

Committee of Adjustment Application to Planning Department

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Before an Application is Submitted

A pre-consultation meeting is not required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is strongly encouraged. The purpose of corresponding with a planner in advance is to provide the applicant with an opportunity to present the proposed application, to discuss potential issues and to determine the required information and materials to be submitted with the application in order for it to be considered complete by staff. It may be appropriate to seek the assistance of independent professional help (for example a planning consultant or engineer) for complex applications.

Processing the Development Application

For an application to be deemed complete all of the components noted above are required. Incomplete applications will be identified and returned to the applicant. Staff have 30 days to review and deem an application complete.

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. Committee of Adjustment applications have a typical processing time of 2- 3 months.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff will post a notification sign on your property in advance of the public meeting. Please keep this sign posted until you have received a notice in the mail indicating that no appeals were received by the Clerk's Office. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca

Please submit the completed application and fees to:

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6

Lot A

For Office Use Only:

File Number	<u>BNPL2022328</u>	Application Fee	<u>\$2886 + 1599</u>
Related File Number	<u>ANPL2022329</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>Hydrogeo - new system proposed</u>
Application Submitted	<u>Oct 27, 2022</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>Nov 10, 2022</u>	Public Notice Sign	<u></u>

Check the type of planning application(s) you are submitting.

- ☒ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 33 10 541 020 48800 0000

A. Applicant Information

Name of Owner Harvey Gedye and Lisa Gedye

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 1 St. Ladislaus St

Town and Postal Code Courtland, N0J1E0

Phone Number 519-535-7413

Cell Number 519-535-7413

Email polaris800xcsp@hotmail.com

Name of Applicant Harv Gedye

Address 1 St Ladislaus St

Town and Postal Code Courtland, N0J1E0

Phone Number

Cell Number 519-535-7413

Email polaris800xcsp@hotmail.com

Name of Agent Mary Elder, Elder Plans Inc.
Address 32 Miller Cres
Town and Postal Code Simcoe, ON N3Y 4R1
Phone Number _____
Cell Number 519-429-4933
Email Elderplans2018@gmail.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☒ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

MID PLAN 607 LOT 1

NORFOLK COUNTY

Municipal Civic Address: 1 St Ladislaus St

Present Official Plan Designation(s): Urban Residential

Present Zoning: Hamlet Residential (RH)

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Open land (grassed backyard) from the western portion of existing 1.66-acre property at 1 St Ladislaus Street in the Courtland Urban Area.

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

A single detached dwelling exists on the east side of the existing lot and will be retained. Attached is a survey sketch showing the set backs and proposed two lots.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Should the application to sever two lots be successful, a new single detached dwelling will be built on each lot. No details of these buildings are available but it is reasonable to expect all zoning setbacks can be achieved.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

The dwelling was built in April, 1998

9. Existing use of abutting properties:

Residential and institutional (cemetery and church)

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	54.27m	30 m	Original lot	57.78m	LOT A
Lot depth	176.19m			30.0m	
Lot width	Varies, 30.01 min			57.78m min	
Lot area	0.671ha	0.4 ha		2006.6 sq m	1993.4 sq m
Lot coverage					
Front yard	13.5m	6m		6m min	
Rear yard	More than 147 m	9m		9m min	
Height	5.33m	11m		Less than 11m	
Left Interior side yard	11.45m	1.2m		1.2m min	
Right Interior side yard	none			1.2m min	
Exterior side yard (corner lot)	13.33m	6m			
Parking Spaces (number)	2	2		2	
Aisle width					
Stall size					
Loading Spaces					
Other					

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Based on the hydrogeological study tertiary septic system will appropriately address the matter of sanitary servicing on the new lot.

3. Description of land intended to be severed in metric units:

Frontage: 57.78 m

Depth: 30.01 m

Width: 57.78 m

Lot Area: 2006.6 sq m

Present Use: vacant grassed lawn

Proposed Use: residential use in the form of a single detached dwelling

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: 54.27m

Depth: 118.41m

Width: varies

Lot Area: 4013.2 sq m

Present Use: residential

Proposed Use: residential

Buildings on retained land: one single detached dwelling

4. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation (Surplus Farm Dwelling Severances Only):

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:
Open land before home built as per Neighbours in surrounding areas and back filled by contractors. Drainage department Norfolk County confirmed open land before home built.

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☒ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|-----------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|------------------------------------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed in good working order | <input checked="" type="checkbox"/> Other (describe below) |

Waterloo Biofilter Shallow Buried Trench – See Hydrogeological Assessment

Storm Drainage

- | | |
|--------------------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|----------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street: Talbot Street

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

To support the development proposal, I have provided a hydrogeological assessment report that indicates lots will utilize an individual subsurface sewage disposal system equipped with a tertiary treatment capable of nitrate reduction. I have forwarded this report to a septic system company who has completed the site review and prepared a system design.

Henderson Excavating and Site Work

52 Jerseyville Road



Brantford, Ontario N3T 5M1

Phone: [\(519\) 751-6243](tel:5197516243)

Email: hendersonexcavation@gmail.com

My existing septic system will need to be removed and a new system installed to accommodate requirements between property lines. I have highlighted this on the attached drawing completed by Kim Husted Surveying LTD.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

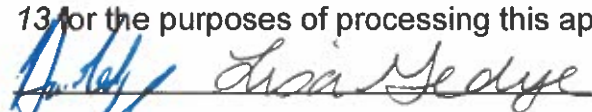
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.


Owner/Applicant/Agent Signature

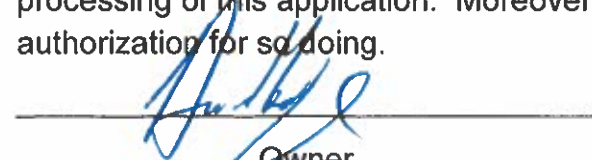

Oct 26, 2022
Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We HARVEY GEOME & LISA GEOME am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mary Elder of Elder Plans Inc. to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.


Owner

Owner

Oct 26, 2022
Date
Oct 26, 2022
Date

*Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

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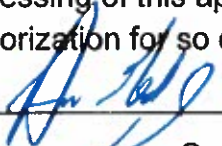
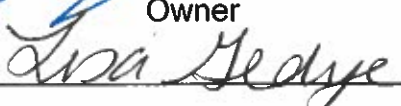
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Owner/Applicant/Agent Signature Date

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Owner Date
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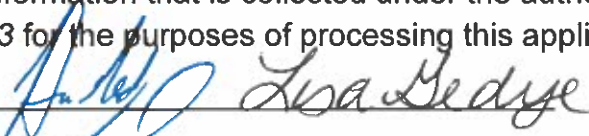
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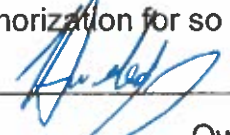

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Owner

Owner

OCT 26, 2022
Date
OCT 26, 2022
Date

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December 2, 2021

Mr. Harvey Gedye
1 St. Ladislaus Street
Courtland, ON
N0J 1E0

**Wilson
Associates**
Consulting Hydrogeologists

Dear Mr. Gedye

Re: Hydrogeological Assessment
Proposed Residential Severance
1 St. Ladislaus Street, Community of Courtland, Norfolk County

It is proposed to sever two residential lots from the western portion of the existing ± 0.67 ha (1.66 acre) property at 1 St. Ladislaus Street in the Community of Courtland. The proposed two new lots will front on Talbot Street. The attached plan shows the layout of the site.

It is proposed to service the lots with water from the Courtland municipal water supply and an individual subsurface sewage disposal system.

To support the development proposal, a hydrogeological study was conducted involving the following:

- Exploratory test pits were completed within the proposed lots to collect representative soil samples for percolation rate analyses and to identify shallow groundwater conditions.
- Sewage system development density assessment under current Ministry of the Environment, Conservation and Parks (MECP) Procedure D-5-4 "Technical Guideline For Individual On-Site Sewage Systems : Water Quality Impact Risk Assessment", commonly known as the "nitrate guideline".

The above hydrogeologic investigative requirements were addressed through a test pit and groundwater sampling program conducted November 4, 2021 and a subsequent background hydrogeologic analysis. This report provides a summary of background hydrogeologic information, the results of the soils suitability study and comment regarding sewage impact potential.

SITE SETTING, GEOLOGY AND HYDROGEOLOGY

The proposed lots are located within the southern portion of the Community of Courtland, at the southwest corner of the intersection of St. Ladislaus Street and Talbot Street. Frontage of the existing lot on St. Ladislaus Street is about 51m and frontage along Talbot Street is about 176m. The subject lands are cleared and grassed, with one single family residence at the northeast end of the property. The site exhibits a rolling overall relief, with a slope of about 4m towards a swale along the southeast side of the site. Lands surrounding the site are mostly

developed as residential or vacant lots, with a cemetery to the north.

No surface water bodies are located on or in the close vicinity of the site, the closest being Little Otter Creek about 175m to the south of the site.

The site is located within the Norfolk Sand Plain physiographic region of southern Ontario. According to the Ontario Geological Survey Map 2473 "Quaternary Geology of the Tillsonburg Area", the upper overburden in the vicinity of the site consists of glaciolacustrine shallow water deposits of sand. Historical local well records indicate that the upper sands are in the range of 1.5m to 2.1m deep. The overburden is regionally indicated to be approximately 50m deep, with the remainder of the overburden typically consisting of fine-grained deposits.

The bedrock beneath the site consists of limestone and dolostone of the Dundee Formation and the Detroit River Group.

Regionally the majority of local groundwater supplies are obtained from the upper granular deposits, where sufficiently deep. However, historical local wells have been completed in the bedrock aquifer due to the locally thin character of the upper granular deposits. The lower overburden typically provides little to no potential for groundwater supply due to its fine-grained character, and the bedrock is usually less often utilized due to the expense of deep drilling and the potential of obtaining aesthetically poor-quality water.

Shallow groundwater on the site will follow local drainage patterns, with a probable gradient to the south, towards Little Otter Creek.

SOILS INVESTIGATION

Test Pits:

Three exploratory test pits were excavated within the subject site on November 4, 2021. The test pits were each completed to a depth of 1.5 to 1.7m, the soil profile was logged in each pit and representative soil samples were collected from each identified soil horizon for subsequent classification, analysis and storage. The attached diagram shows the approximate test pit locations. The following table provides a summary of the analytical results for representative soil samples.

Table 1 : Summary of Soil Analytical Data

Test Pit/ Sample	Depth (m)	Grain-Size Distribution				"k" (cm/sec)	T-Time (min/cm)
		Clay %	Silt %	Sand %	Gravel %		
TP1 S1	0.9	2	7	91	0	5×10^{-3}	8
TP3 S2	0.5	9	29	62	0	6×10^{-5}	25
TP3 S3	1.2	6	88	6	0	4×10^{-5}	30

Note: The above coefficients of permeability ("k" values) and T-times (percolation rates) are estimates based on field observation, laboratory grain-size analysis, experience with similar soils and guidelines of the Ontario Building Code.

In summary, the soil profile at the test pits consisted of a fine sand (Unified Soil Classification Type "SP"), which is interpreted to exhibit a percolation rate in the range of 8 minutes/cm, overlying a silty sand to silt (Unified Soil Classification Type "SC" to "ML"), which is interpreted to exhibit a percolation rate in the range of 25 to 30min/cm.

The grain-size analysis curves are attached. The following provides a summary of the test pit logs:

TEST PIT 1

<u>Depth (m)</u>	<u>Material</u>
0 - 0.20	dark brown TOPSOIL
0.20 - 0.58	red-brown, loose, dry fine SAND with traces of silt and clay
0.58 - 1.52	grey-brown, compact, dry to wet silty SAND with traces of clay

TEST PIT 2

<u>Depth (m)</u>	<u>Material</u>
0 - 0.20	dark brown TOPSOIL
0.20 - 0.81	red-brown, loose, dry fine SAND with traces of silt and clay
0.81 - 1.52	grey-brown, compact, dry to wet silty SAND with traces of clay

TEST PIT 3

<u>Depth (m)</u>	<u>Material</u>
0 - 0.30	dark brown TOPSOIL
0.30 - 0.81	red-brown, loose, dry silty SAND with traces of clay
0.81 - 1.65	grey-brown, compact, dry to wet SILT with traces of sand and clay

Shallow Groundwater Conditions:

Emergent groundwater was observed below 1.1m in Test Pit 1, below 1.2m in Test Pit 2, and below 1.4m in Test Pit 3. Evidence of seasonally elevated groundwater conditions (i.e. soil discolouration and/or mottling) was observed in each soil profile below 0.8m.

Septic System Design:

Under the Ontario Building Code, for a Class 4 sewage disposal system to operate effectively, the leaching bed must be located in soil with a percolation rate (T-time) of between 1 and 50 minutes per centimetre and the base of the absorption trenches must be situated at least 0.9m above the high ground water table, bedrock or a soil with a permeability of greater than 50 minutes per centimetre. To achieve a normal, in-ground installation, the high groundwater table, rock or soil with a permeability of greater than 50 min/cm must be situated at least 1.5 to 1.8 metres below grade.

Due to indications of elevated watertable conditions, the bases of tile trenches should be set no lower than 0.1m above current grade. Due to the limited thickness of the upper fine sand, a native soil design percolation rate of 30min/cm is recommended for design purposes.

A standard fill-based sewage disposal system will require a contact area based on a loading rate of 8L/m²/day (i.e. 200m² for a standard 3-bedroom home with a design sewage flow of 1,600L/day, or 250m² for a standard 4-bedroom home with a design sewage flow of 2,000L/day).

It is understood that the County typically requires that a full sewage system reserve area be utilized in lot design. As the lots will each be in excess of 2,000m² in area, sufficient area is available for a 200m² or 250m² primary sewage disposal area, 200m² or 250m² reserve sewage disposal area. Lot design will need to address setbacks to the house envelope and property lines.

SEWAGE SYSTEM IMPACT ASSESSMENT

Under the current MECP "Technical Guideline For Individual On-Site Sewage Systems : Water Quality Impact Risk Assessment" (Procedure D-5-4, also known as the "nitrate guideline"), each proposed development of five lots or greater utilizing individual on-site sewage systems requires an assessment of groundwater impact potential. The purpose of the assessment is to ensure that the discharge from the individual on-site sewage systems will have a minimal effect on groundwater and the present or potential use of adjacent properties. The assessment involves a three-step process, with the need to advance to the next step dependant on the requirements of the previous step. Where the background nitrate content of shallow groundwater exceeds 10 mg/L, additional development cannot normally be supported.

A background nitrate content of 1mg/L is assumed for this analysis, based on the relatively large local residential lots.

Under Step 1 of the guideline, for developments where the lot size for each private residence within the development is one hectare or larger (with no lots being less than 0.8ha in area), the risk that the limits imposed by the guideline may be exceeded is considered acceptable with no additional hydrogeologic assessment. Step 1 of the guideline is not applicable.

Step 2 of the guideline is applicable where groundwater resources can be confidently demonstrated to be hydraulically isolated from potential sewage pathways. While the upper sands are locally relatively thin, records of shallow wells are indicated in the vicinity of the site, and therefore Step 2 of the guideline does not apply.

Under Step 3 of the guideline, a mass-balance calculation is used to determine the minimum size of the proposed lots. Under the current MECP guideline only infiltrating precipitation and the volume of water contained in the sewage may be considered as dilutants for the nitrate contained in septic effluent. To establish the infiltration rate, the percentage of the local water surplus which may infiltrate is calculated using the Rational Method approach. According to the soil evaluation, the upper soil profile consists of sand (infiltration factor 40%), the overall relief is rolling (infiltration factor 20%) and the cover is cleared (infiltration factor 10%), all resulting

in an infiltration factor of 70%. According to the 2009 Long Point Region, Kettle Creek and Catfish Creek Integrated Water Budget Final Report, the water surplus for the area is in the range of 435mm per year (Little Otter Creek sub-watershed, precipitation 970mm/year, evapotranspiration 535mm/year). As such, the annual infiltration rate will be 305mm (70% of 435mm), representing 31% of average annual precipitation in the sub-watershed.

The following mass-balance formula is used to calculate the maximum density of the proposed development (total area of parcel = 0.67ha) under the MECP guideline:

$$Q_T C_T = Q_S C_S + Q_P C_P$$

Where:

Q_T = Sum of Q_S and Q_P

C_T = Nitrate concentration (10mg/L, maximum permitted under the guideline)

Q_S = Volume of sewage (1000 L/day/lot, per MECP guideline)

C_S = Nitrate content of sewage (40 mg/L)

Q_P = Infiltration (305mm/year x 0.67ha x 10,000L/mm/ha = 2.04×10^6 L/yr)

C_P = Nitrate content of shallow groundwater (1mg/L assumed, see above)

Therefore:

$$(Q_S + 2.04 \times 10^6 \text{ L/yr}) \times 10 \text{ mg/L} = (Q_S \times 40 \text{ mg/L}) + (2.04 \times 10^6 \text{ L/yr} \times 1 \text{ mg/L})$$

$$Q_S = 6.12 \times 10^5 \text{ L/year}$$

$$\text{Number of Lots} = 6.12 \times 10^5 \text{ L/yr} \div 1,000 \text{ L/day/lot} \div 365 \text{ days/yr} = 1.7 \text{ Lots}$$

Based on the MECP-specified daily volume of sewage for the purposes of the Procedure D-5-4 assessment, and an infiltration rate of 305mm/year, the maximum number of lots on the parcel (0.67ha total) under the MECP guideline is 1.7 using conventional sewage disposal systems.

The above assessment approach, conducted in accordance with MECP guidelines, does not consider sewage dilution by groundwater flow-through nor does it consider denitrification processes in the subsurface. As such, the assessment will over-estimate the actual degree of groundwater impact of the proposed lots, this considered a safety factor.

For the three lots (retained lot plus two new lots) to be viable under the guideline, the two new lots will each be required to utilize an individual subsurface sewage disposal system equipped with tertiary treatment capable of nitrate reduction. The use of such systems is not contemplated for this purpose (or any other purpose) in the MECP guidelines due to the age of the guidelines (ca. 1996), however nitrate reducing treatment systems are now commonly used in the Province under CAN/BNQ 3680-600 Certified Treatment Technologies for total nitrogen reduction. The systems are commonly capable of a nitrate reduction in the order of 50%, or 20mg/L. The above mass-balance formula is revised to assume the use of nitrate reduction technology on the two new lots.

The retained lot may continue to utilize a conventional sewage disposal system.

$$Q_T C_T = Q_S C_S + Q_P C_P$$

Where:

Q_T = Sum of Q_S and Q_P

C_T = Maximum nitrate concentration (10mg/L)

Q_S = Volume of sewage (1,000 L/day/lot)

C_S = Nitrate content of sewage (one lot at 40mg/L, two lots at 20mg/L, 26.7mg/L average)

Q_P = Infiltration (2.04×10^6 L/yr, as above)

C_P = Nitrate content of groundwater (1mg/L)

Therefore:

$$(Q_S + 2.04 \times 10^6 \text{ L/yr}) \times 10 \text{ mg/L} = (Q_S \times 26.7 \text{ mg/L}) + (2.04 \times 10^6 \text{ L/yr} \times 1 \text{ mg/L})$$

$$Q_S = 1.099 \times 10^6 \text{ L/year}$$

$$\text{Number of Lots} = 1.099 \times 10^6 \text{ L/yr} \div 1,000 \text{ L/day/lot} \div 365 \text{ days/yr} = 3.0 \text{ Lots}$$

Based on the above, the sewage systems the two proposed lots will be required to utilize nitrate reduction technology capable of an average nitrate reduction of at least 50% (i.e. 20mg/L nitrate). Commercially-available sewage treatment systems (meeting CAN/BNQ 3680-600 Certified Treatment Technologies for total nitrogen reduction) are typically demonstrated to be capable of a nitrate reduction of 50% (or 20mg/L nitrate), and are capable of higher rates of reduction with additional treatment measures. Municipal support and long-term maintenance agreements for individual sewage treatment units are required.

The retained lot may continue to utilize a conventional sewage disposal system.

CONCLUSIONS AND RECOMMENDATIONS

1. The soil profile at the proposed lots consisted of a fine sand (Unified Soil Classification Type "SP"), which is interpreted to exhibit a percolation rate in the range of 8 minutes/cm, overlying a silty sand to silt (Unified Soil Classification Type "SC" to "ML"), which is interpreted to exhibit a percolation rate in the range of 25 to 30min/cm.
2. Due to indications of elevated watertable conditions, the bases of tile trenches should be set no lower than 0.1m above current grade.
3. Due to the thin depth of the upper fine sand, a native soil design percolation rate of 30min/cm is recommended for design purposes. A standard fill-based sewage disposal system will require a contact area based on a loading rate of 8L/m²/day (i.e. 200m² for a standard 3-bedroom home with a design sewage flow of 1,600L/day, or 250m² for a standard 4-bedroom home with a design sewage flow of 2,000L/day).
4. Under MECP Procedure D-5-4, for the two new lots to be viable, both of the lots will be required to utilize an individual subsurface sewage disposal system equipped with tertiary treatment capable of nitrate reduction. The retained lot may continue to utilize a conventional sewage disposal system.

5. Based on the findings of the preceding analysis, development of the subject lands as three residential lots (one retained and two new lots) serviced by private sewage disposal systems is considered viable, subject to the conclusions, limitations and recommendations outlined in this report.

Should there be any questions regarding the above information and discussion, please do not hesitate to contact this office.

IAN D. WILSON ASSOCIATES LIMITED



Geoffrey Rether, B.Sc., P.Geol.



MAP NORFOLK - Community Web Map



12/2/2021, 10:50:27 AM

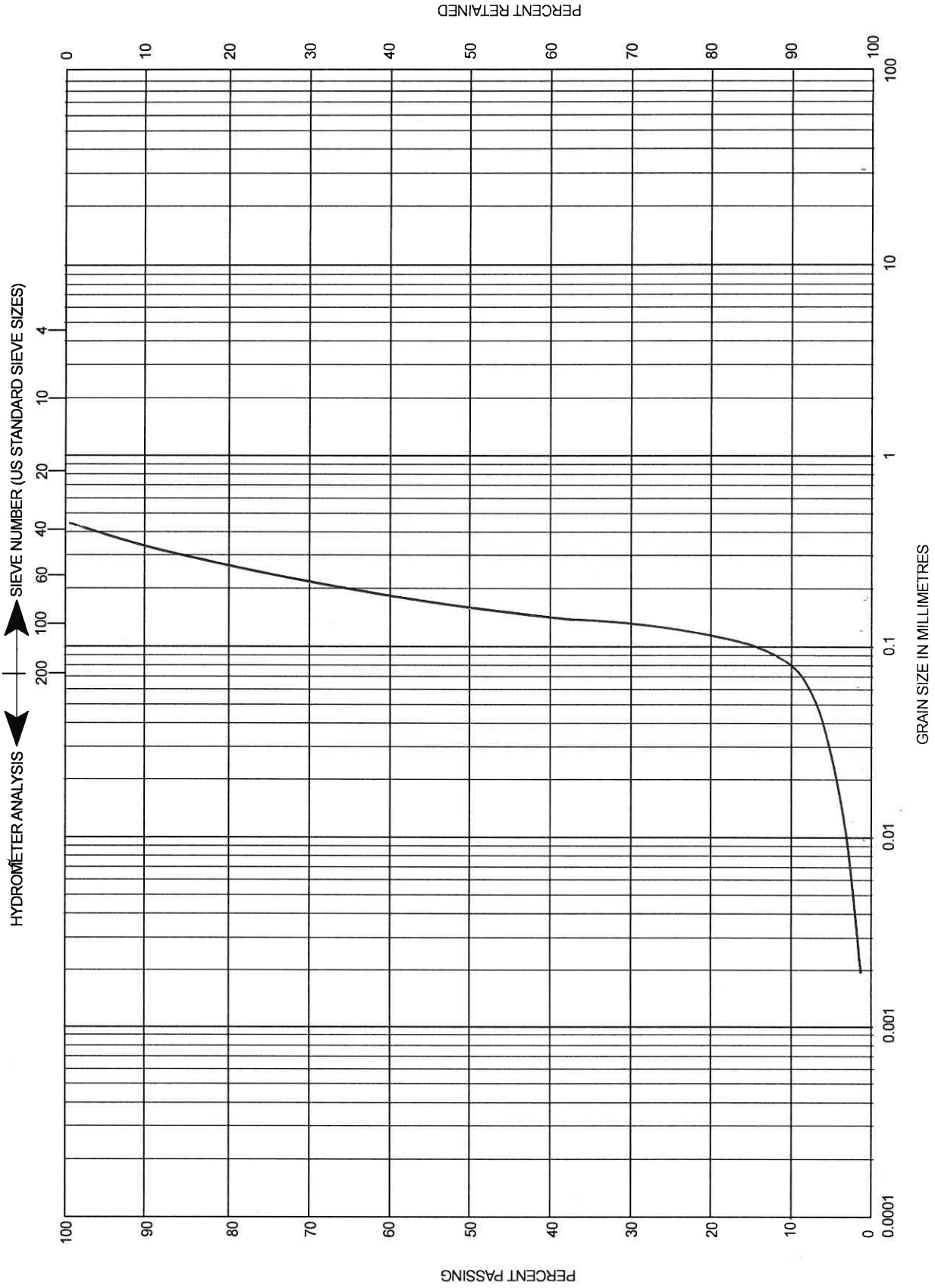
- ☐ Land Parcels
- ☐ Plan Lines
- ☐ DraftPlan

SITE LAYOUT AND APPROXIMATE TEST PIT LOCATIONS
1 ST. LADISLAUS STREET, COURTLAND

FIGURE 1

GRAIN SIZE DISTRIBUTION CHART

PROJECT / SAMPLE 1 St. Ladislaus Street, Courtland - Test Pit 1, Sample 1

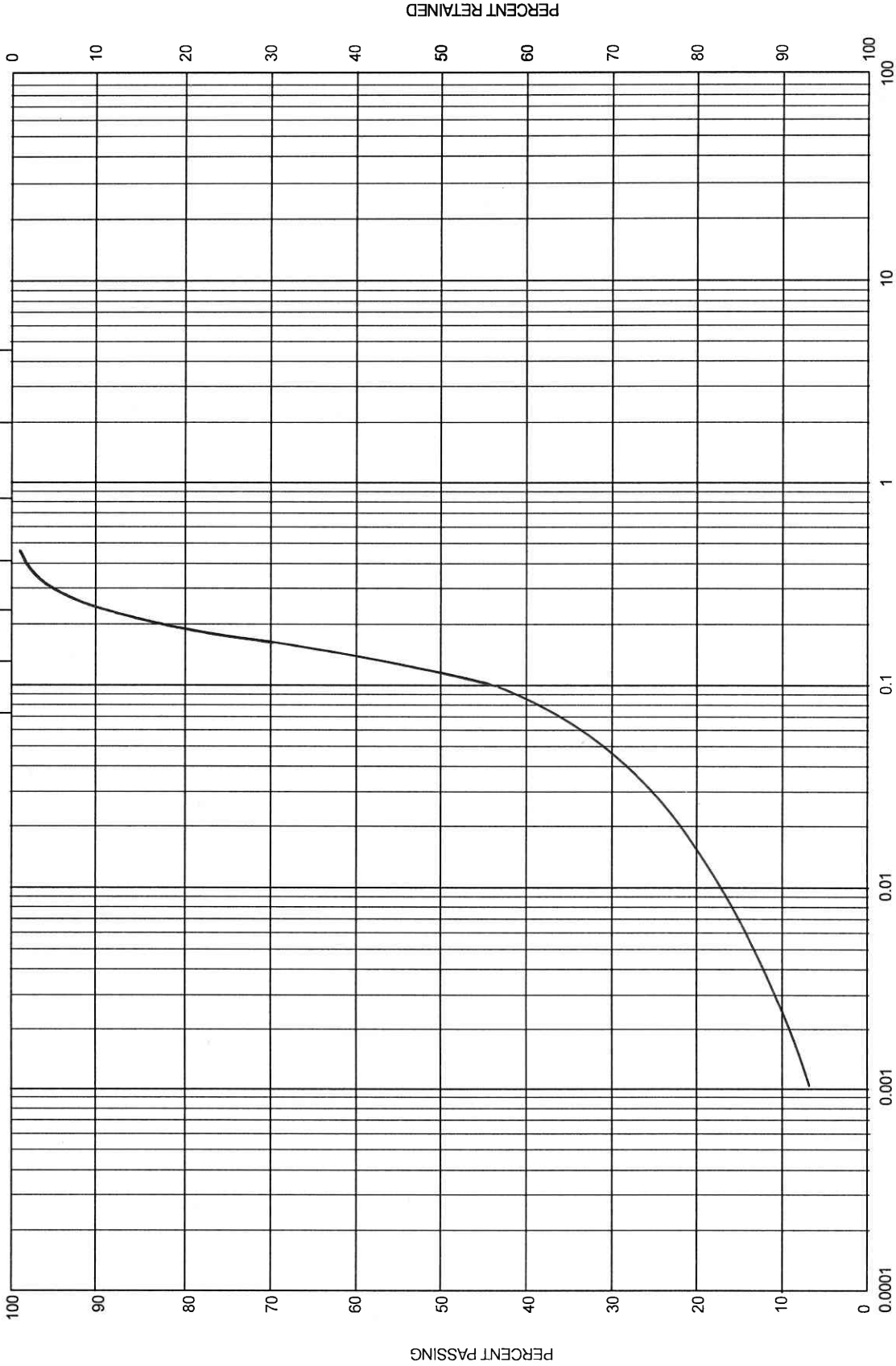


CLAY SIZE		SILT SIZE		SAND SIZE		GRAVEL SIZE		COBBLE SIZE	

GRAIN SIZE DISTRIBUTION CHART

PROJECT / SAMPLE 1 St. Ladislaus Street, Courtland - Test Pit 3, Sample 2

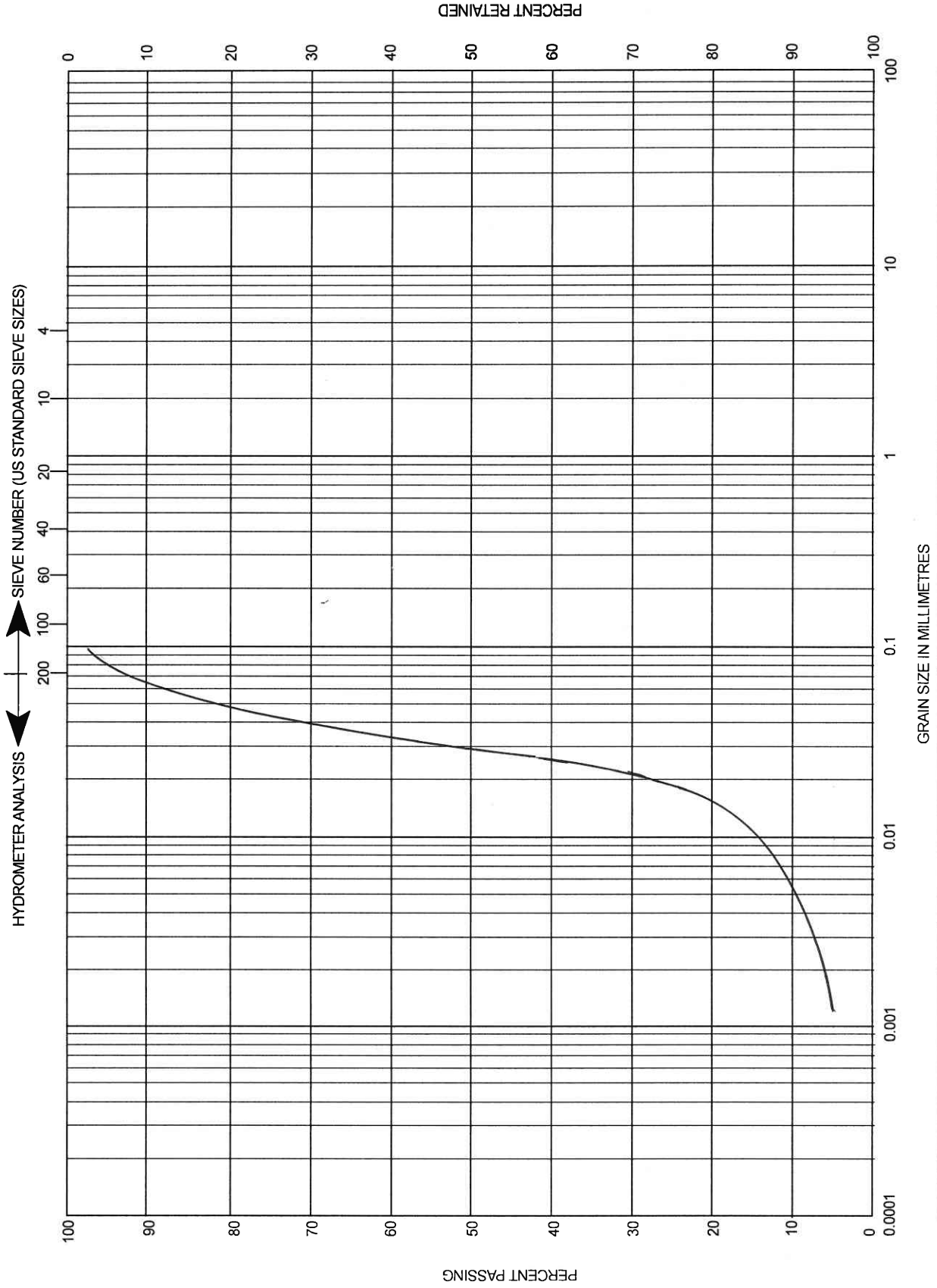
HYDROMETER ANALYSIS ← → SIEVE NUMBER (US STANDARD SIEVE SIZES)



CLAY SIZE		SILT SIZE		SAND SIZE		GRAVEL SIZE	COBBLE SIZE

GRAIN SIZE DISTRIBUTION CHART

PROJECT / SAMPLE 1 St. Ladislaus Street, Courtland - Test Pit 3, Sample 3



CLAY SIZE	SILT SIZE	SAND SIZE	GRAVEL SIZE	COBBLE SIZE
-----------	-----------	-----------	-------------	-------------

UTM 17Z 529550E

15R 14742 170N

Elev. 5R 0748

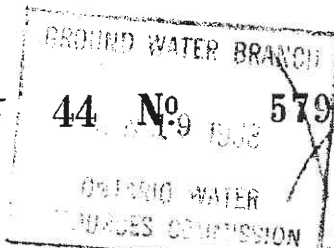
Basin 23
County or District

Con. 1 T.R.N. Lot 20



The Ontario Water Resources Commission Act

WATER WELL RECORD

40I/15E
ENL B

Township, Village, Town or City

Date completed 27 May 1963

Address R.R. #1, Courtland

Casing and Screen Record

Inside diameter of casing 30"

Total length of casing 30'

Type of screen *Handpump*

Length of screen

Depth to top of screen

Diameter of finished hole 30"

Pumping Test

Static level 14'

Test-pumping rate 2 G.P.M.

Pumping level 28'

Duration of test pumping 1 hr

Water clear or cloudy at end of test *cloudy*

Recommended pumping rate 3-4 G.P.M.

with pump setting of 28' feet below ground surface

Well Log

Water Record

Overburden and Bedrock Record

From
ft.To
ft.Depth(s) at
which water(s)
foundKind of water
(fresh, salty,
sulphur)

Top Soil

Brown sandy clay

Grey clay

Grey blue sand

0 1

1 13

13 15

15 30

15' *fresh*

For what purpose(s) is the water to be used?

*Domestic*Is well on upland, in valley, or on hillside? *Level*

Drilling or Boring Firm

*Hades Well Drilling*Address *Elmira Ont.*

Licence Number

989

Name of Driller or Borer

R. L. Franklin

Address

St. Jacobs Ont.

Date

May 22/63

(Signature of Licensed Drilling or Boring Contractor)

Form 7/5M-60-4138

OWRC COPY

Location of Well

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

I follow highway #3 thru

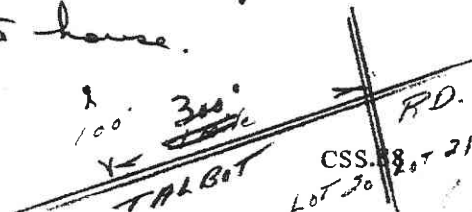
Lillooet east to highway #59

then right to 1st main

intersection, then right again

2nd house on right, small

white house.



171 1/17 29 95 30010
48R 4742480
ev. 48R 2745
The Ontario Water Resources Commission Act



401/156
4402250

DIVISION OF
WATER RESOURCES
DEC 16 1968
ONTARIO WATER
RESOURCES COMMISSION

WATER WELL RECORD

County or District Lincoln Township, Village, Town or City CHARLOTTETOWN
Con. ITRD 5 Lot 21 Date completed 21 Nov 68
Owner SACRED HEART VILLA Address COURTLAND
(print in block letters)

Casing and Screen Record

Inside diameter of casing 6 1/2
Total length of casing 160
Type of screen NIL
Length of screen NIL
Depth to top of screen NIL
Diameter of finished hole 6 1/2

Pumping Test

Static level 20
Test-pumping rate 25 + 15 G.P.M.
Pumping level 55
Duration of test pumping 1 hr
Water clear or cloudy at end of test Cloudy
Recommended pumping rate 25 15 G.P.M.
with pump setting of 2 20 feet below ground surface

Well Log

Overburden and Bedrock Record

From
ft.

To
ft.

Depth(s) at
which water(s)
found

Kind of water
(fresh, salty,
sulphur)

SAND & CLAY

0

160

BROWN LIME STONE

160

189

GAS & 165-
OIL 189

HARD BROWN LIME STONE

189

225-

221 to 225- FRESH

Water Record

For what purpose(s) is the water to be used? NOT USED
20 HOME

Is well on upland, in valley, or on hillside? LEVEL

Drilling or Boring Firm ELGIN MITCHELL

Address JARVIS

Licence Number 29 28

Name of Driller or Borer FRED M.

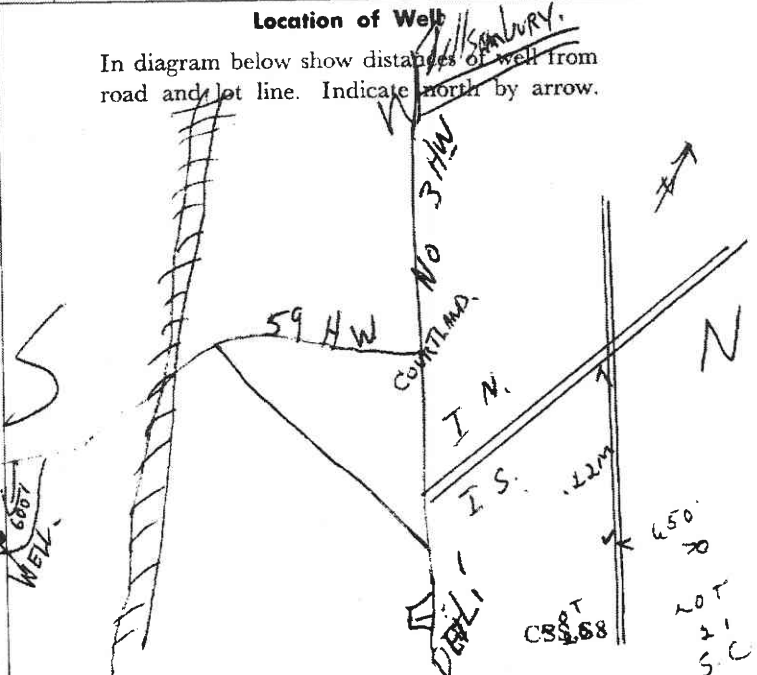
Address FISHERVILLE

Date Nov 21/68

(Signature of Licensed Drilling or Boring Contractor)

Location of Well

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



Form 7 15M-60-4138

OWRC COPY

South on #59 from #3
old 21/1 Home



ONTARIO #39

MINISTRY OF THE ENVIRONMENT
The Ontario Water Resources Act

WATER WELL RECORD

40/15B

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

COUNTY OR DISTRICT: **MIDDLETON TWP** TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: **COURTLAND** BLOCK, TRACT, SURVEY, ETC.: **PLAN 607 T.R.S. 1** DATE COMPLETED: **02 05 73**

RC: **14** ELEVATION: **0752** BASIN CODE: **33**

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
BROWN	SANDY CLAY			0	5'
GREY	SILT CLAY LAYERS		wet	5	22 1/2
DRY HOLE AT COMPLETION.					

31: **000560528** 32: **0023210605**

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
0005	<input checked="" type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
15-18	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
20-23	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
25-28	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
30-33	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET
36	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE	3	0 22 1/2
17-18	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE		20-23
24-25	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE		27-30

SCREEN

SIZES OF OPENING (SLOT NO.): **Shovel Pack**

MATERIAL AND TYPE: **Shovel Pack**

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	LEAKAGE GROUP
10-15		
18-21		
26-29		

71 PUMPING TEST

PUMPING TEST METHOD: ☐ PUMP ☒ HAULER

PUMPING DATE: **0000** GPM

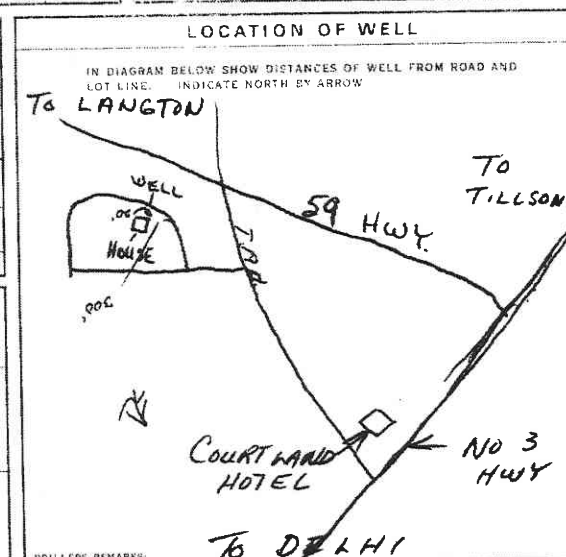
WATER LEVELS DURING:

TIME	WATER LEVEL (FEET)
15 MINUTES	005
30 MINUTES	023 1/2
45 MINUTES	
60 MINUTES	

WATER AT END OF TEST: **020**

RECOMMENDED PUMP TYPE: ☒ SHALLOW ☐ DEEP

RECOMMENDED PUMP SETTING: **0006** GPM



FINAL STATUS OF WELL

☒ WATER SUPPLY ☐ OBSERVATION WELL ☐ TEST HOLE ☐ RECHARGE WELL

WATER USE

☒ DOMESTIC ☐ STOCK ☐ IRRIGATION ☐ INDUSTRIAL ☐ OTHER

METHOD OF DRILLING

☒ CABLE TOOL ☐ ROTARY (CONVENTIONAL) ☐ ROTARY (REVERSE) ☐ ROTARY (AIR) ☐ AIR PERCUSSION

☐ ABANDONED, INSUFFICIENT SUPPLY ☐ ABANDONED, POOR QUALITY ☐ UNFINISHED

☐ COMMERCIAL ☐ MUNICIPAL ☐ PUBLIC SUPPLY ☐ COOLING OR AIR CONDITIONING ☐ NOT USED

CONTRACTOR

NAME OF WELL CONTRACTOR: **Johnson & Butz Well Boring**

ADDRESS: **240 King St. E. Chantrelle Bldg.**

NAME OF DRILLER: **J. Butz**

SIGNATURE OF CONTRACTOR: **J. Butz**

SUBMISSION DATE: **2 5 73**

LICENCE NUMBER: **3030**

OFFICE USE ONLY

DATA SOURCE: **1**

DATE OF INSPECTION: **2, 1, 73**

CONTRACTOR: **3030**

DATE RECEIVED: **170573**

INSPECTOR: **7**

REMARKS: **P 7**

CSS.S8

WI



Ontario

#97

MINISTRY OF THE ENVIRONMENT
The Ontario Water Resources Act

WATER WELL RECORD

401/15B

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

4403109

MUNICIPALITY 440003

CON.

T.R.S. 110.1

COUNTY OR DISTRICT

MIDDLETON

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

NORFOLK

CON., BLOCK, TRACT, SURVEY, ETC.

PLAN 607

LOT 2 125-21

B 021

DATE COMPLETED

DAY 5

MO. 07

YR. 73

BOX 166 COURTLAND

42 239

RC 14

ELEVATION 926.0

RC 14

BASIN CODE 33

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
BROWN	TOP SOIL			0	1'
BROWN	SANDY LOAM			1'	6'
GREY	SILT + SAND SEAM			6'	27
BLUE	CLAY			27	32
DRY Hole at completion.					

31	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	90-95	95-100
32	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	90-95	95-100

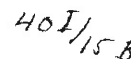
41 WATER RECORD WATER FOUND AT - FEET: 106 KIND OF WATER: 1 FRESH, 2 SALTY, 3 SULPHUR, 4 MINERAL		51 CASING & OPEN HOLE RECORD INSIDE DIAMETER: 36 MATERIAL: 1 STEEL, 2 GALVANIZED, 3 CONCRETE, 4 OPEN HOLE WALL THICKNESS: 3' 0" DEPTH - FEET: 30, 169, 222, 226		61 PLUGGING & SEALING RECORD DEPTH SET AT - FEET: 10-12, 14-17, 18-21, 22-25, 26-29, 30-33, 40 MATERIAL AND TYPE: Gravel Pack	
---------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	------------------------------------------------------------------------------------------------------------------------------------------------	--

71 PUMPING TEST PUMPING TEST METHOD: 1 PUMP, 2 HAULER PUMPING RATE: 0000 GPM DURATION OF PUMPING: 15-16 HOURS, 17-18 MINS	WATER LEVEL END OF PUMPING: 0006 FEET WATER LEVELS DURING: 033 FEET PUMP INTAKE SET AT: 30-41 FEET WATER AT END OF TEST: 42 FEET
	RECOMMENDED PUMP TYPE: 1 SHALLOW, 2 DEEP RECOMMENDED PUMP SETTING: 027 FEET RECOMMENDED PUMPING RATE: 0008 GPM
	FINAL STATUS OF WELL: 1 WATER SUPPLY, 2 OBSERVATION WELL, 3 TEST HOLE, 4 RECHARGE WELL WATER USE: 1 DOMESTIC, 2 STOCK, 3 IRRIGATION, 4 INDUSTRIAL, 5 COMMERCIAL, 6 MUNICIPAL, 7 PUBLIC SUPPLY, 8 COOLING OR AIR CONDITIONING, 9 NOT USED
	METHOD OF DRILLING: 1 CABLE TOOL, 2 ROTARY (CONVENTIONAL), 3 ROTARY (REVERSE), 4 ROTARY (AIR), 5 AIR PERCUSSION 6 CORING, 7 DIAMOND, 8 JETTING, 9 DRIVING

LOCATION OF WELL IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.
DRILLER'S REMARKS:

NAME OF WELL CONTRACTOR: Johnson + Katz Well Co. Inc. ADDRESS: 40 King St. E. Brantford Ont. NAME OF DRILLER OR BOP: [Signature] SIGNATURE OF CONTRACTOR: [Signature] SUBMISSION DATE: 15 MO 7 B3	LICENCE NUMBER: 3030 LICENCE NUMBER:
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------

DATA SOURCE: 1 DATE OF INSPECTION: 2.4.74 REMARKS:	CONTRACTOR: 3030 DATE RECEIVED: 200773 INSPECTOR: 710. 7
----------------------------------------------------------	----------------------------------------------------------------



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

4403122

MUNICIPALITY 44003

50

CON
T R S C O

COUNTY OR DISTRICT

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

10	14	13
CON. BLOCK TRACT SURVEY ETC		

13	22	23	24
----	----	----	----

NORFOLK

MIDDLETON TWPS

~~Part 607~~

7. Rd 5 I 021

X 194 Courtland

DATE COMPLETED 48-53
DAY 03 MO 08 YR 73

42.330	RC. 4	ELEVATION 0.750
--------	----------	--------------------

RC. 4 BASIN C 23

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

Will clean out ^{once} if necessary without charge

[illegible]

CASING & OPEN HOLE RECORD				
HOLE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-11	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE	12		19-11
36		3"	0	0030 36
17-18	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE	19		20-21
24-25	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE	26		27-28

SCREEN	SIZE (S) OF OPENING (SLOT NO.)	31-33	DIAMETER	34-36	LENGTH	39-40
			INCHES		FEET	
	MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN		41-44	
	<i>General Bulk</i>				FEET	

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	80	

PUMPING TEST	71	PUMPING TEST METHOD		10	PUMPING RATE		11-14	DURATION OF PUMPING	
	1 <input type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER		0000		GPM		15-16 HOURS		17-18 MIN
	STATIC LEVEL		WATER LEVEL END OF PUMPING		25 WATER LEVELS DURING		1 <input type="checkbox"/> PUMPING 2 <input checked="" type="checkbox"/> RECOVERY		
	19-21	22-24	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES			
	067	030	26-28	29-31	32-34	35-37	027		FEET
	FEET		FEET		FEET		FEET		
	IF FLOWING GIVE RATE		38-41	PUMP INTAKE SET AT		WATER AT END OF TEST		FEET	
	GPM		FEET		1 <input type="checkbox"/> CLEAR 2 <input type="checkbox"/> CLOUDY				
	RECOMMENDED PUMP TYPE		RECOMMENDED PUMP SETTING		42-45	RECOMMENDED PUMPING RATE		46-49	
	<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP		025		FEET		0007		FEET
50-53									

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.

To DELHI

No 3 HWY

Courtland

To Langton

new house

50'

10'

well

N

DRILLERS REMARKS:

FINAL STATUS OF WELL	54	<input checked="" type="checkbox"/> 1 WATER SUPPLY <input type="checkbox"/> 2 OBSERVATION WELL <input type="checkbox"/> 3 TEST HOLE <input type="checkbox"/> 4 RECHARGE WELL	<input type="checkbox"/> 5 ABANDONED, INSUFFICIENT SUPPLY <input type="checkbox"/> 6 ABANDONED POOR QUALITY <input type="checkbox"/> 7 UNFINISHED
	55-58	<input checked="" type="checkbox"/> 1 DOMESTIC <input type="checkbox"/> 2 STOCK <input type="checkbox"/> 3 IRRIGATION <input type="checkbox"/> 4 INDUSTRIAL <input type="checkbox"/> OTHER	<input type="checkbox"/> 5 COMMERCIAL <input type="checkbox"/> 6 MUNICIPAL <input type="checkbox"/> 7 PUBLIC SUPPLY <input type="checkbox"/> 8 COOLING OR AIR CONDITIONING <input type="checkbox"/> 9 NOT USED
	WATER USE	01	59
METHOD OF DRILLING	60	<input type="checkbox"/> 1 CABLE TOOL <input type="checkbox"/> 2 ROTARY (CONVENTIONAL) <input type="checkbox"/> 3 ROTARY (REVERSE) <input type="checkbox"/> 4 ROTARY (AIR) <input type="checkbox"/> 5 AIR PERCUSSION	<input type="checkbox"/> 6 BORING <input type="checkbox"/> 7 DIAMOND <input type="checkbox"/> 8 JETTING <input type="checkbox"/> 9 DRIVING

CONTRACTOR	NAME OF WELL CONTRACTOR <i>Johnson + Butz Well Drilling</i>		LICENCE NUMBER <i>3030</i>
	ADDRESS <i>240 King Geo Rd Brantford Ont</i>		
	NAME OF DRILLER OR BORM <i>G Butz</i>		LICENCE NUMBER
	SIGNATURE OF CONTRACTOR <i>G Butz</i>		SUBMISSION DATE DAY <i>3</i> MO <i>8</i> YR <i>73</i>

OFFICE USE ONLY	DATA SOURCE	58	CONTRACTOR	59-82	DATE RECEIVED	6-28-80	80
	1		3030		150873		
	DATE OF INSPECTION	INSPECTION					
	2/4/74			2/p.		7	
	REMARKS:						
	CSS.S8						



Ontario

#118

MINISTRY OF THE ENVIRONMENT
The Ontario Water Resources Act

WATER WELL RECORD

40 1/15 B

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

COUNTY OR DISTRICT: **NORFOLK** TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: **MIDDLETON** CON. BLOCK, TRACT, SURVEY, ETC.: **PLAN 607 S.I. 021**

DATE COMPLETED: DAY **03** MO **08** YR **73**

422810 RC. ELEVATION: **0750** BASIN CODE: **23**

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
BROWN	SANDY SUB SOIL			0	7'
GREY	SANDY SILT + CLAY LAYERS			7	23
GREY	SANDY SILT			23	30
Well clean out if necessary once without charge J. Butz.					

31 0007626281 0023206281 00130306281

32

41 WATER RECORD

51 CASING & OPEN HOLE RECORD

61 PLUGGING & SEALING RECORD

71 PUMPING TEST METHOD

10 PUMPING RATE

11-14 DURATION OF PUMPING

15-16

17-18

19-21

22-24

25

26-28

29-31

32-34

35-37

38-41

42

43-45

46-49

50-53

54 FINAL STATUS OF WELL

55-56 WATER USE

57 METHOD OF DRILLING

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.

To DELHI

No 3 HWY

Courtland

To LANGTON

20 Bennewhouse

No 59 HWY

DRILLER'S REMARKS:

CONTRACTOR

NAME OF WELL CONTRACTOR

ADDRESS

NAME OF DRILLER OR BOBER

SIGNATURE OF CONTRACTOR

LICENCE NUMBER

SUBMISSION DATE

DAY **3** MO **08** YR **73**

OFFICE USE ONLY

DATE SOURCE

DATE OF INSPECTION

REMARKS:

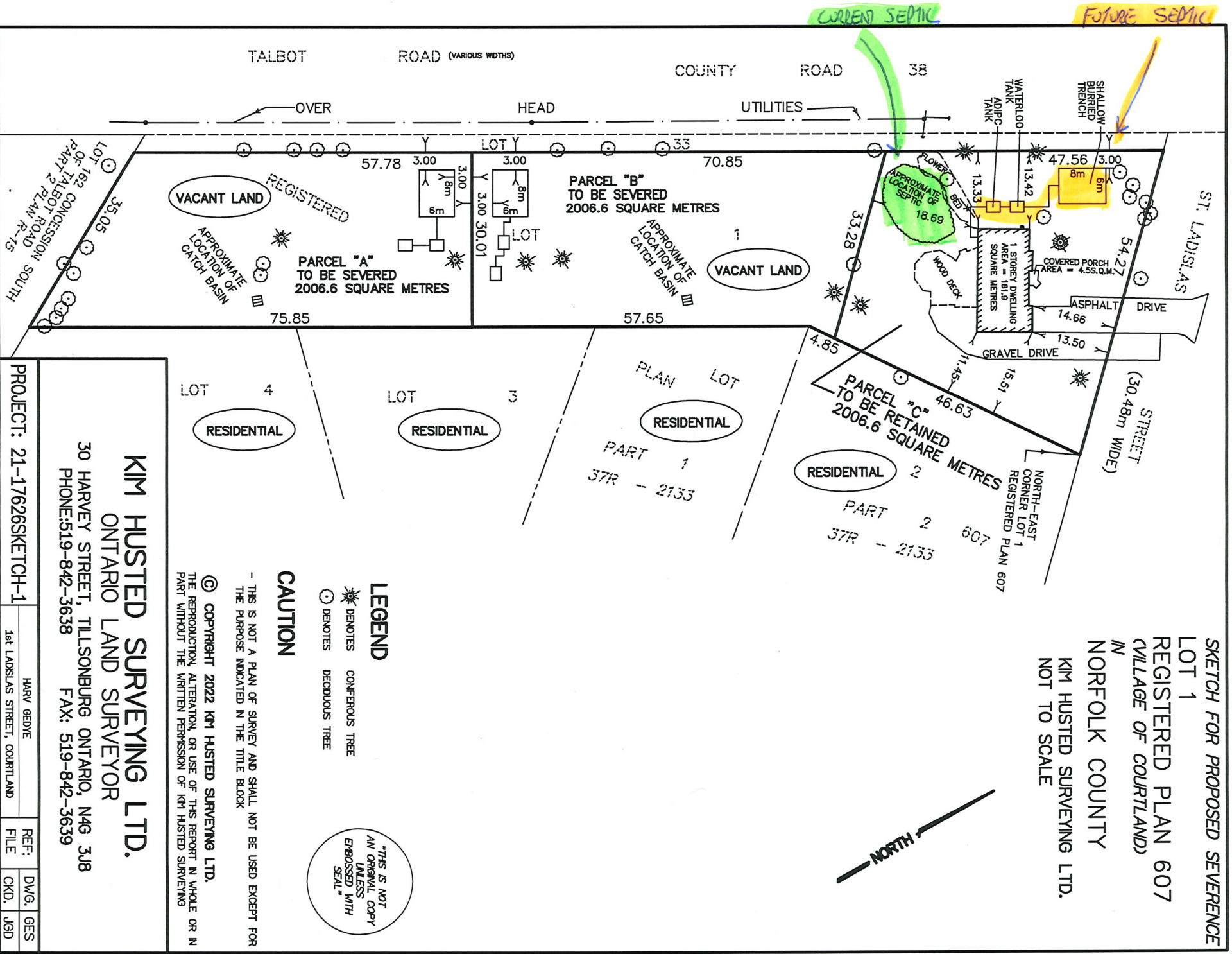
CONTRACTOR

DATE RECEIVED

INSPECTOR

CSS.S8

SKETCH FOR PROPOSED SEVERENCE
 LOT 1
 REGISTERED PLAN 607
 (VILLAGE OF COURTLAND)
 IN
 NORFOLK COUNTY
 KIM HUSTED SURVEYING LTD.
 NOT TO SCALE



LEGEND

- ☼ DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE

CAUTION

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

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"THIS IS NOT
 AN ORIGINAL COPY
 UNLESS
 EMBOSSED WITH
 SEAL."

KIM HUSTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR

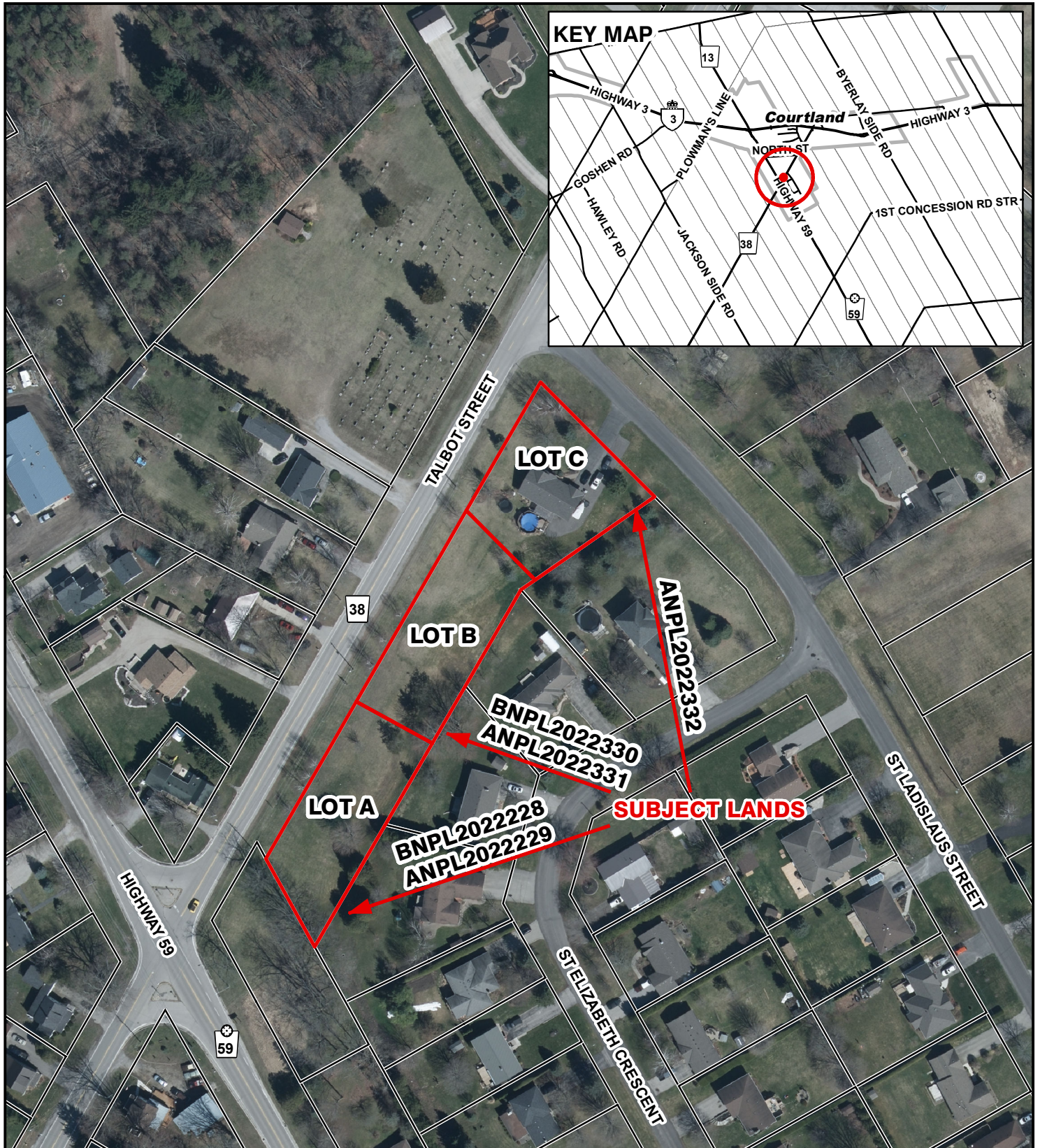
30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8
 PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 21-17626SKETCH-1

HARV GEDYE	REF:	DWG.	GES
1st LADISLAS STREET, COURTLAND	FILE	OKD.	JGD

MAP A
CONTEXT MAP
 Geographic Township of MIDDLETON

BNPL2022328, ANPL2022329
 BNPL2022330, ANPL2022331
 ANPL2022332

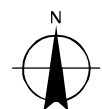


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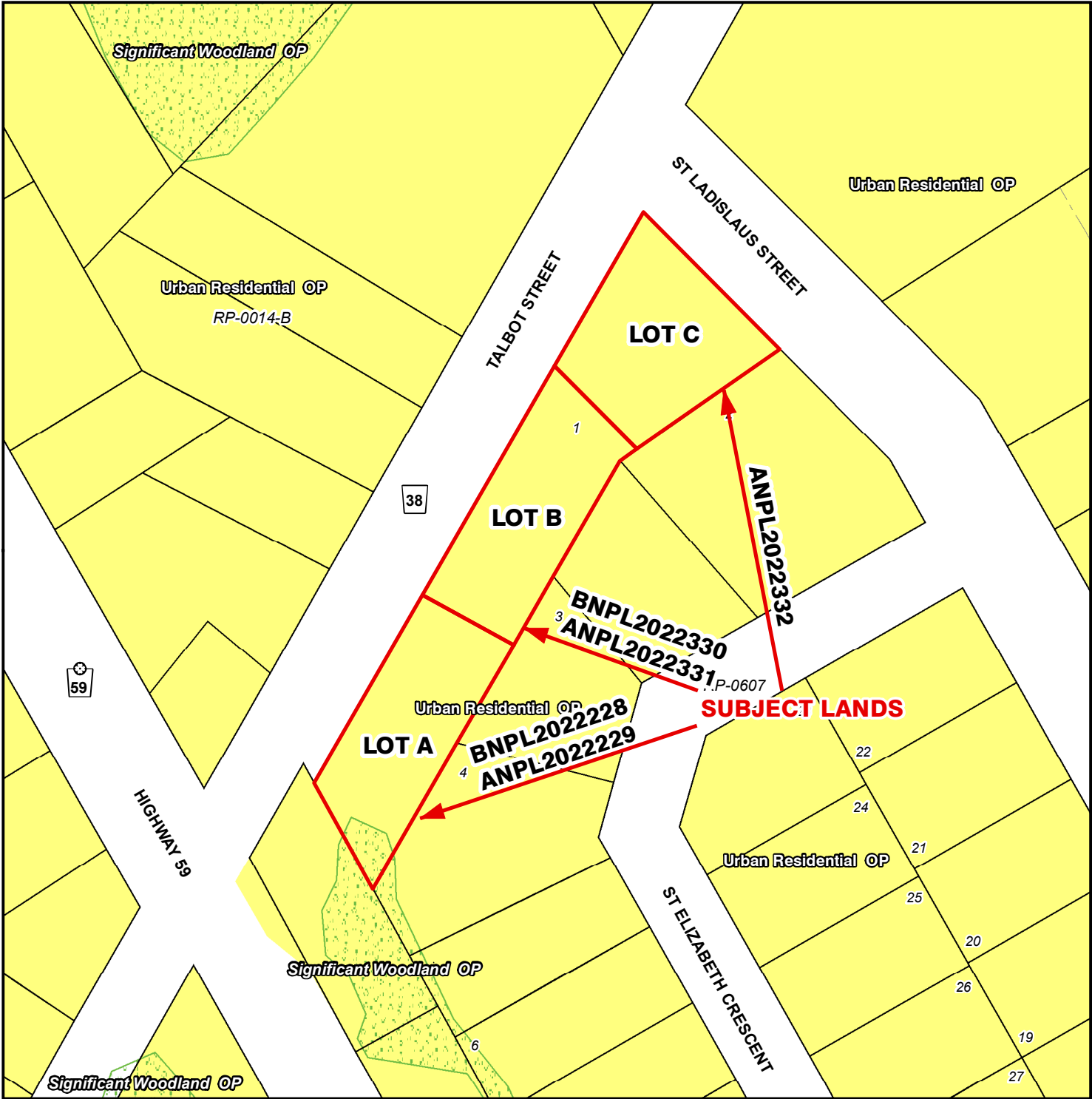
Subject Lands

2020 Air Photo

11/15/2022






10 5 0 10 20 30 40
 Meters



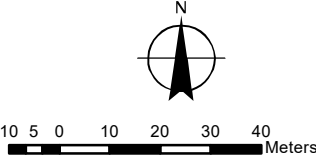
Legend

 Subject Lands

Official Plan Designations

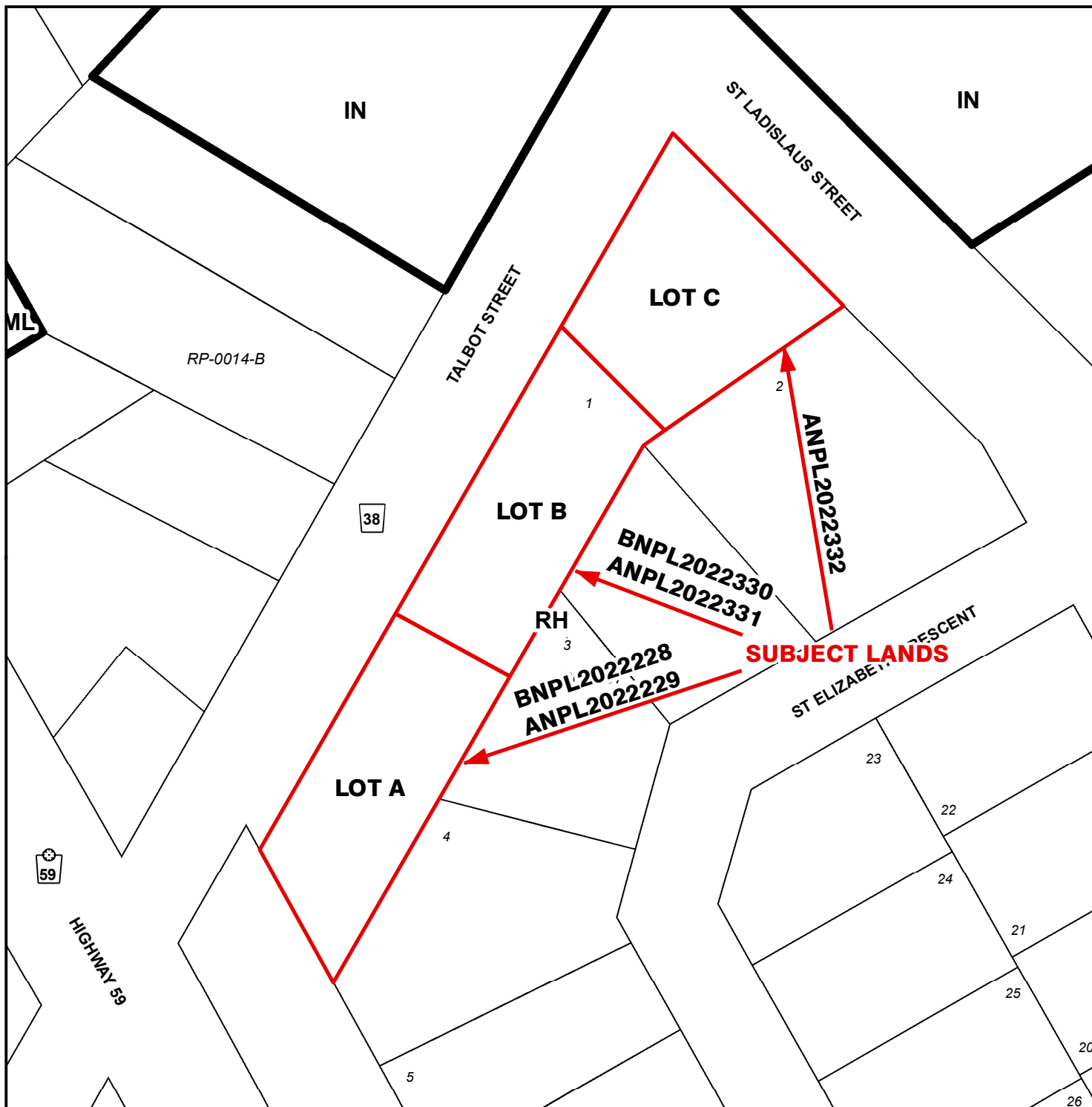
-  Urban Residential
-  Urban Area Boundary
-  Significant Woodland

11/15/2022



MAP C
ZONING BY-LAW MAP
 Geographic Township of MIDDLETON

BNPL2022328, ANPL2022329
 BNPL2022330, ANPL2022331
 ANPL2022332



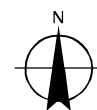
LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

11/15/2022

- (H) - Holding
- RH - Hamlet Residential Zone
- ML - Light Industrial Zone
- IN - Neighbourhood Institutional Zone



9.54.75 0 9.5 19 28.5 38 Meters

MAP D

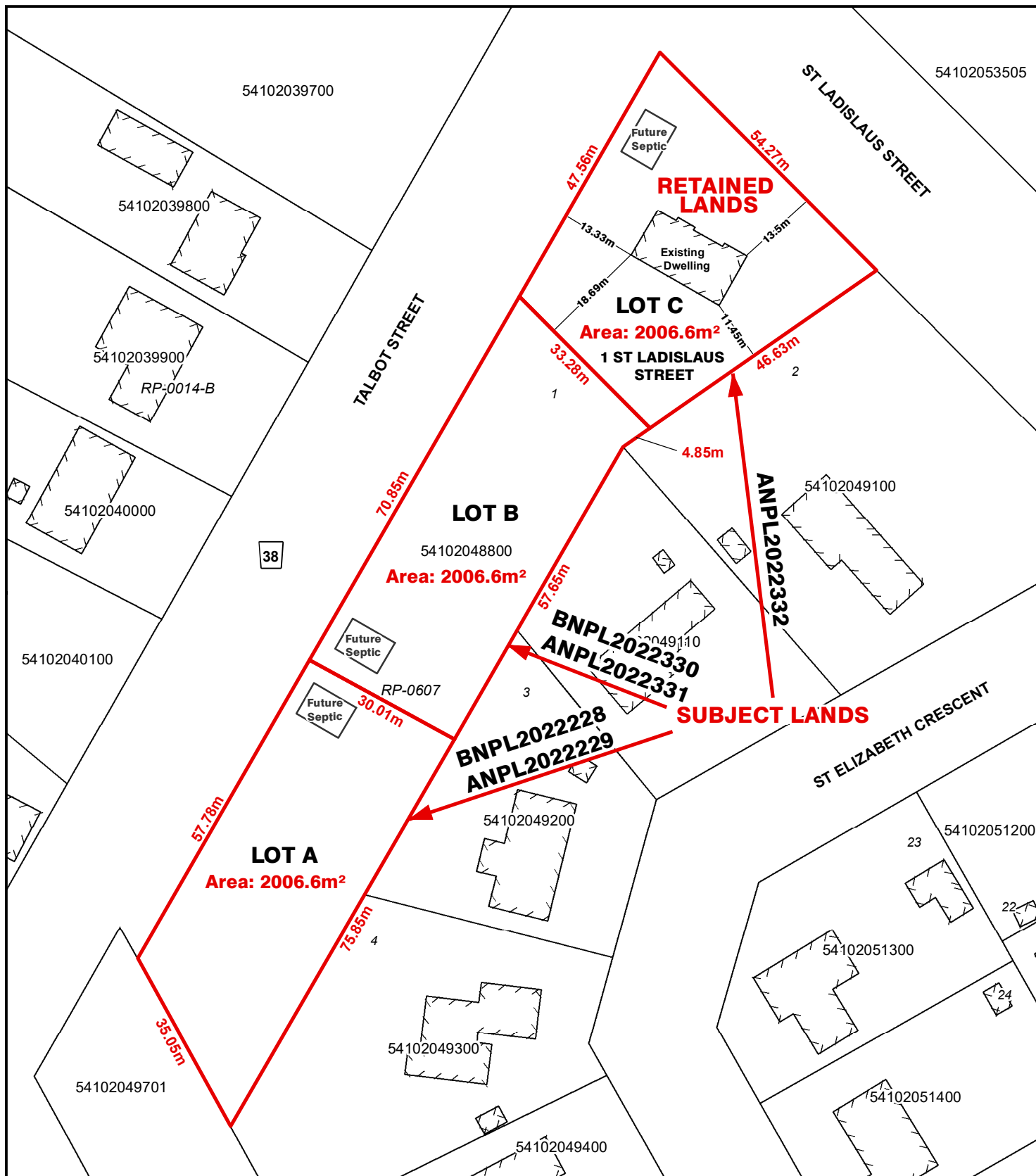
CONCEPTUAL PLAN

Geographic Township of MIDDLETON


BNPL2022328, ANPL2022329

BNPL2022330, ANPL2022331

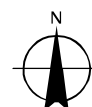
ANPL2022332



Legend

 Subject Lands

11/15/2022



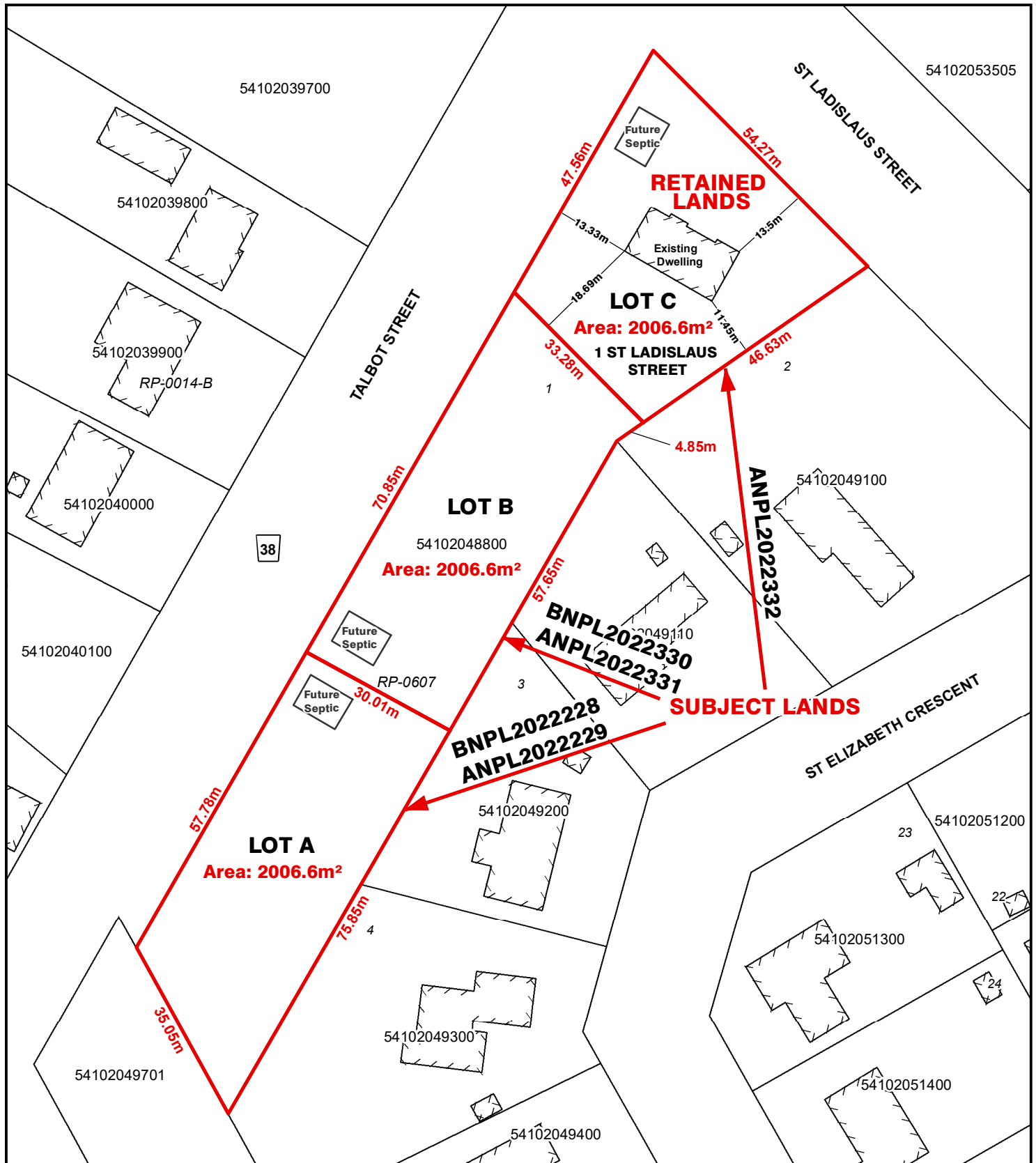
7.5 3.75 0 7.5 15 22.5 30 Meters

LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

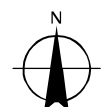
BNPL2022328, ANPL2022329
BNPL2022330, ANPL2022331
ANPL2022332



Legend

Subject Lands

11/15/2022



7.5 3.75 0 7.5 15 22.5 30 Meters