

Applicant:	7169176 Manitoba Ltd. – Bart Spence	Date of Decision:	January 28, 2025
File No.:	60-T-198176	Date of Notice:	January 28, 2025
Municipality/Twp:	Unincorporated Territory, in the District of Kenora	Last Date of Appeal:	February 17, 2025
Subject Lands:	Parcels 275 and 43459, All of Mining Location A-298P and Location CL 12876, Burley Island, Bald Indian Bay, Lake of the Woods, in the District of Kenora (currently PIN 42150-2444 and PIN 42150-2700)		

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision
Subsection 51(37) of the Planning Act

The Minister of Municipal Affairs and Housing made a decision on the date noted above to approve the draft plan of subdivision for the subject lands. A copy of the decision is attached.

When and How to File a Notice of Appeal under the Planning Act

Notice to appeal the decision to the Ontario Land Tribunal must be filed with the Minister of Municipal Affairs and Housing (MMAH) on or before the last date of appeal as noted above.

The notice of appeal should be sent to the attention of Madisyn Owen, Planner, at the address shown below and it must,

- (1) set out the reasons for the appeal, and
- (2) be accompanied by the fee required by the Tribunal, fee chart available at <https://olt.gov.on.ca/fee-chart/>.

Right of Applicant or Public Body to Appeal Conditions

The following, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the Minister of Municipal Affairs and Housing by filing a notice of appeal with the Minister:

- The applicant,
- Any public body that, before the Minister made his decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority,
- Any specified person defined by the Planning Act, who, before the Minister made his decision, made oral submissions at a public meeting or written submissions to the approval authority;
- The municipality in which the subject land is located, or the planning board in whose planning area it is located,
- If the subject land is not located in a municipality or planning area, any public body.

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How to Receive Notice of Changed Conditions

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

Addition of Parties to Appeal Regarding Changed Conditions

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Addition of Parties to Appeal Regarding Decision

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Other Related Applications

N/A

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the address shown below.

Mail Address for Notice of Appeal

Ministry of Municipal Affairs and Housing
Municipal Services Office North (Thunder Bay)
435 James Street South, Suite 223
Thunder Bay, ON. P7E 6S7

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Submit notice of appeal to the attention of:
Madisyn Owen, Planner
Municipal Services Office North (Thunder Bay)
Telephone: (807) 632-1633

Also, send a copy of your notice of appeal to the Minister of Environment, Conservation and Parks. You can provide notice by email at [**minister.mecp@ontario.ca**](mailto:minister.mecp@ontario.ca) or by mail at:

College Park
5th Floor, 777 Bay Street
Toronto, ON
M7A 2J3

Appeal Rights under the Environmental Bill of Rights

The *Environmental Bill of Rights, 1993* provides a separate ability to seek leave to appeal decisions on subdivision applications that are posted to the Environmental Registry of Ontario (ERO). This appeal must be commenced within 15 days of the notice of decision being posted on the ERO. For more information about this appeal method, refer to the *Environmental Bill of Rights, 1993*, or <https://www.ontario.ca/page/environmental-bill-rights>.

The notice for this application is available to view on the ERO at <https://ero.ontario.ca/notice/019-8040>



Victoria Kosny
Manager, Community Planning & Development
Municipal Services Office – North (Thunder Bay)

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The Minister of Municipal Affairs and Housing has approved the Draft Plan of Subdivision noted above subject to the following conditions of approval:

No.	Conditions
1.	That this approval only apply to the Draft Plan of Subdivision, 60-T-198176, certified by Eric Rody, Ontario Land Surveyor, dated November 8, 2023, showing a total of seven lots (Lots 1-7) and two blocks (Blocks 8, 9) as identified on Schedule 'A', attached hereto and forming part of this decision, in the above-noted location in unincorporated territory, District of Kenora.
2.	This approval will lapse on January 28, 2028 .
3.	That prior to final approval by this Ministry, a flowage easement to elevation 324.6 metres CGVD 1928 (Canadian Geodetic Survey Datum of 1928) is required across all of the Subject Lands, provided a flowage easement or hazard land zone to the level does not already exist. See note #4 for additional information.
4.	That prior to final approval, written confirmation be provided from the Ministry of Mines that: <ul style="list-style-type: none"> a. The mine shaft on the subject lands meets the rehabilitation requirements outlined in Part 1 of Mine Rehabilitation Code of Ontario; b. A study has been completed to determine the state of the crown pillar to meet the requirements for Part 3 of the Mine Rehabilitation Code of Ontario; and c. If the study determines that the crown pillar is not long-term stable, it meets the closure requirements outlined in Part 3 of the Mine Rehabilitation Code of Ontario. For further information please see the following website: https://www.geologyontario.mndm.gov.on.ca/mines/documents/mining_code/mine_rehabilitation_code.pdf
5.	That prior to final approval, pursuant to subsections 51(25) and 51(26) or (27) of the Planning Act, the applicant enter into a subdivision agreement with the Ministry of Municipal Affairs and Housing, with the wording of the agreement being to the Ministry's satisfaction, and provide evidence of the registration of the agreement on title to the Subject Lands within 30 days of the registration of the

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plan of subdivision, with the agreement providing the following:

- a. That the owners agree that development will not proceed on Block 8 or 9 unless the requirements of the Endangered Species Act (ESA) are met.
- b. That the owners agree that future dock construction occurs outside of the significant fish habitat identified in Schedule 'B', attached hereto and forming part of this decision.
- c. That the owners agree that best management practices will be followed, including:
 - i. Given the relatively shallow soils of the island property, raised bed septic systems, including a mantle be installed to achieve the standards as required by Ontario Building Code. This will be determined on a case-by-case basis for each lot by excavating a test pit prior to the installation of a septic system to ensure a minimum level of 1.5 m. of adequate soil exists between the septic field and the impermeable parent rock material beneath the leaching bed.
 - ii. During the preparation of the site, only the upper level of the A soil horizon (leaf litter) should be removed. The remaining AF,H layers are carbon rich and will help to attenuate Nitrogen. "mound systems were found to reduce nitrogen concentrations ranging from 32 to 70 percent. It is important that the natural in-place soil not be removed as it often has sufficient carbon and anoxic conditions for denitrification to occur." (S. Hager, PhD., 2016)
 - iii. If water wells are considered as a potable source of drinking water they need to be located at least 10 m. upgradient from the septic system.
 - iv. Septic systems need to be installed a minimum of 30 m. or greater from Lake of the Woods.
 - v. Leave a 20 m. buffer of natural vegetation at the water's edge. This will help to significantly reduce stormwater runoff from the site. This shoreline buffer will also help to reduce any nutrients that may have leached from the drainfield and made their way to the shoreline.
 - vi. Septic field locations will be determined in the field and be at a minimal depth of 0.5 m. or greater depth with the application of a sand-based filter bed and mantle being placed on the site. This will fully attenuate all of the phosphorous.
 - vii. Follow the design guidelines as prepared as appended in Schedule 'C', attached hereto and forming part of this decision.
 - viii. Locate all hardened surfaces (i.e. cottages, garages, sheds, etc.) at least 30 m from the lakeshore.
 - ix. Utilize grassed swales or other forms of natural vegetation to

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- control and direct water flow away from the subject property and recognize the potential impacts to neighbouring properties.
- x. Recognize the importance of lot grading to ensure water is directed away from buildings.
 - xi. Avoid and/or reduce any built impervious areas (hard surfaced areas such as patios) close to the water.
 - xii. Where cleared areas exist around the building envelope, ensure any exposed soil is grassed to reduce/eliminate water washing with potential contaminant loads reaching Lake of the Woods
 - xiii. Be aware of site topography and rock outcrops, especially in the southerly areas of the subject lands. Avoid building placement and site clearing on steep slopes, seek out a gentler slope with deeper soils.
 - xiv. Maintain natural vegetation and tree cover to the extent possible, recognizing the need to be aware of wildland fire practices to protect the site while fireproofing the property. This requires a coordinated approach to water management and vegetation management.
- d. The owner agrees that the following notices are to be included in the Agreements of Purchase and Sale for all lots and blocks within the subdivision, and will be required to be included in subsequent Agreements:
- i. No assessment has been undertaken for groundwater quality or quantity. Groundwater supplies may not be adequate to support the use of individual private wells, should this source of water be used in future.
 - ii. Should wells be considered as drinking water sources, they must be constructed in accordance with Regulation 903 – Wells, under the Ontario Water Resources Act.
 - iii. Lake of the Woods has a history of cyanobacterial blooms which can pose health risks to people swimming in and consuming the water. Therefore, the water of Lake of the Woods should not be used for human consumption unless it is disinfected and/or treated to meet the Ontario Drinking-Water Quality Standards, as stipulated in O. Reg. 169/03 of the Safe Drinking Water Act, 2002.
 - iv. Small private sewage disposal facilities which have a daily sewage flow of 10,000 litres or less per day must be certified by the Northwestern Health Unit. Large private sewage disposal facilities which have a daily sewage flow of >10,000 litres, or communal systems, must be approved by the Ministry of the Environment, Conservation and Parks. The Northwestern Health Unit should be

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- contacted for information on the proper installation and operation of Class IV septic systems and Class 1 (pit privy) sewage systems.
- v. If wildlife is encountered during construction, work should cease immediately and allow the animal to naturally move out of the construction zone. If the animal does not leave the area for a prolonged period of time, a qualified biologist should be consulted for response or mitigation measures. If an animal is injured or deceased or if a Species at Risk is found on the site, the Ministry of the Environment, Conservation and Parks (MECP) SAR Ontario Branch (SAROntario@ontario.ca) should be contacted for guidance and handling. Please visit “How to avoid authorization” and “Permit types” (<https://www.ontario.ca/page/how-get-endangered-species-act-permit-or-authorization>) for more information.
 - vi. Wild rice (manoomin) habitat may be present along or abutting the shoreline of the proposed lots. Consider retaining a qualified professional to determine the presence of wild rice habitat before the removal of any aquatic vegetation on or within 100m of the shoreline. If wild rice is present or suspected to be present, consider the shoreline design concepts attached as Schedule ‘D¹’, attached hereto and forming part of this decision, to avoid the disturbance and fragmentation of the habitat. Boat and dock activity should be minimized. Wild rice habitat and harvesting is protected under Treaty 3 and the Wild Rice Harvesting Act. Lake users should recognize how their usage may affect the ecology along the lake edge which may harm aquatic vegetation habitat. For further information on removing aquatic plants, refer to this link: <https://www.ontario.ca/page/remove-native-aquatic-plants>
 - vii. On Burley Island there is a rehabilitated mine shaft present.
 - viii. A 60-meter buffer of development from any active eagle nests should be observed.

The following NOTES are for your information:

NOTES:

1. It is the applicant’s responsibility to fulfil the conditions of draft approval and to ensure that all documents are forwarded by the appropriate agencies to the

¹ Diemer, J. G., (2023, January). *An Evaluation of Landscape Design Concepts at the Shoreline Edge For the Proliferation of Manoomin (Zizania palustris)*. The University of Guelph.
<https://atrium.lib.uoguelph.ca/server/api/core/bitstreams/90fe883d-769b-4e9c-9a6a-e1f45c96cc77/content>
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Municipal Services Office North (Thunder Bay), Ministry of Municipal Affairs and Housing, quoting the Ministry File number 60-T-198176.

2. All measurements in subdivision and condominium final plans must be presented in metric units.
3. All Buildings, including those in unorganized territories, have been required to comply with the Ontario Building Code since December 31, 1975. At this time in unorganized territory, building permits and the payment of permit fees are not required. Inquiries about the Building Code should be made to:
 Buildings and Development Branch
 Ministry of Municipal Affairs and Housing
 17th Floor, 777 Bay St.
 Toronto, ON M5G 2E5
 Telephone: (416) 585-7041
codeinfo@ontario.ca
4. Clearance of Condition No. 3 is required from the Lake of the Woods Control Board. Please contact the Board to discuss fulfilling this condition:
 Executive Engineer
secretariat@lwcb.ca
 Lake of the Woods Control Board
 Ottawa, ON K1A 0H3
 Toll free from 1(800) 661-5922
www.lwcb.ca/beforeyoubuild/
5. Please contact Ministry of Mines to discuss fulfilling condition No. 4:
 Mine Rehabilitation Group
Minerehab@ontario.ca
 Ministry of Mines
 99 Wellesley St W,
 Toronto, ON M7A 1W3
 Tel: 705-670-5619
 Toll-free: 1-888-415-9845
www.ontario.ca/page/ministry-mines
6. Owners and prospective buyers should contact the Northwestern Health Unit for all sewage systems that require a permit, including greywater systems but excluding pit privies. The importation of suitable fill may be required to construct sewage treatment systems to the satisfaction of the Health Unit. The Health Unit can also provide information on construction requirements, including minimum

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distances required between sewage systems and sources of potable water.

7. New wells must be installed in accordance with the requirements of Ontario Regulation 903 (Wells). Water quality and quantity testing should be completed for each new parcel in accordance with MECP's "Technical Guideline for Private Wells" (1996) and conducted by a qualified professional. If water from test wells exhibit values for health and aesthetic parameters that are above the Ontario Drinking Water Standards, the water must be treated prior to consumption. Upon well installation, a qualified professional should also demonstrate that there is an adequate quantity of groundwater available to meet the requirements of the residence without interference to adjacent properties.
8. If any archaeological resources (artifacts or any other physical evidence of past human use or activity) are found, all alteration must immediately cease on the site and a licensed consultant archaeologist must be engaged to carry out an archaeological assessment in compliance with subsection 48(1) of the Ontario Heritage Act prior to any further alteration. Any alterations or soil disturbance to an archaeological site prior to having met the requirements of subsection 48(3) of the Ontario Heritage Act is an offence. The Ministry of Citizenship and Multiculturalism may be contacted for guidance (archaeology@ontario.ca).

The Funeral, Burial and Cremation Services Act, 2002 requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with Ontario Regulation 30/11 the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, MCM should also be notified (archaeology@ontario.ca).

9. Wild rice harvesting on provincial waterways is managed by the Ministry of Natural Resources and Forestry under the Wild Rice Harvesting Act. A licence is required to harvest wild rice.
10. If planned works may cause any of the prohibited effects under the Fisheries Act or Species at Risk Act, a Request for Review form should be completed for the works and submitted to FisheriesProtection@dfo-mpo.gc.ca.
11. It is recommended that the Client's Guide to Preliminary Screening for Species at Risk be utilised to determine potential for conflicts with species subject to the Endangered Species Act (ESA). The results of this screening, along with a

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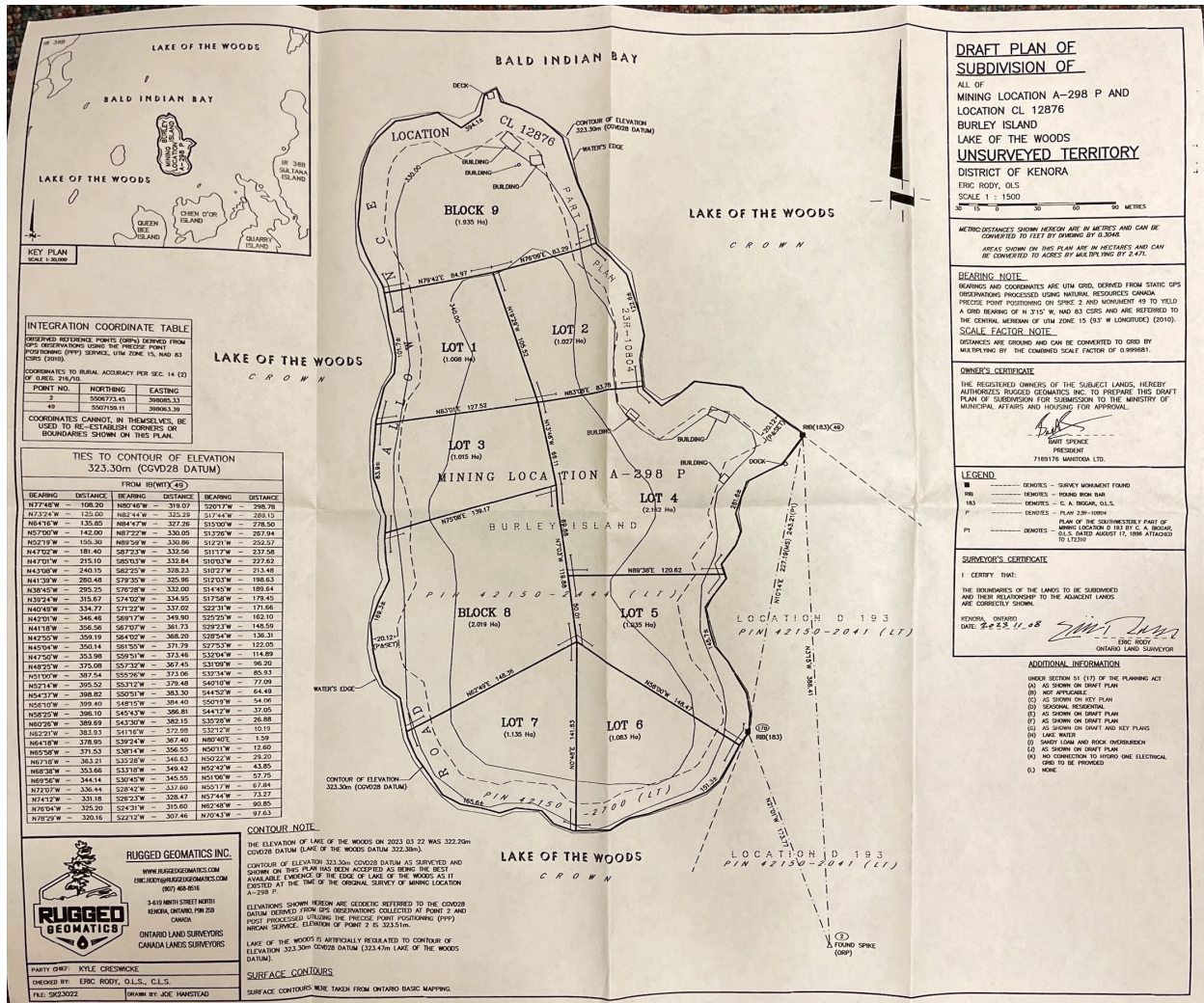
completed checklist should be provided to SAR Ontario Branch (SAROntario@ontario.ca) in the case where there is a potential to impact species at risk or their habitat.

12. Approval of the draft plan will lapse on January 28, 2028. It is the responsibility of the applicant to request an extension of the draft approval if one is needed.

A request for extension should be made at least 60 days before the approval lapses because no extension can be given after the lapsing date. The request should include the rationale for granting the extension.

13. The final plan approved by the Minister must be registered within 30 days or the Minister may withdraw approval under subsection 51 (59) of the Planning Act.

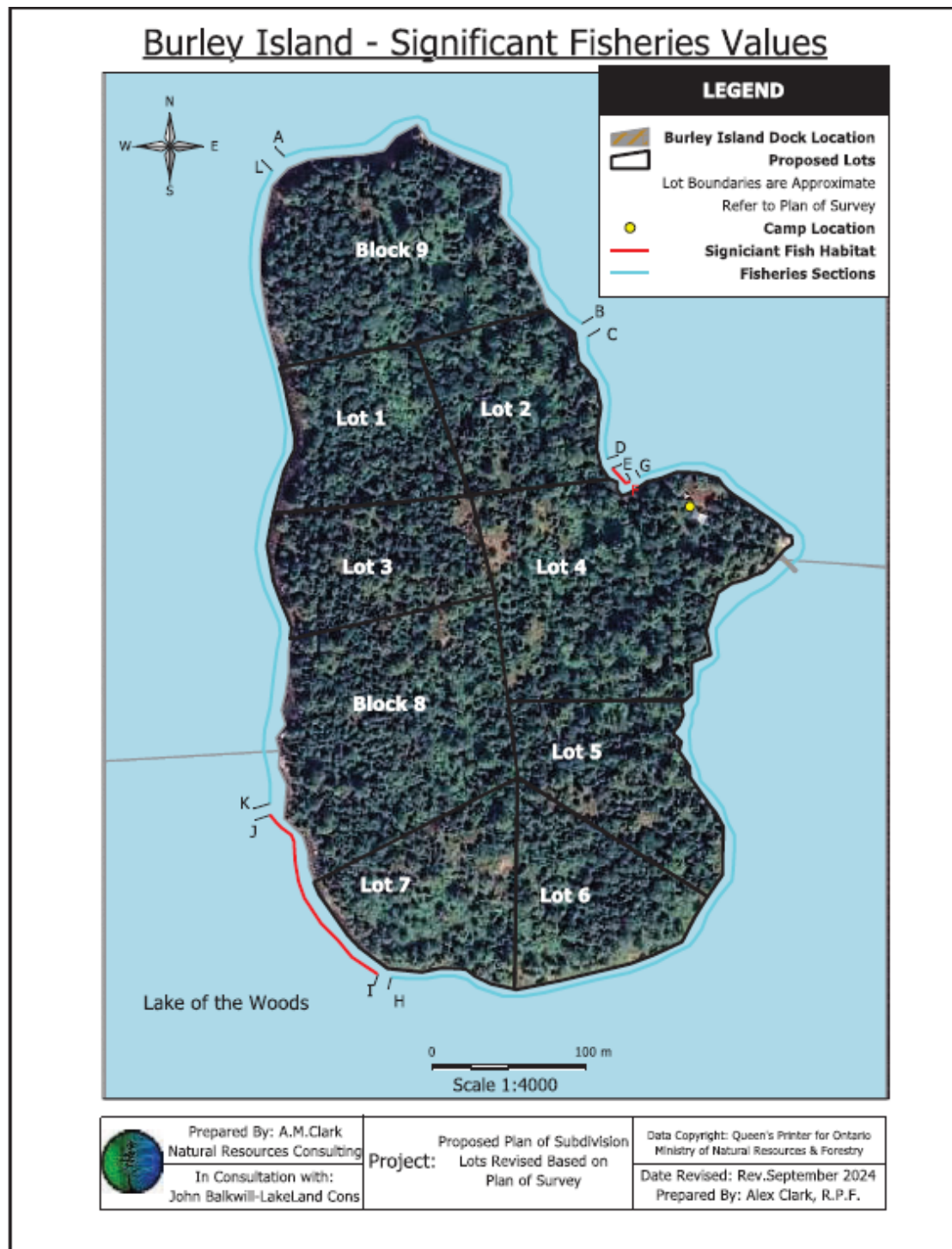
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Schedule 'B'



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Schedule 'C'

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the Building Code Act, 1992

For use by Principal Authority only	
Date Received: _____	Application Number: _____
Amount paid: _____	Receipt #: _____
<input type="checkbox"/> Cash <input type="checkbox"/> Debit <input type="checkbox"/> Money Order	
<input type="checkbox"/> Cheque <input type="checkbox"/> Visa <input type="checkbox"/> MasterCard	

NOTE: ALL STARRED* SECTIONS ARE MANDATORY

A. Property Information

*Legal Description (can be found on recent property tax statement) LOT 3 BURLEY ISLAND		*PIN (00000-0000) _____	Township _____
*Street/Road Address _____		*Postal Code _____	*Municipality UNINCORPORATED
*Plan Number _____		*Roll number/other description _____	
Project value estimate \$ 42,000		Area of work (m ²) 200	

B. Purpose of Application

<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit	
*Proposed <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial	*Current use of building VACANT LAND
Describe in brief the proposed work: INSTALL SEPTIC SYSTEM	

C. Applicant

Applicant is <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized agent of owner		
*Last Name _____	*First Name _____	*Corporation or partnership _____
*Street Address _____		*Unit Number _____
*Municipality _____	*Province _____	
*Telephone Number _____	*Fax Number _____	*E-mail _____

D. Owner (if different from applicant)

*Last Name AS ABOVE	*First Name _____	*Corporation or partnership _____
*Street Address _____		*Unit Number _____
*Municipality _____	*Province _____	
*Telephone Number _____	*Fax Number _____	*E-mail _____

Northwestern
Health Unit

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E. Builder (optional)				
Name		First Name		Corporation or partnership
Street Address			Unit Number	Lot/concession
Municipality	Postal Code	Province	Email	
Telephone Number	Fax Number		Mobile number	
F. *Tarion Warranty Corporation (Ontario New Home Warranty Program)				
i. Is proposed construction for a new home made in the Ontario New Home Warranty Plan Act? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
ii. Is registration required under the Ontario New Home Warranty Act? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If yes, provide registration number(s):				
G. Required Schedules				
i. Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii. Attach Schedule 2 where application is to construct on-site, install, or repair a sewage system.				
H. *Completeness and compliance with applicable law				
i. This application meets all the requirements of subsection 13.13(5) a) to (d) of Division G of the Building Code Act (the application is made in the correct form and by the owner or authorized agent, all applicable fees on the application and all required schedules are submitted).				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Payment has been made of all fees that are required under the applicable by-law or regulation made under clause 7(1)(c) of the Building Code Act, 1992. It is paid when the application is made.				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution, or regulation made under clause 7(1)(b) of the Building Code Act, 1992.				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iv. This application is accompanied by the information and documents prescribed by the applicable by-law, resolution, or regulation made under clause 7(1)(b) of the Building Code Act, 1992, which enables the chief building official to determine whether the proposed building, construction, or demolition will contravene any applicable law.				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
v. The proposed building, construction, or demolition will not contravene any applicable law.				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
I. Declaration of Applicant				
I, _____, declare that:				
(print name)				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.				
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
_____ Date Signature of Applicant				

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the Building Code Act, 1992, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor Toronto, M5G 2E5 (416) 585-6666.

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Schedule 1: Designer Information			
Use one form for each individual who reviews and takes responsibility for design activities.			
A. Project Information			
Building number, street name LOT 3 BURLEY ISLAND			
Parcel Code Parcel number			
B. Individual who reviews and takes responsibility for design activities			
Name DOUG VERLUNST		Firm KENORA DOL'S SEPTIC APPROVALS	
Street Address 893 AIRPORT ROAD			
Municipality KENORA	Postal Code PIN 0A9	Province ONT	Email doug.verlunst@shaw.ca
Telephone Number 807 548 2242		Fax Number 807 464 1693	
C. Design activities undertaken by individual identified in Section B. (Building Code Table 3.5.2.1. of Division C)			
<input type="checkbox"/> Heating <input type="checkbox"/> Air conditioning <input type="checkbox"/> Building Envelope <input type="checkbox"/> Structural <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Complex Building Systems <input type="checkbox"/> Fire Protection <input type="checkbox"/> Plumbing Appliances <input type="checkbox"/> On-site Sewage			
Description of Designer's Work DESIGN SEPTIC SYSTEM			
D. Declaration of Designer			
I, DOUG VERLUNST, declare that I am a duly qualified person as required by the Building Code Act, 1992, and the Regulations made thereunder.			
I have taken responsibility for the design and construction of the project and I have signed the plans and specifications.			
Individual BCN 11590 Firm BCN 39620			
I have taken responsibility for the design and construction of the project and I have signed the plans and specifications.			
Individual BCN Firm BCN			
The design work is exempt from registration and qualification requirements under the Building Code Act, 1992, and the Regulations made thereunder.			
The design work is exempt from registration and qualification requirements under the Building Code Act, 1992, and the Regulations made thereunder.			
I certify that: 1. The information contained in this schedule is true and correct to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm.			
Date		Signature DOUG VERLUNST	
NOTE For the purposes of this form, "individual" means the person referred to in Clause 3.2.4.7 (1)(C) of the Building Code Act, 1992, and the Regulations made thereunder. Schedule 1 is not required to be completed by a holder of a licence or temporary licence, or a certificate of Architectural Qualification. Schedule 1 is also not required to be completed by a holder of a licence to practice as a professional engineer or a professional geotechnical engineer of Ontario.			

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Schedule 2: Sewage System Installer Information

NOTE: COMPLETE ALL SECTIONS WHERE POSSIBLE.

A. Project Information			
Building number, street name LOT 3 BURLEY ISLAND		Unit no.	
Municipality	Postal Code	Plan number/other description	
B. Sewage System Installer			
Is the installer of the sewage system engaged in the business of construction on-site, installing, repair systems, in accordance with Building Code Article 3.3.1.1 Division C?			
<input type="checkbox"/> Yes (Continue to Section C) <input type="checkbox"/> No (Continue to Section E) <input checked="" type="checkbox"/> Installer unknown at time			
C. Registered Installer Information (where answer to B is "Yes")			
Name		BCIN	
Street Address			
Municipality	Postal Code	Province	Email
Telephone Number	Fax Number	Mobile number	
D. Qualified Supervisor Information (where answer to Section B is "Yes")			
Name of qualified supervisor(s)		Building Code Identification	
E. Declaration of Applicant			
I, _____, do hereby declare			
(print name)			
I am the applicant for the permit in this sewage system file in the name of the holder at the time of a			
Schedule 2 prior to the installation of the sewer system. I have submitted a new			
OR			
I am the holder of the permit in this sewage system file and I have submitted a new			
I certify that			
1. The information contained in this schedule is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
Date		Signature of Applicant	

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Section 1: Sewage System Specifications – Class 4 Sewage System					
A. Proposed Sewage System: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial					
<input checked="" type="checkbox"/> New Installation <input type="checkbox"/> Replacement <input type="checkbox"/> Alteration <input type="checkbox"/> Repair					
B. Proposed Construction:					
<input checked="" type="checkbox"/> Full System (Field and Tank) <input type="checkbox"/> Tank Only <input type="checkbox"/> Field Only					
C. Building Information:					
Number of bedrooms: <u>3</u> Floor area <u>180</u> m ² Walk-out basement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Plumbing Fixtures (include roughed-in plumbing)					
Description	# Proposed	x	Fixture Unit	=	Count
Bathroom Group – Toilet/Sink/Shower	<u>2</u>	x	6	=	<u>12</u>
Sinks/Wash Basins	<u>2</u>	x	1.5	=	<u>3</u>
Bathubs/Shower		x	1.5	=	
Toilets (flush tank)		x	4	=	
Dishwasher	<u>1</u>	x	1	=	<u>1</u>
Laundry Tub/Washing Machine	<u>1</u>	x	1.5	=	<u>1.5</u>
Other:		x		=	
Total Fixture Unit Count =					<u>17.5</u>
Water Treatment <input type="checkbox"/> None <input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed					
Description of proposed/existing water treatment: <u>FILTERS + UV</u>					
Please Note: Water treatment backwash not permitted in septic systems					
Water Supply <input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed					
<input type="checkbox"/> Dug well <input type="checkbox"/> Drilled well <input checked="" type="checkbox"/> Surface water <input type="checkbox"/> Hauled					
All wells within 30 metres of the proposed sewage system, in use or abandoned, must be shown on the site plan					

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D. Design Flow Calculations (Q)				
Bedroom Flow (A) (Choose one)	# of Bedrooms	Volume (L)		Flow
	1 Bedroom	750		= 1600
	2 Bedrooms	1100		
	3 Bedrooms	1600		
	4 Bedrooms	2000		
	5 Bedrooms	2500		
Additional Bedrooms Over 5 (B)	# of Extra Bedrooms	Volume (L)		Flow
	0	x 500		= 0
Living Area (C)	Floor Space (m ²)	Units	x Volume (L)	= Flow
	200m ² or less	1	x 0	= 0
	Each 10m ² over 200m ² -400m ²		x 100	=
	Each 10m ² over 400m ² -500m ²		x 75	=
	Each 10m ² over 500m ²		x 50	=
	Sum of Flow Column			
Fixture Unit Count (D)	# of Fixture Units >20	Volume (L)		Flow
	0	x 50		= 0
Daily Design Sewage Flow (Q)	(Q) = Flow Value of (A) + Largest Flow Value of (B) (C) & (D)			
	(Q) = 1600 + 0		(Q) = 1600 L/day	
E. Septic Tank <input type="checkbox"/> New CSA B66 Standard <input type="checkbox"/> Existing				
<input checked="" type="checkbox"/> Residential (minimum capacity = 2xQ)		Working capacity of tank: 3600 L		
<input type="checkbox"/> Non-residential (minimum capacity = 3xQ)		(Must be at least 3600L)		
<input type="checkbox"/> Gravity <input checked="" type="checkbox"/> Pump* (with alarm)		Effluent filter: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Tank Manufacturer: TO BE DETERMINED		Tank Model: ONTARIO MODEL		
*Note: Pump systems require a permit from the Electrical Safety Authority (1-877-372-7233)				

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Section 2: Soil Design Criteria and Site Evaluation			
A. Percolation Rate of Design Soil (T-Time)		<input type="checkbox"/> Laboratory Analysis Report Attached*	
T-Time of Design Material:	<u>FILTER SAND</u>	T-Time of Mantle Material:	<u>5</u>
*To determine the T-Time of design material, documentation by a certified soil technician on the materials proposed must be provided. Reports must be no more than 24 months old.			
B. Percolation Rate and Classification of Native Soil			
<input type="checkbox"/> Laboratory Analysis or On-site Percolation Test Report Attached		<input checked="" type="checkbox"/> Estimated (USCS)	
T-time of Native Soil: <u>30</u> min/cm			
Test Pit Information (indicate approximate depth of each soil type encountered)			
Test Pit #1 Soil Description	Depth (M)	Test Pit #2 Soil Description	
BLACK EARTH SILTY SAND w ILLUBLES BEDROCK @ 1 m	0.00	0.00	
	0.25	0.25	
	0.75	0.75	
	1.00	1.00	
	1.25	1.25	
	1.50	1.50	
	1.80	1.80	
<input checked="" type="checkbox"/> Groundwater encountered: <u>0.95</u> m <input checked="" type="checkbox"/> Bedrock encountered: <u>1</u> m <input checked="" type="checkbox"/> Evidence of seasonal groundwater <u>0.9</u> m		<input type="checkbox"/> Groundwater encountered: _____ m <input type="checkbox"/> Bedrock encountered: _____ m <input type="checkbox"/> Evidence of seasonal groundwater _____ m	

ise	artial	aised System	<input type="checkbox"/> T e l Leaching Chambers (EQ 24)
gro	o e a n i e		<input checked="" type="checkbox"/> p e l Leaching Chambers (EQ 36)
icate		tan	
Section	i	ing ed	System*
*You will _____ s of systems.			

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Section 3.1: Conventional Leaching Bed

Length of Distribution Pipe or Chamber (choose one of the following):

1. Systems using a septic tank paired with conventional pipe or Type I leaching chamber:

$$L = QT/200$$

L = Pipe/Chamber Length (min. 40m required)
 Q = Daily Design Sewage Flow (see S.2)
 T = Percolation Rate (T-Time) of Design Soil

L = m

2. Systems using a septic tank paired with a Type II leaching chamber:

$$L = QT/300$$

L = Pipe/Chamber Length (min. 40m required)
 Q = Daily Design Sewage Flow (see S.2)
 T = Percolation Rate (T-Time) of Design Soil

L = m

Section 3.2: Filter Bed

Size of Effective Area (choose one of the following):

1. Systems with a Daily Design Sewage Flow (Q) <3000L (paired with septic tank)

$$A = Q/75$$

A = Area in m² (min 10m² required)
 Q = Daily Design Sewage Flow (see S.2)
 (maximum of 5000L permitted)

A = 21.3 m²

2. Systems with a Daily Design Sewage Flow (Q) >3000L (paired with septic tank)

$$A = Q/50$$

A = Area in m² (min 10m² required)
 Q = Daily Design Sewage Flow (see S.2)
 (maximum of 5000L permitted)

A = m²

Size of Extended Contact Area:

$$A = QT/850$$

Q = Daily Design Sewage Flow (see S.2)
 T = Percolation Rate (T Time) of Native Soil

A = 57 m²

Section 3.3: Size of Loading Area (Mantle) (if applicable)

$$A = Q/LR$$

A = Area (m²)
 Q = Daily Design Sewage Flow (see S.2)
 LR = corresponding value from chart below:

T-Time of Native Soil	Loading Rate
1 < T ≤ 20	10
20 < T ≤ 35	8
35 < T ≤ 50	6
T > 50	4

A = 200 m²

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Section 4: Effluent Pump Dosing & Cross-Sectional Drawings

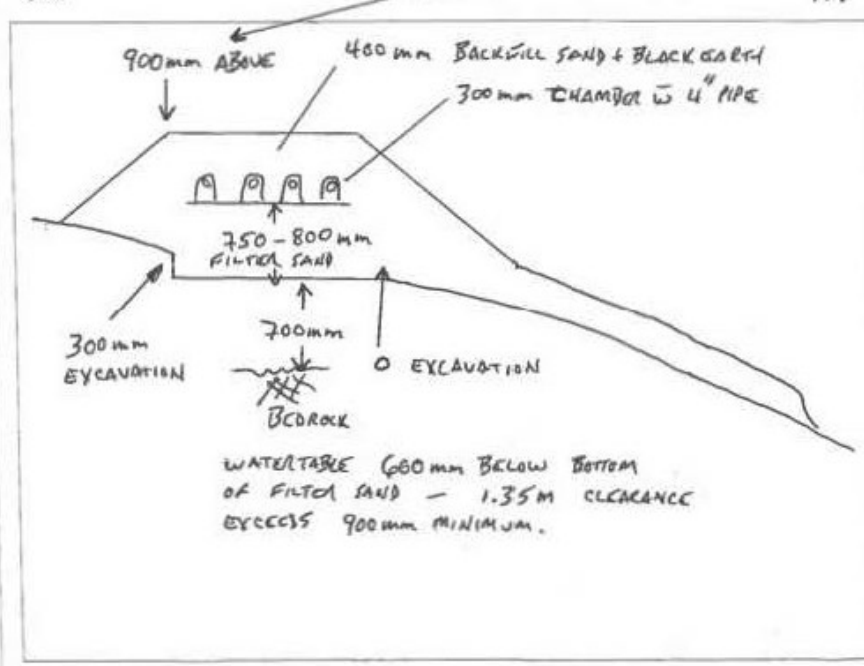
Effluent Pump Dosing (where pump is required)

Minimum Dose Volume Calculation (L) By Pipe Diameter	
3" Diameter Distribution Pipe	4" Diameter Distribution Pipe
$V = 3.3 \times \text{length of distribution pipe (m)}$	$V = 5.9 \times \text{length of distribution pipe (m)}$
$V = 3.3 \times$	$V = 5.9 \times 17$
$V =$ L	$V = 100$ L

Cross-Sectional Drawings (fill-based systems only)

In the area provided below, draw a cross-section of the leaching bed indicating:

- Leaching bed foundation depth in relation to all components of the leaching bed
- Location references to the groundwater table, bedrock or soil with a T time ≥ 50 min/cm
- Indicate the depth of excavation and the height of the top of the bed above existing grade on uphill and downhill sides

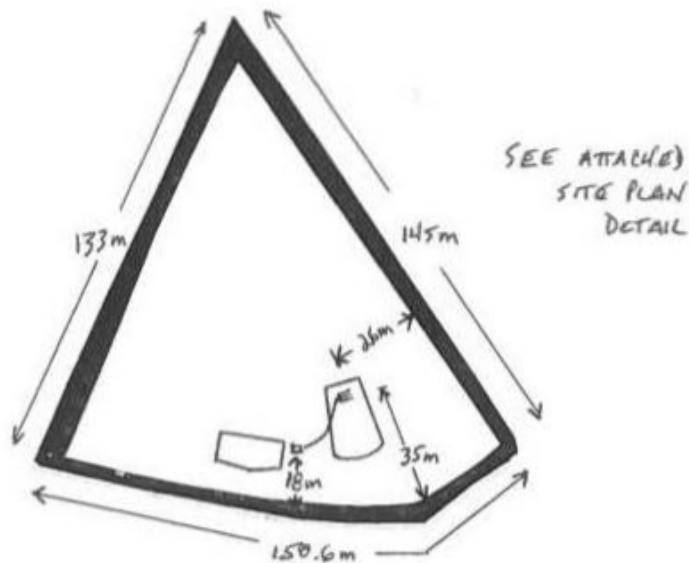


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Section 5: Lot Diagram

Drawings must be close to scale and accurately show the entire property with lot size and dimensions including existing or proposed buildings, wells, traveled roadways, test pits and any existing sewage systems. All important topographical information including: watercourses; lakes; steep embankments; and bedrock outcroppings. Location of the proposed sewage system components on the property, clearance distance between the system and all site features noted above. Include neighbouring wells, if known.



For Office Use Only:

Permit Issuance Constitutes Permission to Construct up to a Substantial Completion.

Additional Requirements:

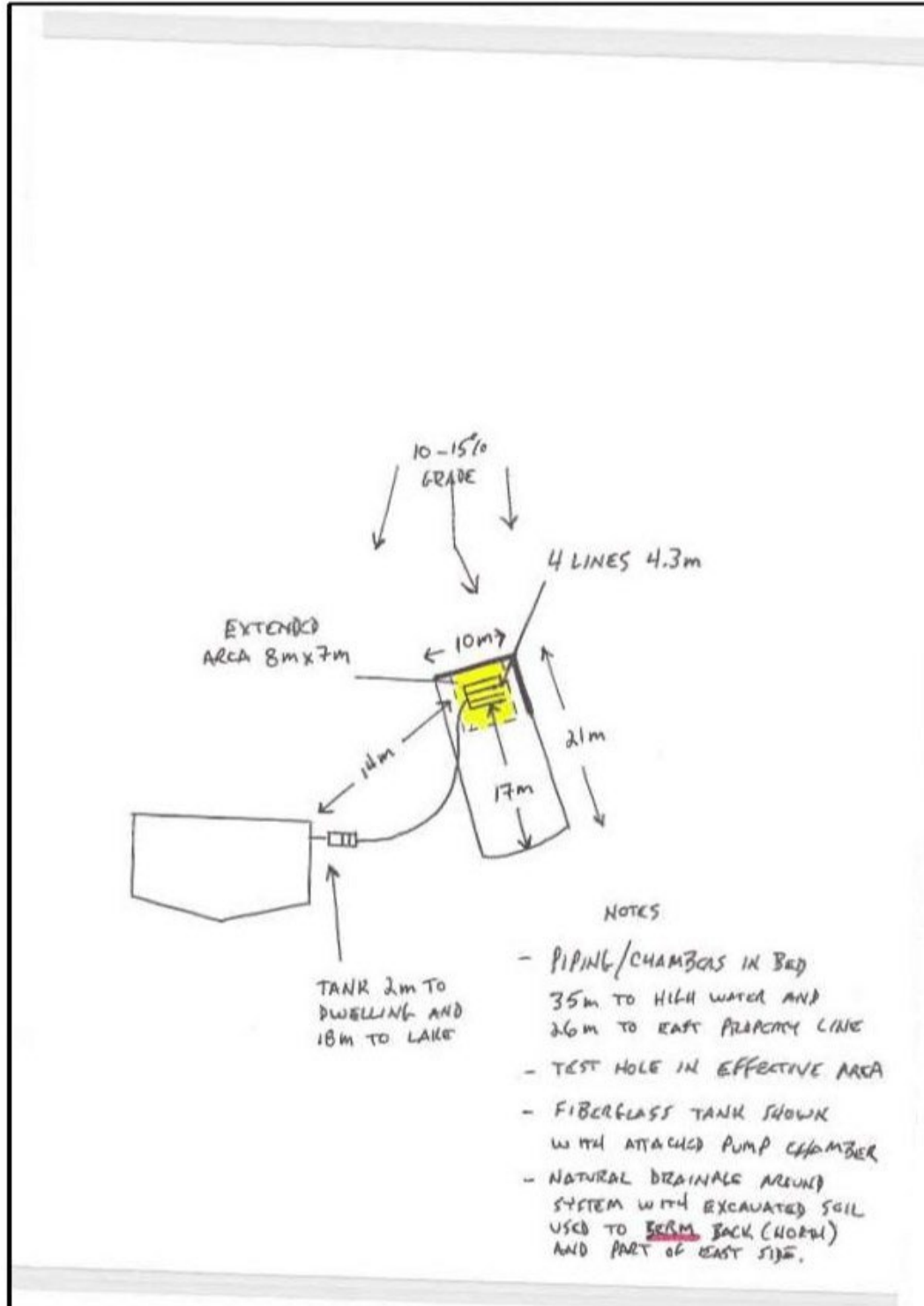
Permit Issued:

Signature of Chief Building Official Part 8

Date

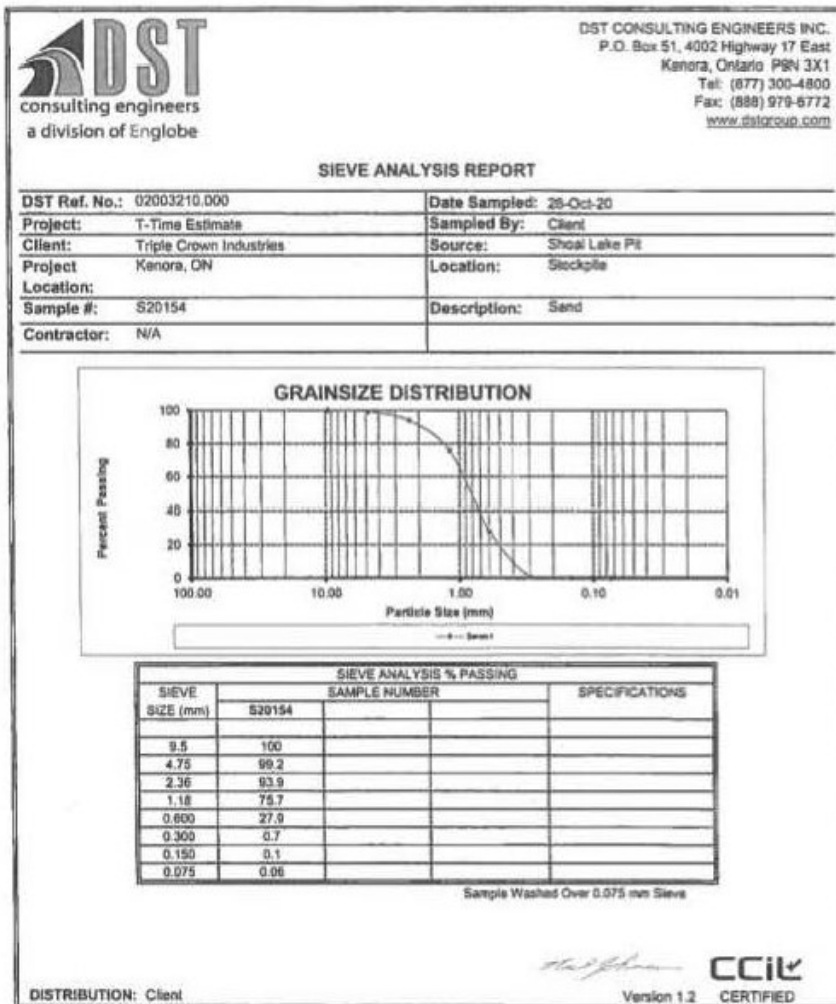
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Kenora Doug's Septic Approvals
Building Code Qualified And Insured Designer
25+ Years of Regulatory Experience

Doug Vergunst
807 548-2242
893 Airport Road, Kenora, Ontario P9N 0A8
dougvergunst@shaw.ca

BRUNEAU FILTER SAND
SAMPLE # S20154

SIEVE SIZE - 0.3 → 99.3%

∴ MEETS FIRST FILTER SAND
RULE THAT 90% SAND LARGER
THAN 0.25mm.

$D_{60} = 0.95$ FROM GRAPH
 $D_{10} = 0.42$ FROM GRAPH

$D_{60}/D_{10} = \frac{0.95}{0.42} = 2.3$

∴ MEETS FINAL REQUIREMENT OF
 $D_{60}/D_{10} \leq 4.5$

Doug Vergunst
MAY 3 2021

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DST CONSULTING ENGINEERS INC.
605 Hewitson Street
Thunder Bay, Ontario, Canada, P7B 5V5
Tel: 877-300-4800
Fax: 807-623-1792
E-mail: thunderbay@dstgroup.com

May 13, 2021

DST Reference No.: 02105583.000

Triple Crown Industries
260 Homestake Road
Kenora, ON P9N 0H4
807.219.1191
tc@hauling@gmail.com

Re: **Materials Testing**
Grainsize Analysis and T-Time Estimate – Sample S21030 (Highway 71 Pit)

This letter report provides T-Time estimation and coefficient of permeability for the Grain Size Analysis (Sieve Method) of the above noted sample submitted by the Client on May 10, 2021. Based on the Unified Soil Classification System, the soil is classified as SP soil (Poorly graded sands, gravelly sand, little or no fines). The T-time estimated is ranging between 3 and 5 min/cm and the coefficient of permeability ranges between 10^{-1} and 10^{-3} cm/sec.

DST is able only to provide an estimate of the T-time for the soil sample provided by the Client and cannot attest to whether the sample is representative of soil conditions across the entire site. T-Time and coefficient of permeability are estimated based on tables in the 2012 Ontario Building Code, Supplementary Standard SB-6 - Percolation Time and Soil Descriptions and laboratory testing results. An in-situ field percolation test would be required to more accurately define the T-Time and coefficient of permeability.

We trust the above information meets your present requirements. If you have any questions, please contact the undersigned.

Yours truly,

For DST Consulting Engineers Inc.
Prepared By:

Neil Johnson
Project Manager, Associate

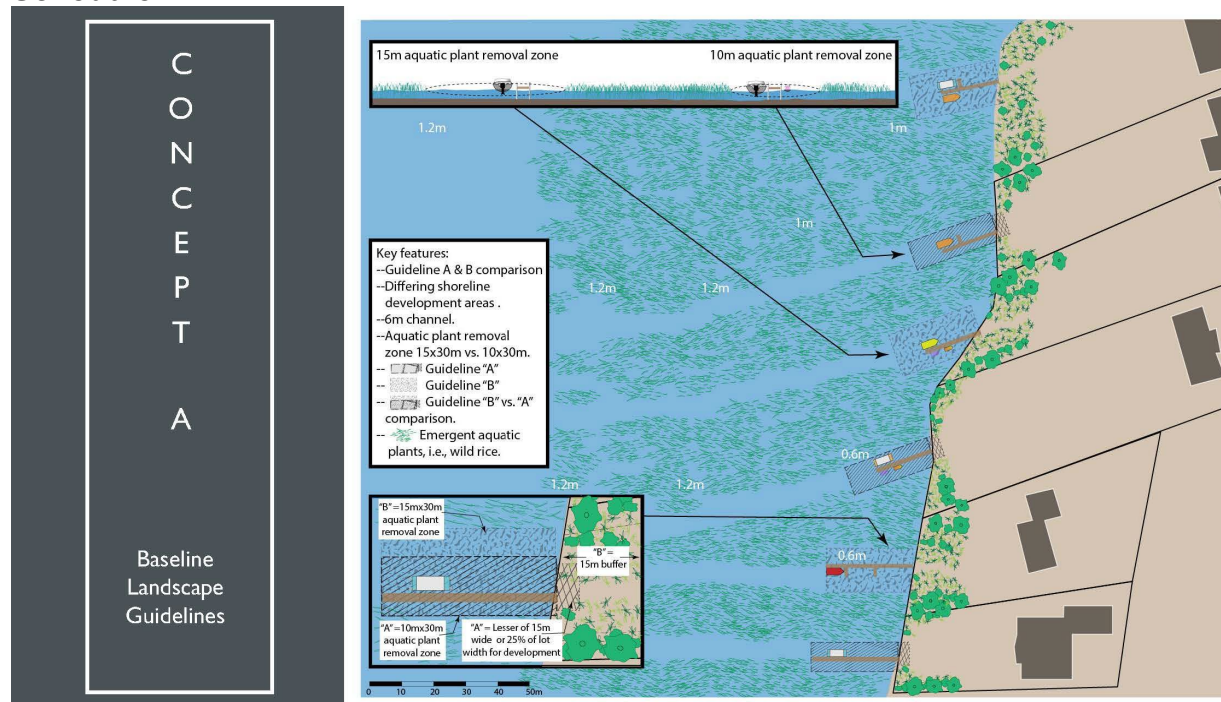
Reviewed By:

Thomas Milks, P. Eng.
Team Lead, Geotechnical NorthEast/NorthWest – ON

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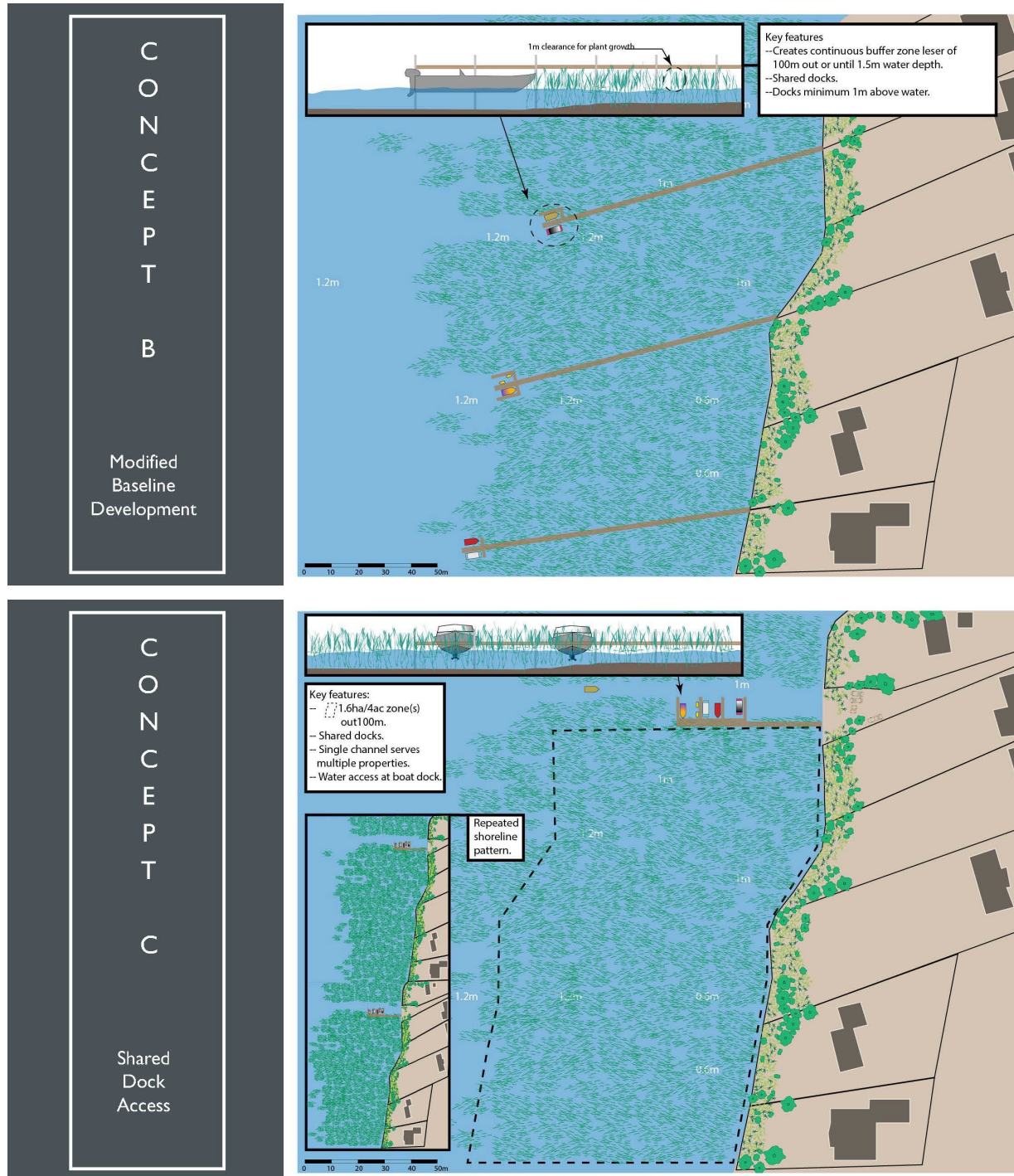
Schedule 'D'²



² Diemer, J. G., (2023, January). An Evaluation of Landscape Design Concepts at the Shoreline Edge For the Proliferation of Manoomin (*Zizania palustris*). The University of Guelph.

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