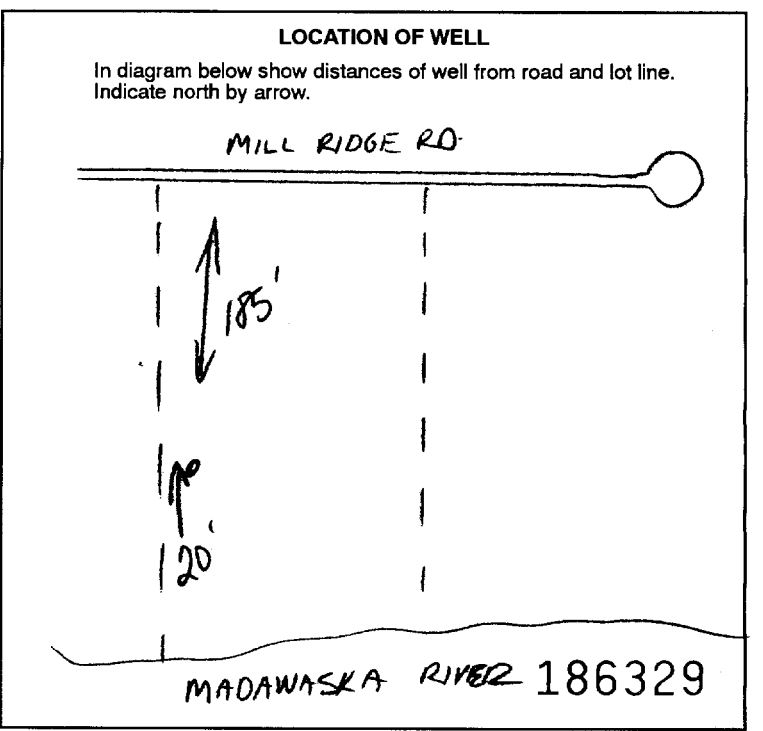
41 WATER RECORD			
Water found at - feet	Kind of water		
10-14 732	1 <input checked="" type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas	14
15-18	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas	19
20-23	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas	24
25-28	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas	29
30-33	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas	34

51 CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
10-11 6 1/2	1 <input checked="" type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	1/8	0+	7 1/2
17-18 6	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input checked="" type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		7 1/2	170
24-25	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			27-30

SCREEN	Sizes of opening (Slot No)		Diameter	Length
	31-33	34-38	inches	feet
	Material and type		Depth at top of screen	

61 PLUGGING & SEALING RECORD			
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)	
From	To		
4	12	cement grout	
12	55	clay slurry	

71 PUMPING TEST		Pumping rate	Duration of pumping
1 <input checked="" type="checkbox"/> Pump 2 <input type="checkbox"/> Bail	10	3 GPM	1 Hours 45 Mins
Static level	Water level end of pumping	Water levels during	
19-21 47 feet	22-24 169 feet	15 minutes 25-27 134 1/2 feet	30 minutes 28-31 98 feet
		45 minutes 32-34 68 1/2 feet	60 minutes 35-37 52 feet
If flowing give rate	Pump intake set at	Water at end of test	
GPM	169 feet	<input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy	
Recommended pump type	Recommended pump setting	Recommended pump rate	
<input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	165 feet	3 GPM	



FINAL STATUS OF WELL			
1 <input checked="" type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished	
2 <input checked="" type="checkbox"/> Observation well	6 <input type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well	
3 <input type="checkbox"/> Test hole	7 <input type="checkbox"/> Abandoned (Other)		
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering		

WATER USE			
1 <input checked="" type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not used	
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other	
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply		
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning		

METHOD OF CONSTRUCTION			
1 <input type="checkbox"/> Cable tool	5 <input checked="" type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving	
2 <input type="checkbox"/> Rotary (conventional)	6 <input type="checkbox"/> Boring	10 <input type="checkbox"/> Digging	
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input type="checkbox"/> Other	
4 <input type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting		

Name of Well Contractor T. SAUNDERS DRILLING LTD	Well Contractor's Licence No. 4879
Address RR# 1 BRANESIDE OHT KOA 160	
Name of Well Technician TROY SAUNDERS	Well Technician's Licence No. T-0517
Signature of Technician/Contractor Troy Saunders	Submission date 24 10 97

MINISTRY USE ONLY	Data source	Contractor	Date received
		4879	OCT 02 1997
	Date of inspection	Inspector	
Remarks			

Instructions for Completing Form

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- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10th of a metre.
- Please print clearly in blue or black ink only.

Ministry Use Only

MUN: _____ CON: _____ LOT: _____

Address of Well Location (County/District/Municipality): **RENFREW** Township: **MENAB/BRAESIDE** Lot: **18** Concession: **8**

RR#/Street Number/Name: **1165 MILL RIDGE RD.** City/Town/Village: **ARNPRIOR** Site/Compartment/Block/Tract etc.:

GPS Reading: NAD: **83** Zone: **18** Easting: **386973** Northing: **5028421** Unit Make/Model: **MAGELLAN** Mode of Operation: Undifferentiated Averaged Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth Metres	
				From	To
BROWN	CLAY		OENSE	0	13.71
BROWN	LIMESTONE			13.71	18.59
GREY	GRANITE			18.59	28.95

Hole Diameter

Depth From	Metres To	Diameter Centimetres
0	14.78	24.77
14.78	28.95	15.23

Water Record

Water found at: **16.45** Metres / Kind of Water: **UNTESTED**

Gas Sulphur Minerals

Other: _____

m Fresh Salty Sulphur Minerals

Gas Salty Minerals

Other: _____

After test of well yield, water was Clear and sediment free Other, specify _____

Chlorinated Yes No

Construction Record

Inside diam centimetres	Material	Wall thickness centimetres	Depth Metres	
			From	To
15.87	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	.48	0	14.78
Screen				
Outside diam	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	Slot No.		
No Casing or Screen				
<input type="checkbox"/> Open hole			14.78	28.95

Test of Well Yield

Pumping test method	Draw Down		Recovery	
	Time min	Water Level Metres	Time min	Water Level Metres
SUB. PUMP				
Pump intake set at (metres)	24	Static Level 11.58		
Pumping rate (litres/min)	45.5	1 12.31	1	11.79
Duration of pumping	1 hrs + 0 min	2 12.34	2	11.79
Final water level end of pumping	12.52 metres	3 12.34	3	11.79
Recommended pump type	4 12.37	4	11.76	
Recommended pump depth	27.43 metres	5 12.32	5	11.76
Recommended pump rate (litres/min)	45.5	10 12.40	10	11.73
If flowing give rate (litres/min)	/	15 12.40	15	11.73
		20 12.40	20	11.70
		25 12.43	25	11.70
		30 12.43	30	11.67
		40 12.46	40	11.67
		50 12.49	50	11.64
		60 12.52	60	11.64

Plugging and Sealing Record Annular space Abandonment

Depth set at From	Metres To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
0	14.78	BENTONITE SLURRY	.512

Method of Construction

Cable Tool Rotary (air) Diamond Digging

Rotary (conventional) Air percussion Jetting Other

Rotary (reverse) Boring Driving

Water Use

Domestic Industrial Public Supply Other

Stock Commercial Not used

Irrigation Municipal Cooling & air conditioning

Final Status of Well

Water Supply Recharge well Unfinished Abandoned, (Other)

Observation well Abandoned, insufficient supply Dewatering

Test Hole Abandoned, poor quality Replacement well

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.

Audit No. 2 20170 Date Well Completed: **05 02 8**

Was the well owner's information package delivered? Yes No Date Delivered: **05 02 8**

Well Contractor/Technician Information

Name of Well Contractor: **T. SAUNDERS DRILLING LTD** Well Contractor's Licence No.: **4879**

Business Address (street name, number, city etc.): **RR#1 BRAESIDE ONT. KOA 160**

Name of Well Technician (last name, first name): **SAUNDERS TROY** Well Technician's Licence No.: **T-517**

Signature of Technician/Contractor: *Troy Saunders* Date Submitted: **05 03 8**

Ministry Use Only

Data Source: _____ Contractor: **4879**

Date Received: **MAR 29 2005** Date of Inspection: _____

Remarks: _____ Well Record Number: _____

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

5513070

Municipality 55022 Con. CON 08

County or District REDFREW Township/Borough/City/Town/Village MCNAB Con block tract survey, etc. 8 Lot 25
Address RR#2 HARPRIOR ONT K7S 3G8 Date completed 23 9 97
day month year

21 Zone Easting Northing RC Elevation RC Basin Code ii iii iv

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BROWN	CLAY		FILL	0	1
BROWN	CLAY		DENSE	1	18 1/2
BROWN	CLAY		SOFT	18 1/2	43 1/2
GREY	CLAY		SOFT	43 1/2	67 1/2
GREY	SAND	GRAVEL		67 1/2	68 1/2
BROWN	LIMESTONE			68 1/2	88
GREY	GRANITE			88	95

31 32

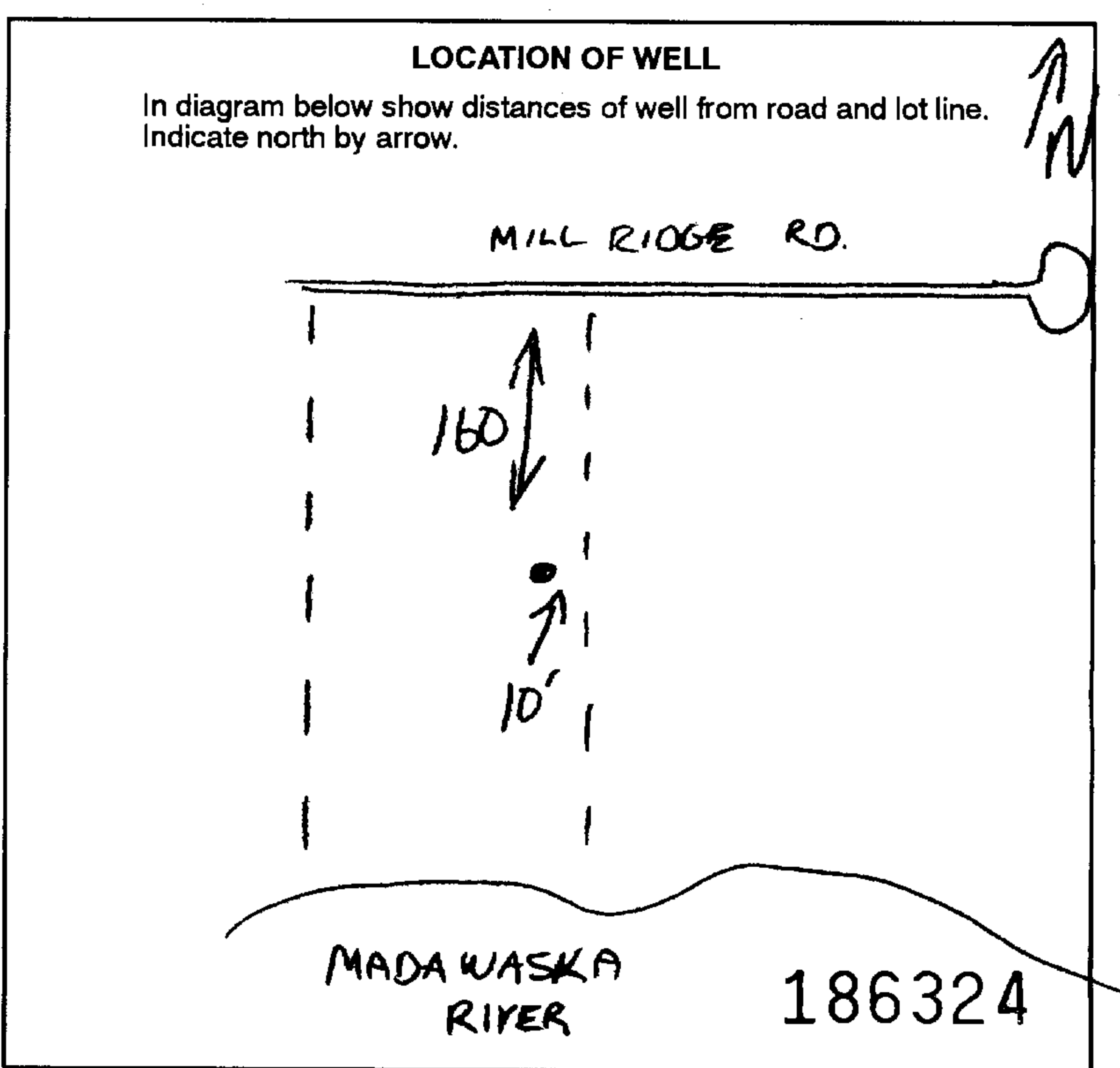
41 WATER RECORD	
Water found at - feet	Kind of water
73 1/2	1 <input checked="" type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 14 2 <input type="checkbox"/> Salty 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/> Gas
	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 19 2 <input type="checkbox"/> Salty 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/> Gas
	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 24 2 <input type="checkbox"/> Salty 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/> Gas
	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 29 2 <input type="checkbox"/> Salty 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/> Gas
	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 34 2 <input type="checkbox"/> Salty 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/> Gas

51 CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/4	1 <input checked="" type="checkbox"/> Steel 12 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	0.188	0 + 2	71 1/2
6	1 <input type="checkbox"/> Steel 19 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input checked="" type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		71 1/2	95
	1 <input type="checkbox"/> Steel 26 2 <input checked="" type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			

SCREEN	Sizes of opening (Slot No.)	Diameter	Length
	Material and type	inches	feet
			Depth at top of screen 41-44 feet

61 PLUGGING & SEALING RECORD		
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)
From	To	
4 1/2	12	cement grout clay slurry
12	55	

71 Pumping test method <input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailor	Pumping rate <u>8</u> GPM	Duration of pumping <u>1</u> Hours <u>0</u> Mins
Static level <u>47 1/2</u> feet	Water level end of pumping <u>94</u> feet	Water levels during
		1 <input type="checkbox"/> Pumping 2 <input checked="" type="checkbox"/> Recovery
		15 minutes <u>55 1/2</u> feet
		30 minutes <u>49</u> feet
		45 minutes <u>47 1/2</u> feet
		60 minutes <u>47 1/2</u> feet
If flowing give rate	Pump intake set at <u>94</u> feet	Water at end of test
		<input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy
Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	Recommended pump setting <u>90</u> feet	Recommended pump rate <u>6</u> GPM



FINAL STATUS OF WELL			
1 <input checked="" type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished	
2 <input type="checkbox"/> Observation well	6 <input type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well	
3 <input type="checkbox"/> Test hole	7 <input type="checkbox"/> Abandoned (Other)		
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering		
WATER USE			
1 <input checked="" type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not used	
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other	
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply		
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning		
METHOD OF CONSTRUCTION			
1 <input type="checkbox"/> Cable tool	5 <input checked="" type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving	
2 <input type="checkbox"/> Rotary (conventional)	6 <input type="checkbox"/> Boring	10 <input type="checkbox"/> Digging	
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input type="checkbox"/> Other	
4 <input type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting		

Name of Well Contractor <u>T. SAUNDERS DRILLING LTD</u>	Well Contractor's Licence No. <u>4879</u>
Address <u>RR#1 BRAESIDE, ONT. K0A 1B0</u>	
Name of Well Technician <u>TROY SAUNDERS</u>	Well Technician's Licence No. <u>T-0517</u>
Signature of Technician/Contractor <u>Troy Saunders</u>	Submission date <u>22</u> <u>10</u> <u>97</u> day mo yr

MINISTRY USE ONLY	Data source	Contractor <u>4879</u>	Date received <u>OCT 02 1997</u>
	Date of inspection	Inspector	
	Remarks <u>C.S.S.</u>		



Ontario

WATER WELL RECORD

31F/8W

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

11 5503355

MUNICIPALITY 55.022

CON. CDN

COUNTY OR DISTRICT 3	TOWNSHIP, BROUGH, CITY, TOWNSHIP, ETC. McWAB	CON., BLOOR, BRANT, GURLEY, ETC. VIII	LOT 25-27 007
DATE COMPLETED DAY 22 MO. 03 YR. 74			48-53
RR# 2 Arnprior			
NG 27.920		RC 4	ELEVATION 0300
RC 6		BASIN CODE 25	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Grey	Clay			0'	68'
" "	Limestone			68'	160'

31	0068205	0160215					
32							

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
10-13	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
15-18	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
20-23	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
25-28	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
30-33	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-11	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	188	0'	68'
17-18	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input checked="" type="checkbox"/> OPEN HOLE		68'	160'
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE			

SCREEN

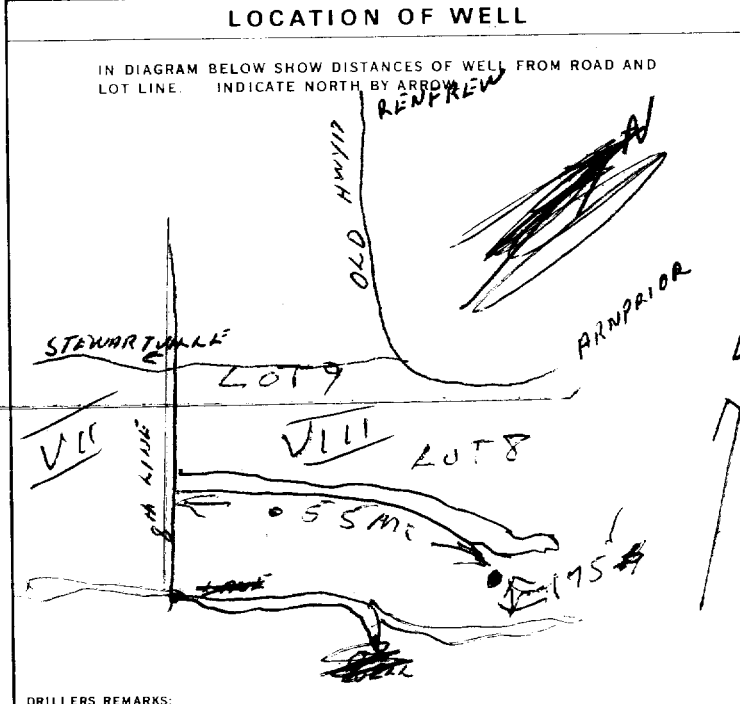
SIZE (S) OF OPENING (SLOT NO)	DIAMETER INCHES	LENGTH FEET
31-33	34-38	39-40
MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN 41-44 FEET
		45-50

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	(CEMENT GROUT, LEAD PACKER, ETC)
FROM TO		
10-13	14-17	
18-21	22-25	
26-29	30-33	

71 PUMPING TEST METHOD

1 <input type="checkbox"/> PUMP	2 <input checked="" type="checkbox"/> BAILER	10 PUMPING RATE 0000 GPM	11-14 DURATION OF PUMPING 01 15-16 HOURS 10 17-18 MINS
STATIC LEVEL 050 -50 FEET	WATER LEVEL END OF PUMPING 050 FEET	WATER LEVELS DURING PUMPING	
19-21	22-24	15 MINUTES 050 FEET	30 MINUTES 050 FEET
		45 MINUTES 050 FEET	60 MINUTES 050 FEET
IF FLOWING, GIVE RATE 0008 GPM	30-41 PUMP INTAKE SET AT 90 FEET	WATER AT END OF TEST 1 <input checked="" type="checkbox"/> CLEAR 2 <input type="checkbox"/> CLOUDY	
RECOMMENDED PUMP TYPE <input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	RECOMMENDED PUMP SETTING 006 FEET	RECOMMENDED PUMPING RATE GPM	



FINAL STATUS OF WELL

1 <input checked="" type="checkbox"/> WATER SUPPLY	5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY
2 <input type="checkbox"/> OBSERVATION WELL	6 <input type="checkbox"/> ABANDONED, POOR QUALITY
3 <input type="checkbox"/> TEST HOLE	7 <input type="checkbox"/> UNFINISHED
4 <input type="checkbox"/> RECHARGE WELL	

WATER USE

1 <input checked="" type="checkbox"/> DOMESTIC	5 <input type="checkbox"/> COMMERCIAL
2 <input checked="" type="checkbox"/> STOCK	6 <input type="checkbox"/> MUNICIPAL
3 <input type="checkbox"/> IRRIGATION	7 <input type="checkbox"/> PUBLIC SUPPLY
4 <input type="checkbox"/> INDUSTRIAL	8 <input type="checkbox"/> COOLING OR AIR CONDITIONING
<input type="checkbox"/> OTHER	9 <input type="checkbox"/> NOT USED

METHOD OF DRILLING

1 <input checked="" type="checkbox"/> CABLE TOOL	6 <input type="checkbox"/> BORING
2 <input type="checkbox"/> ROTARY (CONVENTIONAL)	7 <input type="checkbox"/> DIAMOND
3 <input type="checkbox"/> ROTARY (REVERSE)	8 <input type="checkbox"/> JETTING
4 <input type="checkbox"/> ROTARY (AW)	9 <input type="checkbox"/> DRIVING
5 <input type="checkbox"/> AIR PERCUSSION	

CONTRACTOR

NAME OF WELL CONTRACTOR Jim Presley	LICENCE NUMBER 4324
ADDRESS RR# 2 Arnprior	
NAME OF DRILLER OR BORER same	LICENCE NUMBER 4324
SIGNATURE OF CONTRACTOR Jim Presley	SUBMISSION DATE DAY 23 MO. 3 YR. 74

OFFICE USE ONLY

DATA SOURCE 1	58 CONTRACTOR 4324	59-62 DATE RECEIVED 100474	63-68
DATE OF INSPECTION APR 24/74		INSPECTOR J.B.	
REMARKS: P/J.B.			

Attachment B
Survey Questionnaires

QUESTIONNAIRE

Kyle Daigle - Contractor
613-293-8585

Coords: Zone 18T N=5074111 E=0335472
 Email: Bratzx55@gmail.com + Rachelbratz@gmail.com
 Well Tag: A231889
 Date: 2024.09.10
 Time: 5:00pm
 Interviewer: Nick Weston

PROPERTY INFORMATION		
Name of Owner: Kyle & Rachel Bratz		
Address: 1232 Mill Ridge Road Ancaster, ON		
Mailing Address if Different:		
Phone No. 613-371-6955	Cell	* No. of Occupants: 5
Occupant (if other than owner)		
Name:		
* How Long at Present Address:	Phone No. (Home)	Phone No. (Work)
* Type of Dwelling: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Commercial <input type="checkbox"/> Multiple Unit <input type="checkbox"/> Institutional		
Type of Business		
* Basement	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

WATER SUPPLY			
Type	<input checked="" type="checkbox"/> Drilled Well	<input type="checkbox"/> Dug Well	<input type="checkbox"/> Municipal <input type="checkbox"/> Other
Is the well casing pressure grouted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	unknown
No. of homes served by well?	1		
Well:	Total Depth: 133.3m	Diameter: 5.55cm	Age: 2018
		Depth of Water: 81.75m	
End of Rock	Sand/Gravel	Both	
Pump Type:	<input checked="" type="checkbox"/> Submersible	<input type="checkbox"/> Jet	<input type="checkbox"/> Piston <input type="checkbox"/> Other
Type of Well Casing:	<input checked="" type="checkbox"/> Above ground surface	<input type="checkbox"/> Buried inside a well pit	<input type="checkbox"/> Buried, but not in a well pit
The accurate location of the well is:	<input checked="" type="checkbox"/> Known	<input type="checkbox"/> Unknown	
Do you have a copy of the MOE Water Well Record?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Treatment:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Chlorination	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Softener	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Filter	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Other			
ATTACH A COPY OF WATER WELL RECORD, IF POSSIBLE		WELL RECORD NO.	

WATER WELL AND SEWAGE DISPOSAL SYSTEM SURVEY QUESTIONNAIRE

Reference No.: _____

* WATER QUALITY *			
Do you drink the water?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, since when:
Have you ever run out of water?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Did you ever have your well deepened or cleaned, or a new well constructed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If so, why?			
Quality: Taste	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Odour	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Colour	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Hardness	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Iron	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Gasoline	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Sulphur Smell	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Comments:			
Has your water quality been tested previously? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, for what?	<input type="checkbox"/> bacteriological How often?	<input type="checkbox"/> chemical analyses How often?	<input type="checkbox"/> Other How often?
ATTACH COPY OF ANY PREVIOUS CHEMICAL AND/OR BACTERIOLOGICAL ANALYSIS RESULTS ON THE WELL WATER, IF APPLICABLE			

* WATER QUANTITY *			
Does your well supply enough water for your use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If No, is this the case: <input type="checkbox"/> All the time <input type="checkbox"/> Some of the time <input type="checkbox"/> Seasonally <input type="checkbox"/> Other			
Use: Domestic	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	No. of persons using water from well:	
Livestock	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Lawn Watering	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Other Uses:	Daily Usage (if known):		

WATER WELL AND SEWAGE DISPOSAL SYSTEM SURVEY QUESTIONNAIRE

Reference No.: _____

WATER SAMPLING INFORMATION			
Water Quality Field Observations:			
Appearance	<input checked="" type="checkbox"/> clear	<input type="checkbox"/> cloudy	
Field Measured Parameters:			
Temperature °C = 13.6	PH = 7.6	Chlorine Total = 0	
Conductivity us/cm = 890	Turbidity = 0.42 NTU	Chlorine Free = 0	
Other Comments: Colour = 4 PCU			
Water Sample Collected:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If no, why?
Note: Collect Sample of "untreated" water only			
Duplicate Water Sample Collected (10% of Locations for Project QA/QC)			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Location where samples collected		Kitchen Sink	
Sample Water By-Pass Any Treatment Unit			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of Samples Submitted for Analysis	<input checked="" type="checkbox"/> Bacteria	<input checked="" type="checkbox"/> Chemical	

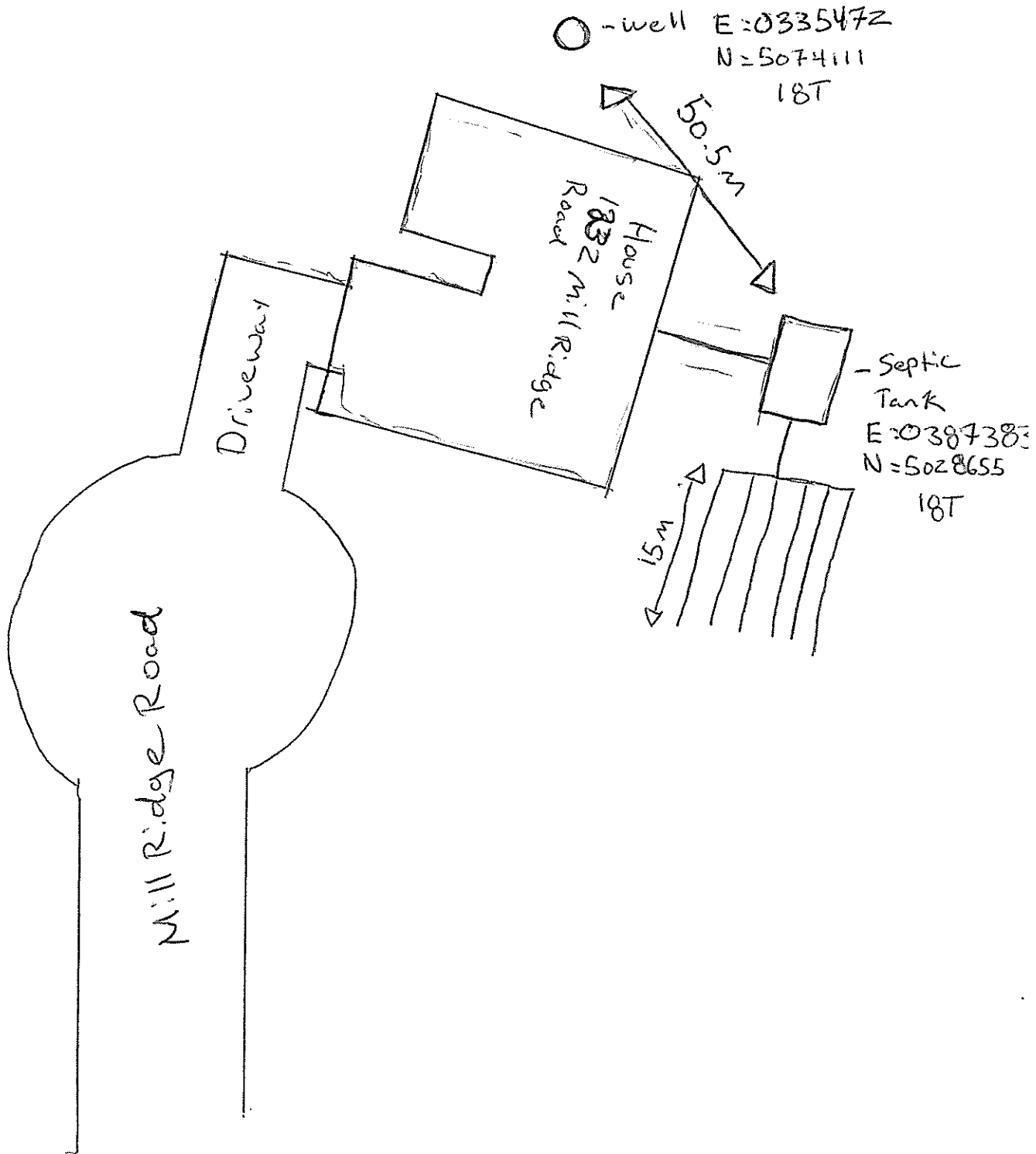
SEWAGE SYSTEM INFORMATION			
Type of sewage system	<input type="checkbox"/> Septic Tank and Raised Bed	<input type="checkbox"/> Partially Raised Bed	
<input checked="" type="checkbox"/> Septic Tank and Inground Leaching Bed	<input type="checkbox"/> Holding Tank	<input type="checkbox"/> Other	
If Septic Tank and Leaching Bed:	Does Leaching bed discharge directly to ditch or sewer?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Number of Chambers	<input type="checkbox"/> one	<input checked="" type="checkbox"/> two	<input type="checkbox"/> unknown
Septic Tank Location	Zone: 1BT	Northing: 5028655	Easting: 0387383
Type of Septic Tank:	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Other
What is the Length of Distribution Pipe:	15 m		
If Holding Tank:	What is the Capacity?	When was the last time the Tank was Pumped Out? Never	
If Other, provide description and comments:			
What is the age of the sewage system?	1 year		
What is the Approximate Distance between the Well and the Sewage System?	50.5 m		
Was the System Approved by the Health Unit or the MOE?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	
Have there been any Problems with the Sewage System?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Please comment:			

Multimeter Used to Record Field Parameter ID # 0966 Verification of Calibration Yes No
 Turbidity Meter Used for Field Recording ID # 0110 Verification of Calibration Yes No

Technician Signature NW Date: 09-11-24

Colour of water photometer ID # 0961 - calibrated
 Free & Total chlorine photometer ID # 0940 - calibrated

Property Sketch 1232 Mill Ridge Road



QUESTIONNAIRE

Coords: Zone 18T N=5028543 E=0387345
Email: <u>aweile@yahoo.com</u>
Well Tag: <u>5514302</u>
Date: <u>9-11-2024</u>
Time: <u>6:00pm</u>
Interviewer: <u>N.W</u>

PROPERTY INFORMATION		
Name of Owner: <u>Tony Veil</u>		
Address: <u>1230 Mill Ridge Road Annapolis MD</u>		
Mailing Address if Different:		
Phone No. <u>613-277-9673</u>	Cell	No. of Occupants: <u>5</u>
Occupant (if other than owner)		
Name:		
How Long at Present Address: <u>2003</u>	Phone No. (Home)	Phone No. (Work)
Type of Dwelling	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Commercial <input type="checkbox"/> Multiple Unit <input type="checkbox"/> Institutional
Type of Business		
Basement	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

WATER SUPPLY				
Type	<input checked="" type="checkbox"/> Drilled Well	<input type="checkbox"/> Dug Well	<input type="checkbox"/> Municipal	<input type="checkbox"/> Other
Is the well casing pressure grouted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<u>unsure</u>	
No. of homes served by well?	<u>1</u>			
Well:	Total Depth: <u>120'</u>	Diameter: <u>6 1/4"</u>	Age: <u>2001</u>	Depth of Water: <u>58'</u>
End of Rock		Sand/Gravel		Both
Pump Type:	<input checked="" type="checkbox"/> Submersible	<input type="checkbox"/> Jet	<input type="checkbox"/> Piston	<input type="checkbox"/> Other
Type of Well Casing:	<input checked="" type="checkbox"/> Above ground surface	<input type="checkbox"/> Buried inside a well pit	<input type="checkbox"/> Buried, but not in a well pit	
The accurate location of the well is:	<input checked="" type="checkbox"/> Known		<input type="checkbox"/> Unknown	
Do you have a copy of the MOE Water Well Record?	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	
Treatment:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Chlorination	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Softener	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Filter	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Other				
ATTACH A COPY OF WATER WELL RECORD, IF POSSIBLE			WELL RECORD NO.	

WATER WELL AND SEWAGE DISPOSAL SYSTEM SURVEY QUESTIONNAIRE

Reference No.: _____

WATER QUALITY			
Do you drink the water?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, since when:	
Have you ever run out of water?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Did you ever have your well deepened or cleaned, or a new well constructed? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If so, why?			
Quality: Taste	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Odour	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Colour	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Hardness	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Iron	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Gasoline	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Sulphur Smell	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Poor
Comments:			
Has your water quality been tested previously? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, for what?	<input type="checkbox"/> bacteriological How often?	<input type="checkbox"/> chemical analyses How often?	<input type="checkbox"/> Other How often?
ATTACH COPY OF ANY PREVIOUS CHEMICAL AND/OR BACTERIOLOGICAL ANALYSIS RESULTS ON THE WELL WATER, IF APPLICABLE			

WATER QUANTITY			
Does your well supply enough water for your use?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If No, is this the case: <input type="checkbox"/> All the time <input type="checkbox"/> Some of the time <input type="checkbox"/> Seasonally <input type="checkbox"/> Other			
Use: Domestic	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	No. of persons using water from well: 5	
Livestock	<input type="checkbox"/> No <input type="checkbox"/> Yes	Lawn Watering	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Other Uses:	Daily Usage (if known):		

WATER WELL AND SEWAGE DISPOSAL SYSTEM SURVEY QUESTIONNAIRE

Reference No.: _____

WATER SAMPLING INFORMATION			
Water Quality Field Observations:			
Appearance	<input checked="" type="checkbox"/> clear	<input type="checkbox"/> cloudy	
Field Measured Parameters:			
Temperature °C = 15.5	PH = 7.2	Chlorine Total = \emptyset	
Conductivity us/cm =	Turbidity = 0.68 NTU	Chlorine Free = \emptyset	
Other Comments: Colour = 20 PCU			
Water Sample Collected:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If no, why?
Note: Collect Sample of "untreated" water only			
Duplicate Water Sample Collected (10% of Locations for Project QA/AC)		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Location where samples collected	Hose bib		
Sample Water By-Pass Any Treatment Unit			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Samples Submitted for Analysis	<input checked="" type="checkbox"/> Bacteria	<input checked="" type="checkbox"/> Chemical	

SEWAGE SYSTEM INFORMATION			
Type of sewage system	<input type="checkbox"/> Septic Tank and Raised Bed	<input type="checkbox"/> Partially Raised Bed	
<input checked="" type="checkbox"/> Septic Tank and Inground Leaching Bed	<input type="checkbox"/> Holding Tank	<input type="checkbox"/> Other	
If Septic Tank and Leaching Bed:	Does Leaching bed discharge directly to ditch or sewer?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Number of Chambers	<input type="checkbox"/> one	<input checked="" type="checkbox"/> two	<input type="checkbox"/> unknown
Septic Tank Location	Zone: 18T	Northing: 5074111	Easting: 0335472
Type of Septic Tank:	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Other
What is the Length of Distribution Pipe:	Unknown		
If Holding Tank:	What is the Capacity?	When was the last time the Tank was Pumped Out? unknown	
If Other, provide description and comments:			
What is the age of the sewage system?	2001		
What is the Approximate Distance between the Well and the Sewage System? 40m			
Was the System Approved by the Health Unit or the MOE?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	
Have there been any Problems with the Sewage System?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	
Please comment:			

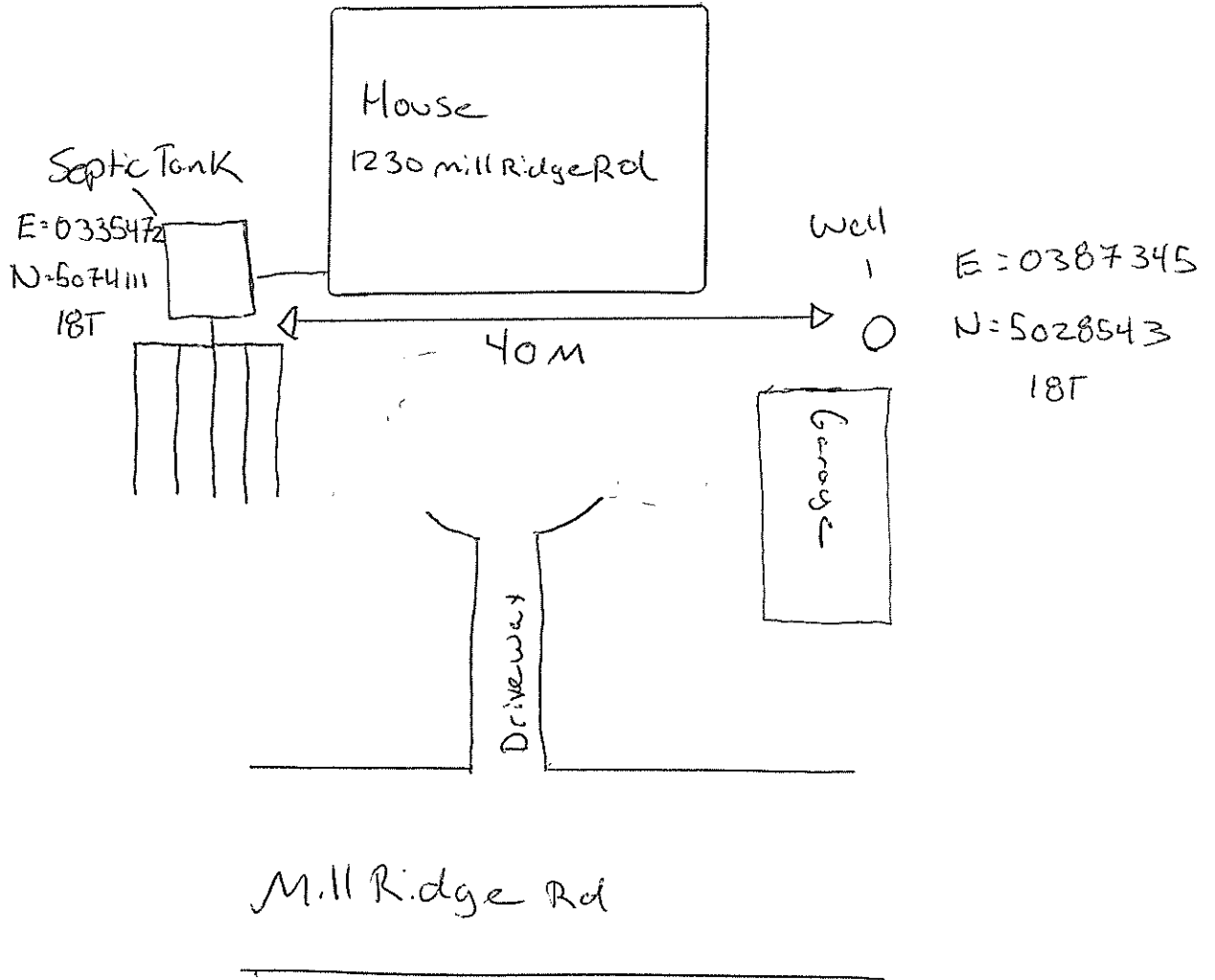
Multimeter Used to Record Field Parameter ID # 0966 Verification of Calibration Yes No
 Turbidity Meter Used for Field Recording ID # 0110 Verification of Calibration Yes No

Technician Signature [Signature]

Date: 09-11-24

Colour of water photometer ID# 0961 - calibrated
 Free & Total Chlorine photometer ID# 0940 - calibrated

Property SKetch 1230 Mill Ridge Road



Attachment C
Laboratory Results

Client: Jp2g Consultants Inc.
12 International Dr.
Pembroke, ON
K8A 6W5
Attention: Mr. Nick Weston
PO#:
Invoice to: Jp2g Consultants Inc. (Pembroke)

Report Number: 3010897
Date Submitted: 2024-09-12
Date Reported: 2024-09-19
Project: 24-7053A 1232 Mill Ridge Road
COC #: 916627

Page 1 of 8

Dear Nick Weston:

Please find attached the analytical results for your samples. If you have any questions regarding this report, please do not hesitate to call (613-727-5692).

Report Comments:



Emma-Dawn Ferguson
2024.09.19 13:51:53 -04'00'

APPROVAL:

Emma-Dawn Ferguson, Chemist

All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise indicated.

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at: <https://directory.cala.ca/>.

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is licensed by the Ontario Ministry of the Environment, Conservation, and Parks (MECP) for specific tests in drinking water (license #2318). A copy of the license is available upon request.

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is accredited by the Ontario Ministry of Agriculture, Food, and Rural Affairs for specific tests in agricultural soils.

Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline values listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official provincial or federal guideline as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Eurofins_multisample(L)44.rpt

Client: Jp2g Consultants Inc.
 12 International Dr.
 Pembroke, ON
 K8A 6W5
 Attention: Mr. Nick Weston
 PO#:
 Invoice to: Jp2g Consultants Inc. (Pembroke)

Report Number: 3010897
 Date Submitted: 2024-09-12
 Date Reported: 2024-09-19
 Project: 24-7053A 1232 Mill Ridge Road
 COC #: 916627

Group	Analyte	MRL	Units	Guideline	Result
				Lab I.D. Sample Matrix Sample Type Sampling Date Sample I.D.	1742565 GW 2024-09-11 1232
Anions	Cl	1	mg/L	AO 250	39
	F	0.10	mg/L	MAC 1.5	1.00
	N-NO2	0.10	mg/L	MAC 1.0	<0.10
	N-NO3	0.10	mg/L	MAC 10.0	<0.10
	SO4	1	mg/L	AO 500	29
General Chemistry	Alkalinity as CaCO3	5	mg/L	OG 30-500	351
	Colour (Apparent)	2	TCU	AO 5	<2
	Conductivity	5	uS/cm		780
	pH	1.00		6.5-8.5	7.84
	Phenols	0.001	mg/L		<0.001
	S2-	0.01	mg/L	AO 0.05	<0.01
	Tannin & Lignin	0.1	mg/L		0.1
	TDS (COND - CALC)	1	mg/L	AO 500	507*
	Turbidity	0.1	NTU	AO 5	<0.1
Hardness	Hardness as CaCO3	1	mg/L	OG 80-100	300*
Indices/Calc	Ion Balance	0.01			1.00
Metals	Ca	1	mg/L		56
	Fe	0.03	mg/L	AO 0.3	<0.03
	K	1	mg/L		6
	Mg	1	mg/L		39
	Mn	0.01	mg/L	AO 0.05	<0.01
	Na	1	mg/L	AO 200	61
Microbiology	Escherichia Coli	0	ct/100mL	MAC 0	0
	Faecal Coliforms	0	ct/100mL		0
	Faecal Streptococcus	0	ct/100mL		0

Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted.
 Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range



Client: Jp2g Consultants Inc.
12 International Dr.
Pembroke, ON
K8A 6W5
Attention: Mr. Nick Weston
PO#:
Invoice to: Jp2g Consultants Inc. (Pembroke)

Report Number: 3010897
Date Submitted: 2024-09-12
Date Reported: 2024-09-19
Project: 24-7053A 1232 Mill Ridge Road
COC #: 916627

Lab I.D. 1742565
Sample Matrix GW
Sample Type
Sampling Date 2024-09-11
Sample I.D. 1232

Table with 6 columns: Group, Analyte, MRL, Units, Guideline, and a numerical result column. Rows include Microbiology (Heterotrophic Plate Count, Total Coliforms), Nutrients (N-NH3, Total Kjeldahl Nitrogen), and Subcontract-Inorg (DOC).

Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted.
Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

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Page 1 of 8

Dear Nick Weston:

Please find attached the analytical results for your samples. If you have any questions regarding this report, please do not hesitate to call (613-727-5692).

Report Comments:



Emma-Dawn Ferguson
2024.09.19 13:51:53 -04'00'

APPROVAL:

Emma-Dawn Ferguson, Chemist

All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise indicated.

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at: <https://directory.cala.ca/>.

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is licensed by the Ontario Ministry of the Environment, Conservation, and Parks (MECP) for specific tests in drinking water (license #2318). A copy of the license is available upon request.

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is accredited by the Ontario Ministry of Agriculture, Food, and Rural Affairs for specific tests in agricultural soils.

Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline values listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official provincial or federal guideline as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Eurofins_multisample(L)44.rpt

Client: Jp2g Consultants Inc.
 12 International Dr.
 Pembroke, ON
 K8A 6W5
 Attention: Mr. Nick Weston
 PO#:
 Invoice to: Jp2g Consultants Inc. (Pembroke)

Report Number: 3010897
 Date Submitted: 2024-09-12
 Date Reported: 2024-09-19
 Project: 24-7053A 1232 Mill Ridge Road
 COC #: 916627

Group	Analyte	MRL	Units	Guideline	Result
				Lab I.D.	1742566
				Sample Matrix	GW
				Sample Type	
				Sampling Date	2024-09-11
				Sample I.D.	1230
Anions	Cl	1	mg/L	AO 250	31
	F	0.10	mg/L	MAC 1.5	0.36
	N-NO2	0.10	mg/L	MAC 1.0	<0.10
	N-NO3	0.10	mg/L	MAC 10.0	0.18
	SO4	1	mg/L	AO 500	16
General Chemistry	Alkalinity as CaCO3	5	mg/L	OG 30-500	411
	Colour (Apparent)	2	TCU	AO 5	3
	Conductivity	5	uS/cm		810
	pH	1.00		6.5-8.5	7.79
	Phenols	0.001	mg/L		<0.001
	S2-	0.01	mg/L	AO 0.05	<0.01
	Tannin & Lignin	0.1	mg/L		0.2
	TDS (COND - CALC)	1	mg/L	AO 500	526*
	Turbidity	0.1	NTU	AO 5	0.6
Hardness	Hardness as CaCO3	1	mg/L	OG 80-100	421*
Indices/Calc	Ion Balance	0.01			1.00
Metals	Ca	1	mg/L		86
	Fe	0.03	mg/L	AO 0.3	0.11
	K	1	mg/L		6
	Mg	1	mg/L		50
	Mn	0.01	mg/L	AO 0.05	0.02
	Na	1	mg/L	AO 200	20
Microbiology	Escherichia Coli	0	ct/100mL	MAC 0	0
	Faecal Coliforms	0	ct/100mL		0
	Faecal Streptococcus	0	ct/100mL		0

Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted.
 Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

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Report Number: 3010897
 Date Submitted: 2024-09-12
 Date Reported: 2024-09-19
 Project: 24-7053A 1232 Mill Ridge Road
 COC #: 916627

Group	Analyte	MRL	Units	Guideline	Lab I.D. Sample Matrix Sample Type Sampling Date Sample I.D.
Microbiology	Heterotrophic Plate Count	0	ct/1mL		1742566 GW
	Total Coliforms	0	ct/100mL	MAC 0	2024-09-11 1230
Nutrients	N-NH3	0.020	mg/L		
	Total Kjeldahl Nitrogen	0.100	mg/L		
Subcontract-Inorg	DOC	0.5	mg/L	AO 5	

Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted.
 Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

Attachment D
Langelier And Ryznar Calculations

Langelier and Ryznar Calculations
Hydrogeological Assessment
LRL File: 24-6311

Sample	Sampled Wells	
	1232 Mill Ridge Rd	1230 Mill Ridge Rd
Analyzed Parameters		
TDS (mg/L)	507	526
Hardness(mg/L)	300	421
alkalinity(mg/L)	351	411
pH (pH units)	7.6	7.2
Temperature °C	20	20
Where A= (Log10(TDS)-1)/10	0.171	0.172
B= (-13.12*Log10(T°C+273)+34.5)	2.185	2.185
C= Log10(Hardness)-0.4	2.077	2.224
D= Log10(Alkalinity)	2.545	2.614
pHs=	7.033	6.819
LSI=	0.567	0.381
RI=	6.466	6.437

Langelier

LSI = pH - pHs

pHs = (9.3 +A+B) - (C+D)

Ryznar

RI=2pHs-pH

Ryznar

4.0-5.0 Heavy Scale
5.0-6.0 Light Scale
6.0-7.0 Light Scale or Corrosion
7.0-7.5 Corrosion Significant
7.5-9.0 Heavy Corrosion
9.0 + Corrosion is Intolerable

Langelier

-2.0 to less than -0.5
-0.5 to less than 0.0
0.0
0.0 to less than 0.5
0.5 to less than 2.0

Serious Corrosion
Slightly corrosive but non-scale forming
Balanced but pitting corrosion possible
Slight scale forming and corrosive
Scale forming but non-corrosive

Attachment E
Nitrate Dilution Calculation

NITRATE DILUTION FOR SEPTIC SYSTEM DESIGN

Climate Data				
Precipitation	795.50	mm/year	Climate data transferred from Evapotranspiration and Available Moisture Spreadsheet	
Evapotranspiration	556.48	mm/year		
Potential Infiltration	239.02	mm/year		
Site Hydrology				
Site Area	9000.0	m ²		
Infiltration Reduction Factor	0.8		Table Entry	Manual Entry
- Topography Component	Flat Land, Savg < 0.6m/km		0.3	
- Soil Component	Open Sandy Loam		0.4	
- Cover Component	Cultivated Lands		0.1	
Net Potential Infiltration	0.19	m/year		
Hydraulics and Chemistry				
Background Nitrate Concentration	0.00	mg/L	Background Dilution Potential of the Entire Site	
Rainfall Infiltration	1,720,938	L/year		
Natural Nitrate Loading	0.0	mg/year		
Effluent Nitrate Concentration	40.0	mg/L	Loading from One Septic System	
Volume of Wastewater	1000	L/day/system		
	365,000	L/year/system		
Septic System Nitrate Loading	14,600,000	mg/year/system		
Calculation Method	Calculate the concentration at the property edge			
Max. allowable nitrate loading at property boundary		7.00 mg/L	Maximum allowable number of septic systems at the site or the concentration at the property boundary with a known number of septic systems	
Number of Septic Systems		1		
Total Nitrate Loading from all onsite Septic Systems		14,600,000		
		mg/L		
Max. Number of Septic Systems		--		

Evapotranspiration and Available Moisture Calculations

Month	Monthly Total Precipitation (mm)	Monthly Mean Temperature (°C)	Thornthwaite Potential Evapotranspiration		
			Monthly Heat Index, I_i	Potential Evapotranspiration _{i,o} , PET _{i,o} (mm)	Potential Evapotranspiration, PET (mm)
January	55.5	-12.1	0.00	0.00	0.00
February	48.8	-9.9	0.00	0.00	0.00
March	51.9	-3.7	0.00	0.00	0.00
April	69.8	5.3	1.09	26.34	29.50
May	75.4	11.9	3.72	59.82	74.18
June	70.7	16.8	6.26	84.88	110.77
July	78.8	19.7	7.97	99.76	127.69
August	82.3	18.4	7.19	93.08	109.84
September	72.2	13.4	4.45	67.48	70.85
October	71.0	7.2	1.74	35.94	32.88
November	66.0	0.2	0.01	0.95	0.77
December	53.1	-7.8	0.00	0.00	0.00
Total Annual (mm):	795.5				556.48
Total Av. Moisture (mm):	239.0				

Latitude: 45°N

**Inputs in blue



TOWNSHIP OF McNAB/BRAESIDE
COMMITTEE OF ADJUSTMENT

McNab/Braeside NOTICE OF HEARING AND REQUEST FOR COMMENTS

To: CAO/Clerk

Date: November 22, 2024

Place: McNab/Braeside Municipal Office
2473 Russett Drive, Arnprior

File: Minor Variance Application
A-6/24

Hearing Date: Tuesday, December 10, 2024

Owner/Agent: Kyle and Rachel Braatz
(Owners)
Samuel Laplante (Agent)

Time: 4:00 p.m.

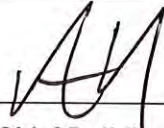
Property Location: 1232 Mill Ridge Road
Lot 22, Plan No. 571

Application A-6/24 has been received and will be heard by the Township of McNab/Braeside Committee of Adjustment on the above noted date. So that the application can be properly considered in accordance with the requirements of The Planning Act, the Committee requests that the information requested below is completed and one copy returned to the Committee.

Nicole Moore, Junior Planner
nmoore@countyofrenfrew.on.ca

1. BUILDING DEPARTMENT COMMENTS:

See attached comments.



Chief Building Official

Building Inspector

2. PUBLIC WORK COMMENTS

Yes No N/A

(a) Are the following services available to this land?

Municipal Water
Sanitary Sewers
Electricity
Garbage Collection

(b) Does the subject lot have direct access to a public road maintained by the Municipality?

(c) If direct access is to a municipal public road:

- (i) Would access be obtained where a traffic hazard would be created because of limited sight lines, curves or grades?
- (ii) Is the Municipality willing to issue an entrance permit?
- (iii) Is road widening or dedication required?

Comments:

Property has existing entrance.
No CONCERNS.


Director of Public Works

3. FIRE DEPARTMENT COMMENTS:

No CONCERNS


Fire Chief

4. COUNCIL/PLANNING ADVISORY COMMITTEE COMMENT

Yes No

(a) Does Council recommend minor variance be given?

(i) If not, outline reasons why.

(b) Should the minor variance be granted, what conditions, if any, would Council wish to see applied?

no additional, other than what
the Township CBO has submitted.

Dec. 3, 2024.

Date

Lindsey Lee

CAO/Clerk

Building Department Comments:

The current on-site sewage system is undersized to service both the proposed addition and the existing residence. A new design for the on-site sewage system has not been submitted. Due to the proximity to water and the size of the proposed residence, the building department will require an engineered design for the on-site sewage system. The new design should reference the sewage calculations in the JP2G hydrogeological report (#24-7053A).

A handwritten signature in black ink, appearing to read 'AH' with a stylized flourish.

Austin Hisko
CBO



TOWNSHIP OF McNAB/BRAESIDE
COMMITTEE OF ADJUSTMENT

NOTICE TO PUBLIC BODIES

TAKE NOTICE that the Committee of Adjustment of the Corporation of the Township of McNab/Braeside intends to consider an application for a **Minor Variance** to Zoning By-law No. 2010-49, as amended, of the Township of McNab/Braeside for property described as Lot 22, Plan No. 571, with the civic address 1232 Mill Ridge Road. A sketch and information relating to the application is contained on the attached notice.

PURSUANT to Section 45(1) of the Planning Act, you are hereby requested to submit comments related to your department or agency function, or alternatively check off the appropriate response box provided below and return a copy to the Planner by no later than **December 2, 2024**. Additional information relating to the above is available during regular office hours at the Township Office.

DATED at the Township of McNab/Braeside this 22nd day of November, 2024.

AGENCY RESPONSE

We have reviewed the information provided for the Minor Variance Application, and

- have no comments or concerns.***
- provide the following comments related to our department or agency function:***

Ontario Power Generation Inc. (OPG)
Agency

Jim Tamas - Real Estate Consultant
Name (Print)

jim.tamas@opg.com
Email

Jim Tamas

Signature
December 3, 2024

Date

Please send your comments or responses to Nicole Moore, Junior Planner at the County of Renfrew. nmoore@countyofrenfrew.on.ca

Nicole Moore

From: William Sellars <wrsellars@gmail.com>
Sent: December 2, 2024 2:56 PM
To: Nicole Moore
Cc: Kyle Braatz
Subject: Re: Information on Minor Variance for 1232 Mill Ridge Road

[CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.]

Nicole :

Thank you for providing the additional information - it was very helpful.

Please find our comments/concerns regarding the proposed development on lot 22 - 1232 Mill Ridge Road.

We live at 1233 Mill Ridge on lot 21 - the adjoining property west of 1232. We have lived here for 14 years after building our dream retirement location on this lot that we owned for 30 years. Lot 22 next to us was also just a large wooded vacant lot when we built, and for a number of years after. We have been residents or owners/taxpayers in McNab-Braeside for 40 years.

1) Our main concern after reviewing the drawings was the proposed location for the additional septic system required for this expanded large house, near the common property line with us. As shown on our well record attached to the Jp2g engineering report, our well is 17 feet from the property line and is directly beside the proposed septic location. The proposed location of the septic system would NOT meet the 15m MINIMUM spacing required by the OBC and the recommendations in 8.0 of the engineering report. It would need to move several meters to the east which would put it in conflict with the existing garage. It would thus need to move further east which is better since the 15m separation is only a minimum. Even 30m is good design practice which we applied to our lot and also exists at Lot 22. Perhaps a different location can be found on the 2.3 acre lot, near the existing septic system or the lawn east of the main house? We have spoken with our neighbours - the owners/applicant Braatz's - about this, and they indicated they would look at modifying the location so we expect no issue then.

The proposed location is also in an area currently covered with very tall pine trees, as is our adjacent property. The septic bed would be subject to infiltration of shallow roots from the nearby remaining trees, and the excavation/effluent may destabilize or damage the roots of nearby trees, leading to them falling unexpectedly in dangerous directions in future. One of the almost 200ft pine trees on our side of the property line uprooted with a root ball after a heavy rain and wind storm a few years ago. It crashed to the ground across the rough driveway of 1232 before the house was built, causing area damage.

There is also an old HydroOne transformer with underground cables feeding our 2 lots that is quite near the downward slope from the proposed septic system location. It is on a culvert over the road ditch but the transformer bottom sits almost 50cm below the road surface. Township crews push snow all winter from the cul-de-sac to the ditch there and thus it floods in spring thaw and the transformer is almost underwater. The transformer age, sizing and elevation should be reviewed with HydroOne once the load of the new 1232 expansion equipment is known.

There was also a large underground cable installed at the bottom of this transformer around 2016? which goes underground around the cul-de-sac past the driveway of 1232, and down the drainage easement beside it. It then goes out to the Madawaska River and has submarine cables to the formerly flashing lights on the large high-voltage towers on both sides of the Madawaska. I do not know if these cables are still live since the tower flashing lights were turned off a couple years after installation of the submarine cables.

2) We have no issues with the requested variance for encroachment of the 30m setback and understand that the large property is restricted by water setbacks on 3 sides. As a retired engineer/project manager who has executed projects with building site plans, some tweaking of the floor plans and layout may have been possible but a variance is fine...build away!

We were surprised to learn that the existing building on lot 22 has several previous encroachments of the 30m setback to the north, and possibly the south - although the drawing does not indicate that. We were living in our home next door during all the long construction of that house, and never received any notice of variance request. I doubt the shoreline eroded much or that the measurements method changed. When we built our house we took measures to meet the setback requirements, and the Township building inspector even measured that setback before issuing our occupancy permit. Apparently that may not have been done with 1232 originally? In any case, "water under the bridge."

3) We will not look forward to again having the additional noise and activity due to the major expansion adjacent to us, even closer this time, but that is unavoidable with major construction. During the original long construction period, numerous contractor cars, trucks/trailers or equipment were parked around the cul-de-sac. This caused traffic congestion and made it difficult for school buses, garbage trucks and long trailers to navigate around the circle. They often conveniently used our wide driveway to complete the turnaround, which led to some damage to the surface. Perhaps some alternate parking arrangements can be found this time. We will work with our neighbours to make improvements if possible.

The many vehicles including delivery trucks that came down to the end of long Mill Ridge Road often did/do not observe the posted 40kph speed limit, causing some consternation from the many residents who walk or bike on the street.

Any suggestions on how to improve these issues are welcome.

Thank you for your consideration and we look forward to resolution of the above points 1 and possibly 3.

Bill and Cindy Sellars 1233 Mill Ridge

On Fri, Nov 29, 2024 at 9:10 AM Nicole Moore <NMoore@countyofrenfrew.on.ca> wrote:

Hello Bill,

As discussed over the phone, please find attached .pdfs of the two drawings that were on the notice you received. I've also attached a Hydrogeological Investigation that the applicants submitted with their application regarding the proposed new septic system.

As for your other question, our Senior Planner Anne is not aware that there have been any previous minor variances for the existing dwelling. Our office cannot confirm how the 30 metre setback was established when the existing dwelling was constructed, but it would have been based on the information available at the time. For the purposes of this application, any encroachments of the existing dwelling are considered to be an existing situation.

Lastly, when providing your comments/concerns, make sure to include your name and your relation to the property (in this case, the adjacent neighbour). The comments/concerns can be in point form, or you can use full sentences – either option is fine. Hopefully this helps.

Many thanks,

Nicole Moore

Junior Planner

County of Renfrew

Phone: 613-735-7288 ext. 499

Email: nmoore@countyofrenfrew.on.ca



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MINOR VARIANCE PLANNING REPORT

PART A – BASIC INFORMATION

1. FILE NO.: A-6/24
2. APPLICANT: Kyle & Rachel Braatz (owners)
Samuel Laplante (agent)
3. MUNICIPALITY: Township of McNab/Braeside
(geographic Township of McNab)
4. LOT: 22 REGISTERED PLAN NO.: 571 STREET: 1232 Mill Ridge Road

SUBJECT LANDS

5. COUNTY OF RENFREW
OFFICIAL PLAN
Land Use Designation(s): Rural
6. TWP OF McNAB/BRAESIDE
ZONING BY-LAW 2010-49
Zone Category(s) Rural Residential (RR)

7. **DETAILS OF MINOR VARIANCE REQUEST**

The minor variance application requests a variance from Section 3.23(d) of Zoning By-law No. 2010-49, to reduce the minimum water setback from the highwater mark from 30 metres to 27 metres. The applicant is proposing to construct a new addition to the existing dwelling, consisting of a pool house, additional bedrooms, and an additional septic system.

Note that the requested variance represents multiple encroachments into the water setback, with the largest of these being 3 metres. Please refer to Appendix 1, which contains conceptual drawings provided by the applicant, to view all existing and proposed encroachments.

8. **SITE PERFORMANCE STANDARDS**

<u>Zoning By-law Standard</u>	<u>Permitted</u>	<u>Proposed</u>
Section 3.23(d) Minimum setback from the high water mark of a water body	30.0 metres	27.0 metres

9. **SITE CHARACTERISTICS AND SETTING**

The subject property is located within a waterfront subdivision between Stewartville and Arnprior, on the north shore of the Madawaska River. It is 0.92 hectares in area and fronts onto Mill Ridge Road. The lot contains a dwelling with attached garage, a detached garage, and several accessory structures. Lands on the property gradually slope from Mill Ridge Road to the Madawaska River, with steeper slopes near the shoreline. Note that the lands between the lot and the river are owned by Ontario Power Generation (OPG).

Along Mill Ridge Road are other residential lots that are similar in size and shape to the concerned property. Beyond this, to the north and west are large rural properties that contain a mix of farmlands and natural bush. To the south and east is the Madawaska River, after which lies large tracts of agricultural lands.

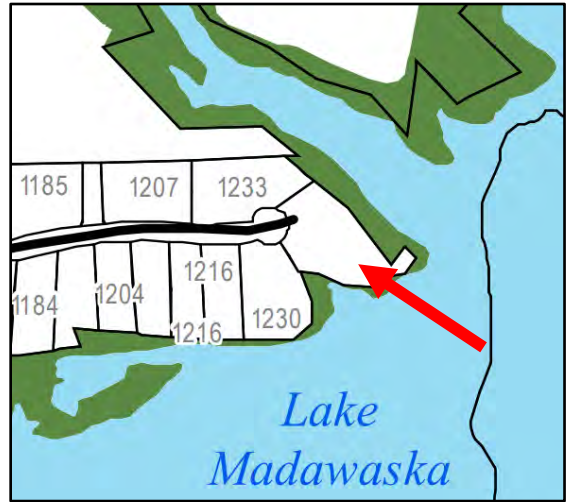


10. **OFFICIAL PLAN**

The subject lands are designated Rural in the County of Renfrew Official Plan. Section 5.3(1) of the Rural designation permits a range of rural uses, including low density residential uses.

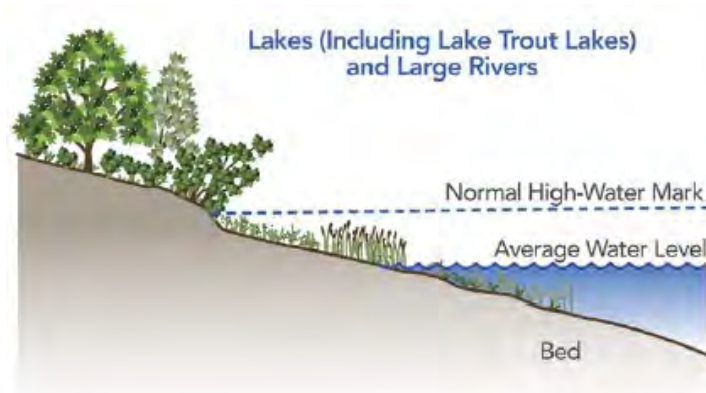
Section 2.0 - General Development Policies, contains various general policies that apply to this property and the proposed application.

Section 2.2(11) - Water Setback and Protection of Shoreline Integrity, speaks in detail about development along the waterfront of lakes, rivers, and streams. In particular, it makes the following statements regarding high water marks:



“(a) ...Normal water’s edge and normal high water mark are two different features as illustrated in the [figure] below (Source: Natural Heritage Reference Manual – Ministry of Natural Resources and Forestry 2010). Normal water’s edge is typically where a water body has standing water and is used by surveyors to determine property boundaries.

The normal high water mark includes the riparian area (i.e., area along the bank of a watercourse) associated with a water feature and is defined as a point where the action of water has been so common and usual that it has created conditions where the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark is different.



In some cases, the normal water’s edge and the high water mark will be at the same location. In other instances, common features along a river or lake, such as beaches, wetlands, swamps, and bogs create a high water mark inland from the water’s edge. These features may be above

the normal water's edge (under private ownership) but are considered to be within the normal high water mark. Buildings and structures are to be setback from this high water mark, as opposed to the water's edge. The local municipality is responsible for determining where the high water mark is located on any individual property. Where there is a dispute in determining the location of the high water mark, the local municipality may consult with experts (i.e., biologists, planners, chief building officials) as it determines appropriate.

- (b) Generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body. This requirement may be increased, or in very limited situations decreased. In the case of existing lots, where the setback cannot be met (parcel is a small size or has physical constraints), the setback shall be as remote from the high water mark as the lot will permit and, if applicable, from lands owned or legally utilized by Ontario Power Generation or other producers of hydro-electric power.

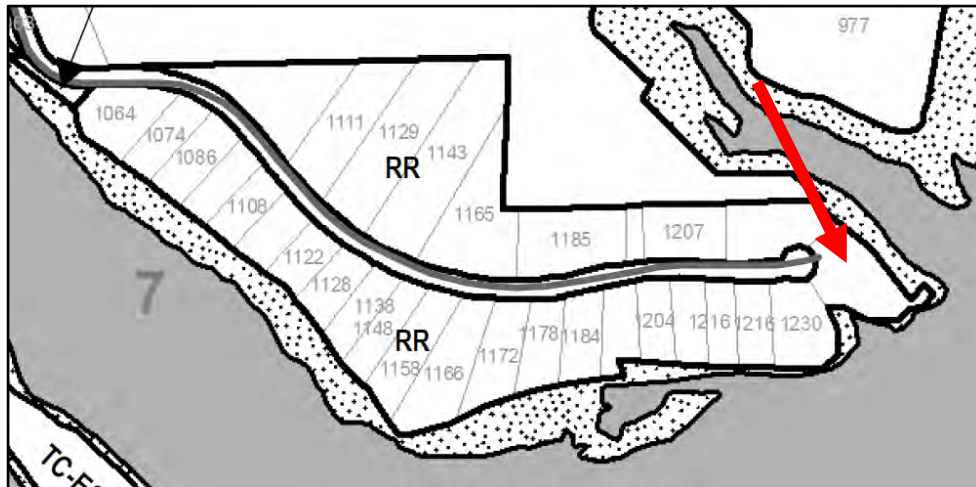
For existing lots of record, where a development is proposed to decrease the minimum 30 metre horizontal setback from the high water mark of a water body, a report, prepared by a professional, may be required that demonstrates the reduction is justified and that the development will not have a negative impact on the quality of the lake water, natural features, or neighbouring properties. The scope of the report should be such that its intent is not to justify an inappropriate encroachment closer to the high watermark than can otherwise be accommodated by an undersized lot. The study should identify existing constraints (lot size, topographical constraints), identify appropriate envelopes for dwelling and septic tile field as far back from the high water mark as is reasonably possible and suggest appropriateness of dwelling size (envelope) for the undersized subject lot.

- (d) The property between the shoreline of the water body and the dwelling or private waste disposal system will be retained where possible in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrients to the lake or water body and maintaining a natural landscape view from the water. The retention of the natural soil mantle and vegetation within 30 metres (or approximately 100 feet) of the shoreline of the water body is encouraged.

As a general guideline, up to 25% of the vegetation along the waterfront property may be disturbed for recreational amenity areas, pathways, and other waterfront uses."

11. **ZONING BY-LAW**

The subject property is zoned Rural Residential (RR). Section 6.1(a) of the RR Zone permits a range of rural uses, including a single detached dwelling.



Section 2.0 provides definitions for various terms used in the By-law.

Section 2.97 defines the high water mark as, "...the mark made by the action of water under natural conditions on the shore or bank of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark."

Section 3.0 of the Zoning By-law outlines various General Provisions that may apply to a property and development proposal.

Section 3.23(d) requires buildings, structures, and uses to be setback a minimum of 30 metres from the high water mark.

12. **STUDIES**

Kyle Braatz, part owner of the subject property, provided a cover letter and rationale for the application, dated September 25, 2024. Briefly summarized, it states the following:

- To support their minor variance application, an Improvement Location Certificate (ILC) survey and biologist were used to determine the location of the high water mark.
- Relatedly, a scoped Environmental Impact Assessment was prepared that provides mitigation measures to minimize drainage, sediment, and erosion impacts.
- A Hydrogeological Report was also prepared to evaluate the proposed septic effluent and provide recommendations regarding the new septic system design.
- The proposed location of the addition on the property is the only viable option. This is because:

- The back of the house is composed of floor-to-ceiling windows, which we aim to preserve for natural light and scenic views;
 - Geothermal wiring runs underground to the left of the house, restricting construction in that area;
 - Our septic bed and tank are also located to the left of the house, further limiting options for the addition; and
 - The driveway lies in front of the house.
- The proposed design and location of the addition is intended to minimize disruption to the existing home, vegetation, and the natural environment.

Several plans (see Appendix 1) and reports were also submitted with the application. The following is a summary the reports:

Scoped Environmental Impact Assessment, Jp2g Consultants Inc., September 24, 2024

A site visit was conducted on July 18, 2024 to document existing site conditions and to map the highwater mark along the shoreline. Based on the consulting staff's evaluation of the property, it is their opinion that a reduced water setback for the proposed addition can be supported for the following reasons:

- "The lands within the area of the water setback in front of the proposed addition are primarily well vegetated with trees and shrubs along a gentle slope to the River;
- The majority of the lands within the proposed building envelope consist of a maintained lawn area, with some scattered trees. Although some tree removal will be required to accommodate the proposed addition, only a few trees will need to be removed within 30 metres of the River;
- Only approximately 25.6 m² of the proposed addition will be located in the area of the water setback. Approximately half of which is for structures which will physically be located on the ground (i.e a grill terrace and a portion of the guest suite), the other half being for structures which will be located above the ground (i.e. a balcony and roof overhang), with a maintained lawn underneath;
- The requested 3 metre reduction to the water setback is considered minor and is only 0.98 metres more of an encroachment into the water setback than the existing dwelling which currently encroaches 2.02 metres into the water setback; and
- The recommended mitigation measures below can be properly implemented to ensure no negative impacts occur on the River as a result of the proposed development within a small portion of the water setback."

It is further stated that the proposed development will not have a greater impact on the waterbody, natural features, or neighbouring properties beyond what currently exists, and that the reduced setback will provide the same ecological functions as a 30 metre setback in less ideal conditions.

The assessment concludes by providing recommended mitigation measures for the proposed development. They are:

1. The proposed addition is to be constructed a minimum of 27.0 metres from the high water mark of the Madawaska River.
2. Any new septic system is to be located a minimum of 30 metres from the high water mark of the Madawaska River.
3. A 27.0 metre wide buffer area should be maintained along the shoreline of the Madawaska River in the vicinity of the proposed addition, with the exception of the existing gravel pathway leading to the River. This buffer area should be maintained substantially in a natural vegetated state. The limbing of trees to provide for a view of the River and the removal of dead or diseased trees shall also be permitted but limited to the greatest extent possible.
4. Vegetation on the subject lands outside of the buffer area should also remain in a natural state as much as possible, except for the clearing of portions of the property to allow for the construction of structures.
5. Roof runoff should be controlled by directing water runoff to the rear of the new structures through the use of eave troughs and rain barrels or to a grassed or other permeable area.
6. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation with native trees and shrubs of exposed, non-developed areas is to be achieved as soon as possible.
7. Erosion and sediment control measures are a critical component of the construction work. Effective sediment and erosion control measures are to be maintained until complete re-vegetation of disturbed areas is achieved. Silt fencing is to be installed along the downgradient edge of the work area. It is important that fencing is properly dug-in to treat any surface water flow and is maintained as required, including removal of accumulated sediment.
8. Additional mitigation measures to minimize the potential for inputs of sediments and other contaminants into the river and the environment in general include proper maintenance on construction equipment with respect to refuelling, washing and fluid changes, and proper disposal of fluids, filters and other waste materials. None of this work should take place within 30 metres of any surface water features.

Hydrogeological Investigation, Jp2g Consultants Inc., October 18, 2024

The purpose of this investigation was to demonstrate that the property can accommodate an additional septic system, and to provide recommendations for the installation and continued use of this new system.

In determining the suitability of the property, the following work was undertaken:

- completion of a desktop review of published geology maps;
- review of surrounding land uses;
- review of nearby water well records;

- collection of water quality samples from two (2) nearby domestic wells; and
- report preparation.

The investigation found that the underlying bedrock aquifer can provide an adequate supply of potable water, and that the quality of drinking water on site meets Ontario Drinking Water Standards Health-Related guidelines (ODWS). Regarding drinking water aesthetics, the following were identified as being greater than the recommended guidelines:

- Water hardness ranged from 300 to 421 mg/L. The desired operational range is 80 to 100 mg/L.
- Total dissolved solids (TDS) ranged from 507 to 526 mg/L. The desired limit is noted as 500 mg/L.

To address these matters, the installation of a water softener or similar product is recommended.

The report finds that the size of the lot and its soil conditions are suitable to reduce septic impacts made by the proposed new septic system. Relatedly, the report concludes by making the following recommendations:

- The on-site well should be inspected and maintained according to the Best Management Practices (BMP) guidance documentation for wells.
- The setback distance from the existing well to the proposed new sewage system shall be at least 15 meters. This separation distance must also be maintained from the existing well on the adjacent property to the sewage system; and
- The homeowner is advised to have the on-site wastewater system inspected regularly and to follow a wastewater system management program to minimize the risk of failure.

13. **PUBLIC/AGENCY COMMENTS**

As required by the Planning Act, all property owners within 60 metres of the subject property have been notified of the application. The applicant has also posted notice on site. Public agencies have been notified, as required, including Ontario Power Generation. Comments received as of the date of writing of this report are summarized, as follows:

Township of
McNab/Braeside
Chief Building Official

November 28, 2024

The current on-site sewage system is undersized to service both the proposed addition and the existing residence. A new design for the on-site sewage system has not been submitted. Due to the proximity to water and the size of the proposed residence, the building department will require an engineered design for the on-site sewage system. The new design should reference the

sewage calculations in the Jp2g hydrogeological report (#24-7053A).

Township of
McNab/Braeside
Director of Public Works

November 28, 2024

The property has an existing entrance. No concerns were noted.

Township of
McNab/Braeside
Fire Chief

November 28, 2024

No comments or concerns.

Ontario Power
Generation

December 3, 2024

No comments or concerns.

Township of
McNab/Braeside

December 3, 2024

No concerns with the requested variance.

Bill & Cindy Sellars
Owners of 1233 Mill
Ridge Road

December 2, 2024

The property owners expressed several concerns with the proposed development, which are briefly summarized as follows:

- Mr. & Mrs. Sellars have no issues with the requested reduction of the water setback.
- They are concerned that the new septic system is not in an ideal location. This is because:
 - It is located close to the north-west property line, and may not meet Ontario Building Code requirements. Mr. & Mrs. Sellars also note their well is located approximately 5 metres (17 feet) on the other side of the north-west property line.
 - The proposed location contains pine trees. The installation of the septic system would make them more likely to uproot.
 - An old Hydro One transformer with underground cables located in the general area.

Mr. & Mrs. Sellars have spoken with the owners of the subject lands about these concerns.

Reportedly, the owners have indicated they would consider relocating the septic system.

- There is concern that construction of the proposed development will cause traffic congestion, parking, and speeding issues on Mill Ridge Road. Similar issues were experienced when the existing dwelling was built.

14. GENERAL PLANNING COMMENTS

As noted above, comments were received from the adjacent home owners at 1233 Mill Ridge Road. The septic and traffic concerns expressed are beyond the scope of the present application, which seeks to consider the proposed reduction to the water setback. In regards to the new septic system, it will need to meet all requirements of the Ontario Building Code, including applicable setbacks. Any design requirements or issues regarding the septic system will be dealt with at the building permit stage. The applicant has been made aware of these concerns and has been provided a copy of the comments.

Section 45(1) of the Planning Act states that a Committee of Adjustment may authorize a minor variance from the provisions of the zoning by-law if: the request maintains the general intent and purpose of both the Official Plan and the Zoning By-law; the development is desirable and appropriate for the lands, building or structure; and the variance is in fact minor. The present application is evaluated on each of these matters in the subsections below.

Intent of the Official Plan and Zoning By-law

The water setback policies of the Official Plan (OP) stipulate a 30 metre setback for all buildings and structures from the high water mark of adjacent water features/water bodies. While this setback is generally to be maintained, Section 2.2(11)(b) notes that in limited circumstances, the requirement can be decreased. This request to decrease the water setback is to be accompanied by supportive documentation that indicates there will be no negative impacts and there is no other feasible location on the subject property for the proposed development.

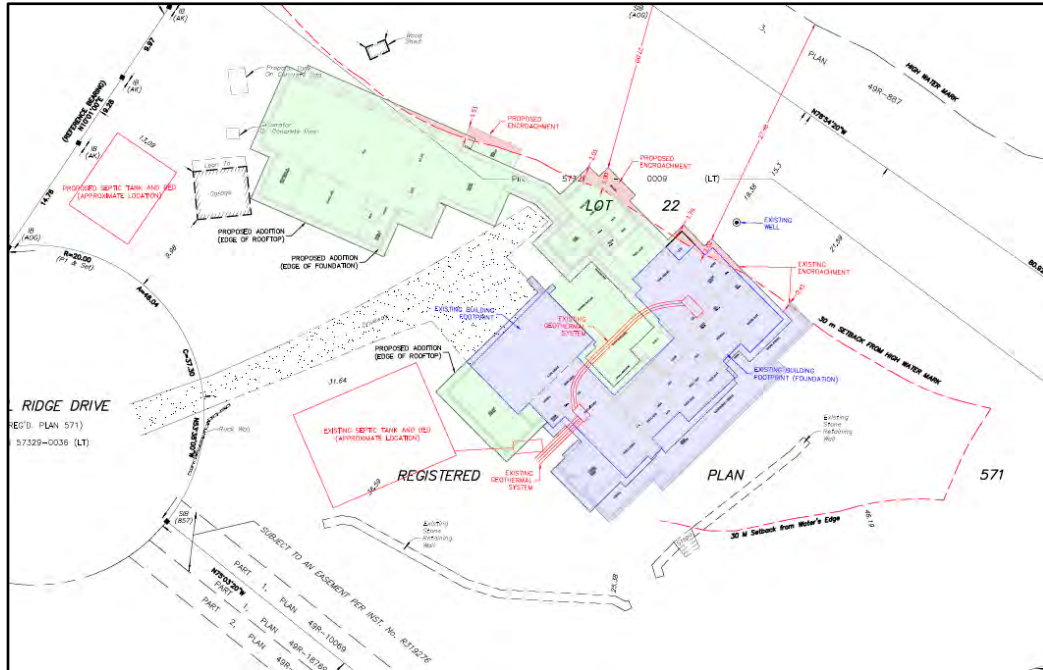
Similar to the Official Plan, Section 3.23(d) of the Township of McNab/Braeside Zoning By-law requires buildings and structures to be setback a minimum of 30 metres from the high water mark of water features. This is primarily to minimize impacts to water quality, prevent erosion, and to preserve the natural appearance of the shoreline.

The owners had a biologist evaluate their property to determine the location of the high water mark, as defined by the Official Plan and Zoning By-law, and determine the extent of the proposed encroachment. They have also undertaken a Scoped Environmental Impact Assessment (EIA) to support their request for a reduction to the water setback. This report concludes that no negative impacts to water quality, natural features, or neighbouring properties are anticipated as a result of the proposed development.

Further, the site sketch provided by the applicant (see next page) demonstrates that there are no other suitable locations for the addition and new septic system due to:

- The 30 meter setback buffer on the north and east side of the property;
- Two retaining walls to the east and south of the dwelling;
- The existing septic bed and geothermal system to the south; and

- The driveway to the southwest of the dwelling.



Lastly, the EIA and Mr. Braatz's September 25, 2024 letter indicate that the development will minimize the loss of natural vegetation within the 30 metre water setback. In light of this information, the variance is considered to maintain the intent of the Official Plan and the Zoning By-law.

Is the variance desirable?

The addition is designed to minimize the loss of natural vegetation and the overall encroachment into the water setback. This will enable existing visual buffers to the adjacent residential properties and the river to be retained. The proposed development is intended to visually complement the existing dwelling and maximize functionality of the developable area available on the property. Moreover, any potential impacts during site preparation, construction, and post-construction will be mitigated by following the recommendations listed within the scoped EIA.

The Hydrogeological Investigation has found that the property can support an additional septic system to service the dwelling addition, with no negative impacts anticipated. Any mitigation measures recommended in the scoped EIA and the Hydrogeological Investigation will be listed as conditions of this minor variance. As such, the variance is considered appropriate and desirable.

Is the variance minor?

The proposed development will largely maintain the 30 metre setback, with the exception of three areas containing multiple encroachments, the largest of which is 3 metres for a balcony and roof overhang.

As noted in the scoped EIA, only approximately 25.6 square metres of the development is proposed within the water setback, half of which is located above ground level. Additionally, the EIA states that the development will not have a greater impact on the local waterbody and surrounding context beyond what currently exists on site. So long as

the recommended mitigation measures are implemented, no negative impacts are anticipated. As such, the variance being requested is considered minor.

Overall, it is staff's opinion that the proposed variance to permit a slightly reduced water setback for a new addition to the existing dwelling at 1232 Mill Ridge Road, in the Rural Residential (RR) Zone, meets the four tests of the Planning Act.

15. **RECOMMENDATIONS**

That subject to any additional concerns or information raised at the Committee of Adjustment Hearing, the Committee approve the requested variance to Section 3.23(d) of the Zoning By-law, to reduce the minimum water setback to 27 metres for the property located at 1238 Mill Ridge Road, subject to the following conditions:

1. The on-site well should be inspected and maintained according to the Best Management Practices (BMP) guidance documentation for wells.
2. The setback distance from the existing well to the proposed new sewage system shall be at least 15 meters. This separation distance must also be maintained from the existing well on the adjacent property to the sewage system.
3. The homeowner is advised to have the on-site wastewater system inspected regularly and to follow a wastewater system management program to minimize the risk of failure.
4. Any new septic system is to be located a minimum of 30 metres from the high water mark of the Madawaska River.
5. A 27.0 metre wide buffer area should be maintained along the shoreline of the Madawaska River in the vicinity of the proposed addition, with the exception of the existing gravel pathway leading to the River. This buffer area should be maintained substantially in a natural vegetated state. The limbing of trees to provide for a view of the River and the removal of dead or diseased trees shall also be permitted but limited to the greatest extent possible.
6. Vegetation on the subject lands outside of the buffer area should also remain in a natural state as much as possible, except for the clearing of portions of the property to allow for the construction of structures.
7. Roof runoff should be controlled by directing water runoff to the rear of the new structures through the use of eave troughs and rain barrels or to a grassed or other permeable area.
8. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation with native trees and shrubs of exposed, non-developed areas is to be achieved as soon as possible.
9. Effective sediment and erosion control measures during construction are to be maintained until complete re-vegetation of disturbed areas is achieved. Silt fencing is to be installed along the downgradient edge of the work area.

Fencing is to be properly dug-in to treat any surface water flow and be maintained as required, including removal of accumulated sediment.

10. Additional mitigation measures to be implemented during construction include: proper maintenance on construction equipment with respect to refuelling, washing and fluid changes, and proper disposal of fluids, filters and other waste materials. None of this work should take place within 30 metres of any surface water features.

Date: December 4, 2024
Prepared by: Nicole Moore, Junior Planner

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APPENDIX 1

- DISCLAIMER NOTES
1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ISSUES/PROBLEMS WHICH MAY OCCUR AS A RESULT OF A FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY.
 2. WHERE THERE ARE ALLEGED ERRORS, OMISSIONS, INCONSISTENCIES OR AMBIGUITIES PRESENT IN THE CONTRACT DOCUMENTS, THE CONTRACTOR MUST SEEK CLARIFICATION FROM JP2G. ANY COSTS OR SCHEDULE DELAYS WHICH RESULT AS A FAILURE TO CONTACT JP2G FOR CLARIFICATION SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
 3. DO NOT SCALE DRAWINGS. REFER ANY DIMENSIONAL CLARIFICATIONS AND/OR POSSIBLE TRADE INTERFERENCE/CONFLICTS TO JP2G FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBTRADES AND SHALL ADDRESS CONSTRUCTION TEAM COORDINATION ITEMS PRIOR TO ISSUING REQUESTS FOR INFORMATION FROM JP2G.
 5. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOT FOR CONSTRUCTION

30m SETBACK FROM HIGH WATER MARK

ROOF OVERHANG



0.41

EXISTING ENCROACHMENT

2.02

EXISTING ENCROACHMENT

1.79

-  ROOF OVERHANG
-  AREA WITHIN 30m SETBACK (ENCROACHMENT AREA)

No.	YYYY-MM-DD	BY	DESCRIPTION

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 1232 MILL RIDGE ROAD, ARNPRIOR ON

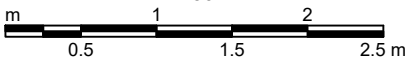
DRAWING
CONCEPT PLAN ITEM 1

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12 INTERNATIONAL DR. PEMBRROKE, ON, K8A 6W5 T: 613-725-2257 F: 613-725-2257
 1150 MORRISON DR., #410 OTTAWA, ON, K2H 8S9 T: 613-698-7800 F: 613-698-7800
 16 EDWARD ST. S., #211 ARNPRIOR, ON, K2S 3W4 T: 613-606-0760 F: 613-606-0760

JP2g PROJECT No.: 24-7053A

CLIENT No.:
DRAFTED: X.XXXX1
DESIGNED: X.XXXX2
REVIEWED: X.XXXX3
APPROVED: X.XXXX4

SCALE 1:50


SHEET # **CP-1-1**

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FILE NAME: C:\USER\JPAG\DRAWINGS\2024\2024_MILL_RIDGE_POND\2024_MILL_RIDGE_POND\2024_MILL_RIDGE_POND_SITE_PLAN_ITEM_1.DWG, LAYOUT: 2, DATE: 2024-04-15, 10:45:10 AM, 2024-04-15

PROPOSED ENCROACHMENT

ROOF OVERHANG

1.51


30m SETBACK FROM HIGH WATER MARK


Existing Wood Shed

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NOT FOR CONSTRUCTION

 ROOF OVERHANG

 AREA WITHIN 30m SETBACK (ENCROACHMENT AREA)

No.	YYYY-MM-DD	BY	DESCRIPTION

PROJECT

MILL RIDGE ROAD HIGH-WATER MARK REVIEW

1232 MILL RIDGE ROAD, ARNPRIOR ON

DRAWING

CONCEPT PLAN ITEM 1

Jp2g Consultants Inc.
ENGINEERS · PLANNERS · PROJECT MANAGERS

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16 EDWARD ST. S., #211 ARNPRIOR, ON. K7S 3W4
T: 613-606-0780
ARNPRIOR@JP2G.COM

jp2g PROJECT No.: 24-7053A

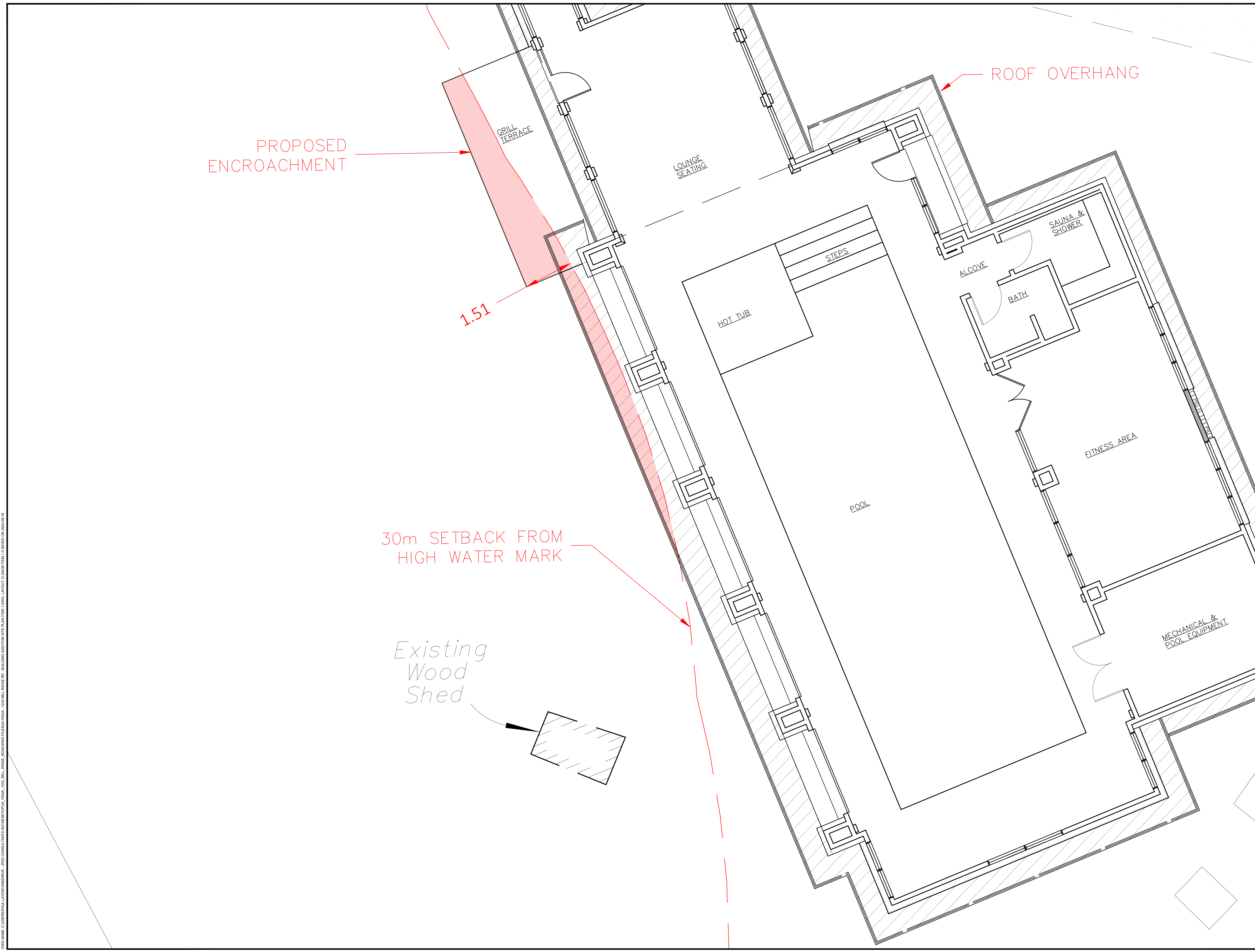
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	DESIGNED: X.XXXX2
	REVIEWED: X.XXXX3
	APPROVED: X.XXXX4

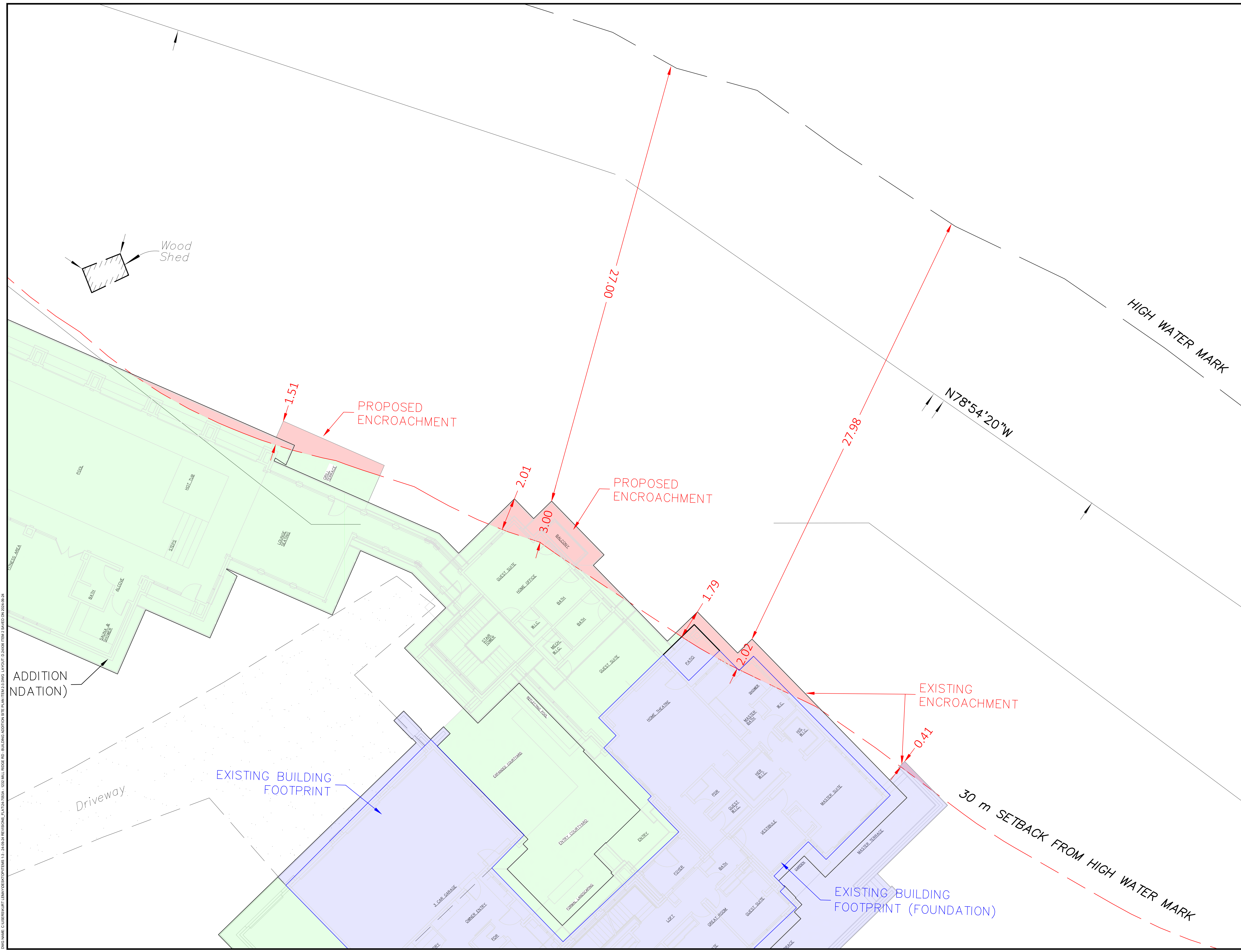
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CP-1-3





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NOT FOR CONSTRUCTION

- EXISTING BUILDING
- BUILDING ADDITION
- AREA WITHIN 30m SETBACK (ENCROACHMENT AREA)

No.	YYYY-MM-DD	BY	DESCRIPTION		
STAMP		STAMP			
PROJECT					
MILL RIDGE ROAD HIGH-WATER MARK REVIEW					
1232 MILL RIDGE ROAD, ARNPRIOR ON					
DRAWING					
CONCEPT PLAN ITEM 2					
Jp2g Consultants Inc. ENGINEERS • PLANNERS • PROJECT MANAGERS					
12 INTERNATIONAL DR. PEMBROKE, ON, K8A 6W5 T: 613-732-2507 PEMBROKE@JP2G.COM		1150 MORRISON DR., #410 OTTAWA, ON, K2H 8S9 T: 613-732-2507 OTTAWA@JP2G.COM		16 EDWARD ST. S., #211 ARNPRIOR, ON, K7S 3W4 T: 613-608-0760 ARNPRIOR@JP2G.COM	
JP2g PROJECT No.: 24-7053A					
NORTH		CLIENT No.:			
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		DESIGNED: X.XXXX2			
		REVIEWED: X.XXXX3			
		APPROVED: X.XXXX4			
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		CP-2			

P:\MILL RIDGE\1232 MILL RIDGE RD. BUILDING ADDITION\ITEM PLAN\ITEM 2.DWG LAYOUT PLAN ITEM 2.DWG 24-04-24

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- DO NOT SCALE DRAWINGS. REFER ANY DIMENSIONAL CLARIFICATIONS AND/OR POSSIBLE TRADE INTERFERENCE/CONFLICTS TO JP2G FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBTRADES AND SHALL ADDRESS CONSTRUCTION TEAM COORDINATION ITEMS PRIOR TO ISSUING REQUESTS FOR INFORMATION FROM JP2G.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOT FOR CONSTRUCTION

- EXISTING BUILDING
- BUILDING ADDITION
- AREA WITHIN 30m SETBACK (ENCROACHMENT AREA)

No.	DATE	BY	DESCRIPTION
1	2024-10-30	PL	ADDED APPROXIMATE SEPTIC & GEOTHERMAL FEATURE LOCATIONS

PROJECT
MILL RIDGE ROAD HIGH-WATER MARK REVIEW
 1232 MILL RIDGE ROAD, ARNPRIOR ON

DRAWING
CONCEPT PLAN ITEM 3

Jp2g Consultants Inc.
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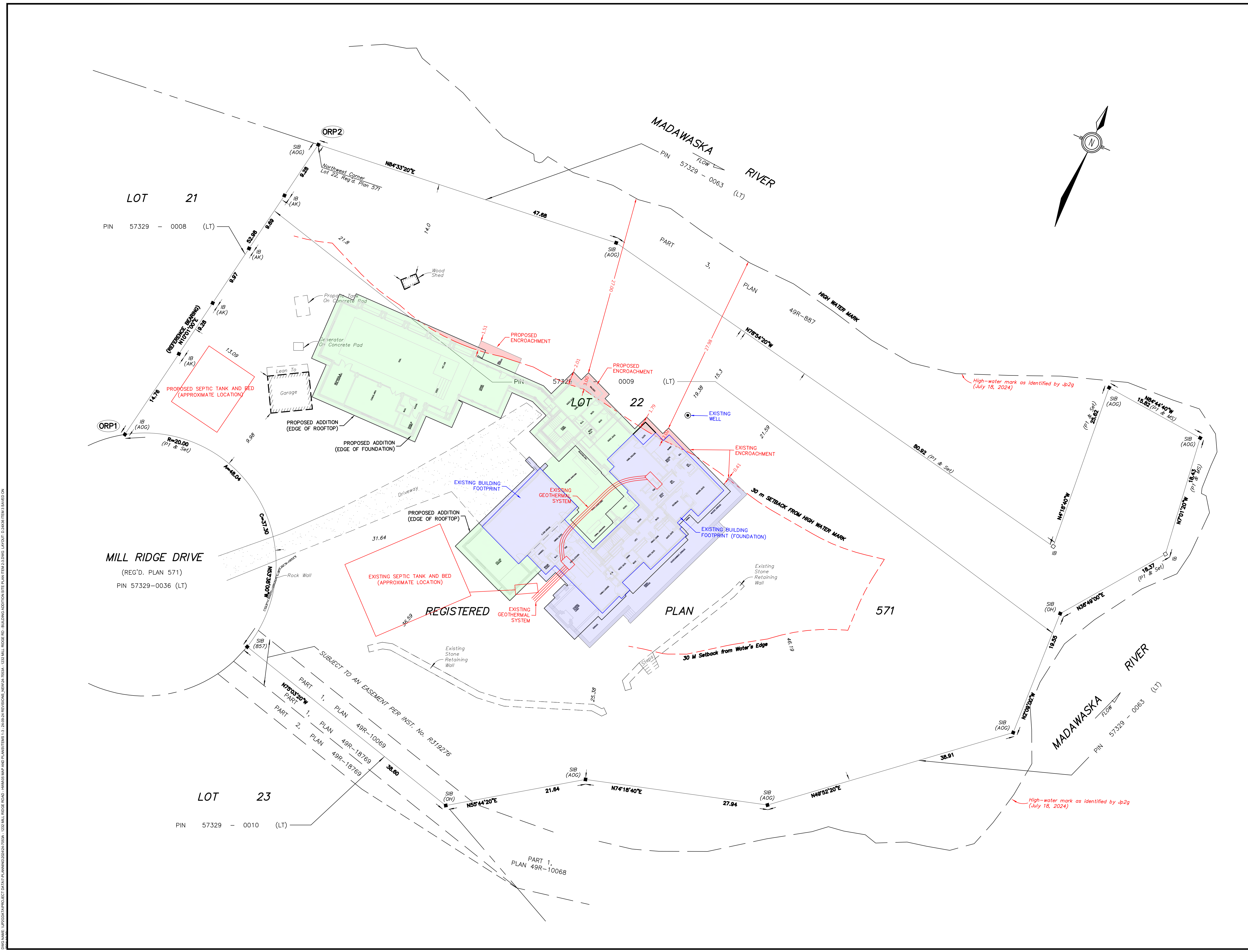
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jp2g PROJECT No.: 24-7053A

NORTH	CLIENT No.:
	DRAFTED: X.XXXX1
	DESIGNED: X.XXXX2
	REVIEWED: X.XXXX3
	APPROVED: X.XXXX4

SCALE 1:250
 0 m 2 4 6 8 10 m

SHEET # **CP-3**



P:\123456789\PROJECT DATA\PLAN\ARNPRIOR\2024-10-30\MILL RIDGE RD - BUILDING ADDITION\BRIEF PLAN\ITEM 3\ITEM 3.DWG, LAYOUT: 024001 (TEXT) SAVED ON: 2024-10-30 10:30:00 AM