AGENDA
REGULAR MEETING OF MUNICIPAL COUNCIL

Monday, August 25, 2025, 6:30 PM
Corporation of The Township of Edwardsburgh Cardinal
Council Chambers, Spencerville Ontario

1. **Call to Order**

2. **Indigenous Land Acknowledgement Statement**
   As we gather, we are reminded that the Township of Edwardsburgh Cardinal is situated on traditional territory of Indigenous peoples dating back countless generations, which is rich in history and home to many First Nations, Métis and Inuit people today.

   As a Township, we have a responsibility for the stewardship of the lands on which we live, work and play, and today, this meeting place is still home to Indigenous people, and we are grateful to have the opportunity to work on and call this land home.

3. **Approval of Agenda**

4. **Disclosure of Pecuniary Interest or Conflict of Interest & the General Nature Thereof**

5. **Delegations & Presentations**

   a. NPG - Draft CIP Plan

6. **Consent Agenda**
   Items listed under Consent Agenda are considered routine or no longer require a further discussion and are enacted in one motion. The exception to this rule is that a Member may request that one or more items be pulled for discussion and voted on separately.

   a. Regular Council - July 28, 2025 [See item 7.a]
   b. Special Council - August 7, 2025 [See item 7.b]
   c. 2025 Rail Safety Week Proclamation [See item 10.a]

7. **Minutes of the Previous Council Meetings**

   a. Regular Council - July 28, 2025 - CONSENT
   b. Special Council - August 7, 2025 - CONSENT

8. **Business Arising from the Previous Council Meeting (if any)**

9. **Committee Minutes**

10. **Action and Information Items from Committees**

    a. 2025 Rail Safety Week Proclamation - CONSENT
    b. Draft Community Improvement Plan for Review
    c. Rural Ontario Development Grant Application
    d. Port of Johnstown Disbursements
    e. Township Garbage Bags
    f. ICI Blue Box Collection Service Proposal
    g. Pharmacy Parking Signage - Cardinal
    h. 35 Frederick Street Unopened Road Closure Proposal Update
    i. Dundas Street West - Road Authority Change Consideration
    j. Use of Storm Water Reserves

k. Pre-budget Approval Johnstown Pool Phase 2

l. Ontario Land Tribunal Decision - Becks Quarry

m. Development Agreement - Consent Application B-06-25 - Reid

n. Development Agreement - Consent Application B-25-25 - Woods

o. 2026 Municipal Election - Alternative Voting Methods

11. Correspondence

12. Municipal Disbursements

13. By-laws

a. Stevedoring Operating Agreement

b. Spencerville Splashpad Lease Agreement

c. 2026 Municipal Election - Alternative Voting Methods

d. Development Agreement - Reid

e. Development Agreement - Woods

14. CAO's Administrative Update

15. Councillor Inquiries or Notices of Motion

16. Member's Report

17. Question Period

18. Closed Session

a. Section 239 (2)(f) Advice that is subject to solicitor-client privilege, including communication necessary for that purpose; Specifically: Approve Minutes of Closed Session dated August 7, 2025

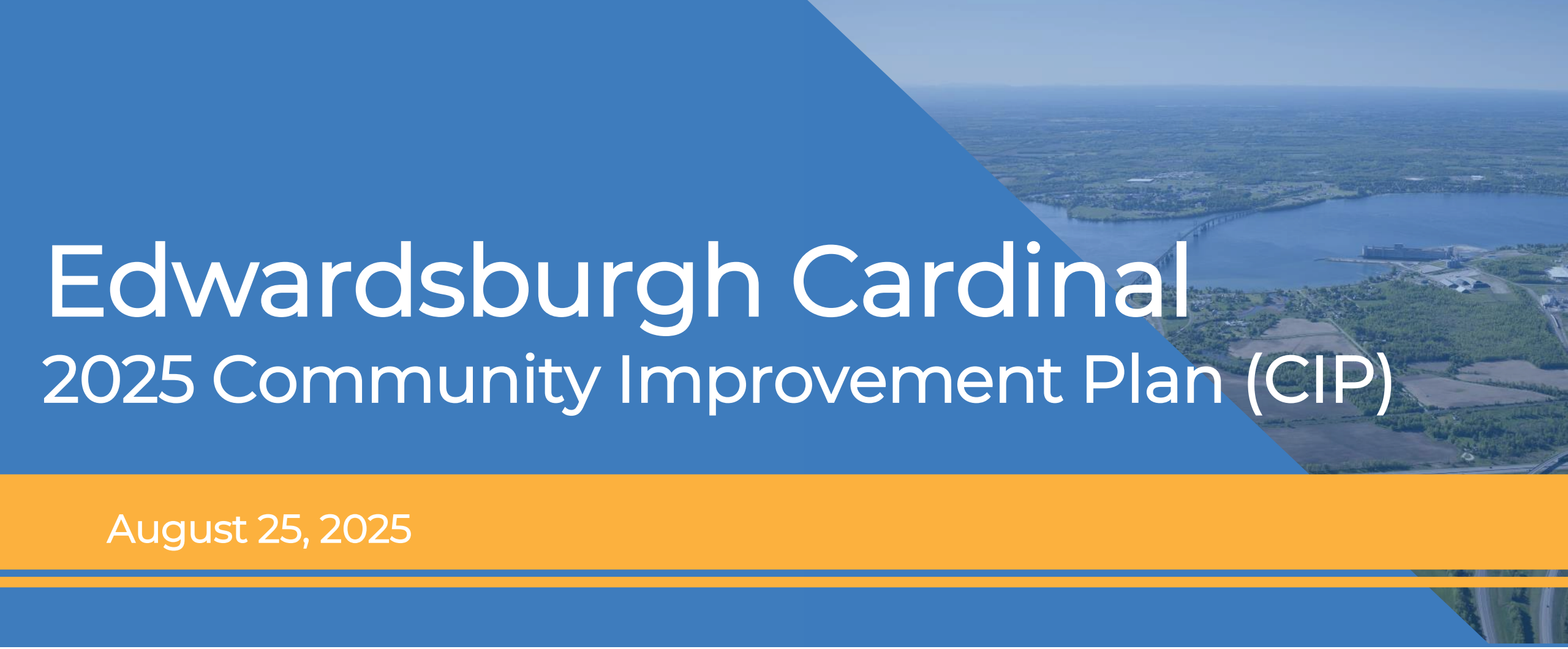
b. Section 239 (2)(c) A proposed or pending acquisition or disposition of land by the municipality or local board; Specifically: Edwardsburgh Land Bank

c. Section 239 (2)(b) Personal matters about an identifiable individual, including municipal or local board employees; Specifically: Review Committee & Board Advisory Member Applications

19. Report Out of Closed

20. Confirmation By-law

21. Adjournment

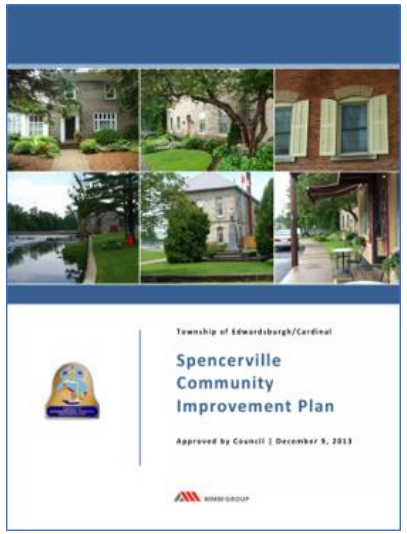


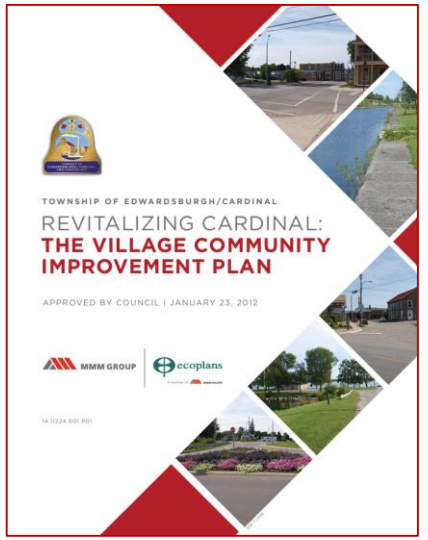
Edwardsburgh Cardinal
2025 Community Improvement Plan (CIP)

August 25, 2025

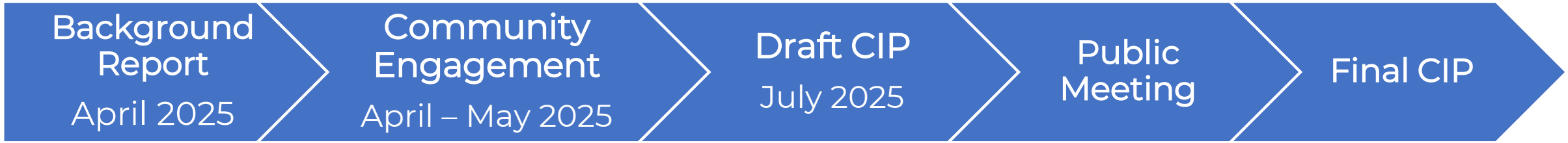
Purpose of this Project

- To review the Community Improvement Plan (CIP) for the villages of Cardinal and Spencerville
- Consider whether an expansion to CIP boundaries
- Review incentives to support on-going investment and improvements and the creation of affordable and attainable housing





Engagement Plan & Timeline



Public Engagement Overview

Online Survey

- Indicated lack of awareness of existing CIP programs
- Emphasized need for:
  - More program awareness,
  - Expanding eligibility, and
  - Simplifying the application process
- Identified that future CIP goals should include:
  - Affordable housing,
  - Revitalization of buildings,
  - Business support, and
  - Community beautification

Trade Show Booth

- Strong interest in:
  - Community revitalization
  - Supporting local businesses, and
  - Improving accessibility
- Less interest in:
  - Affordable housing and
  - Brownfield Redevelopment

Public Engagement Overview

Workshops - Economic Development & Affordable Housing

- Expand CIP area boundary to include more communities
- Recommended making programs more streamlined, accessible, and better marketed through educational efforts
- Updates such as retroactive funding, stackable programs, increased financial support (including loans), and a dedicated program for accessibility upgrades should be considered
- The need for more flexible incentives, expanded starter housing and accessory residential units (ARUs)

Public Engagement Overview

Summary of Findings

- Increase CIP Program awareness
- Extend CIP Project Area to expand eligibility
- The existing CIP Goals remain relevant to the community
- Varied housing options and affordable housing are needed for all life stages and family sizes

Integration into Draft CIP

- A marketing component has been incorporated to promote awareness
- The CIP Project Area has been expanded for programs to the entire Township
- Updated CIP goals to ensure they are appropriate for the CIP programs and boundaries
- Programs updated to support affordable housing and ADUs in the Township

Overview of Changes to CIP Programs

Changes to CIP programs

- Updated CIP goals
- Application requirements and criteria revised to facilitate understanding
- CIP programs permit combined funding
- Program eligibility of the Application and Permit Fees Program has been expanded to include Additional Residential Units (ADUs)
- Project criteria has been updated to ensure requirements are appropriate to expanded Project Area

New CIP Programs

- **Signage Improvement Grant** to enhance the community character and support local businesses
- **Accessibility and Safety Renovation Grant** to increase accessibility in the Township

CIP Programs

1. Façade and Property Improvement Grant
2. Application and Permit Fees Grant
3. Housing Improvement Grant
4. Heritage Property Improvement Program
5. Project Feasibility Program
6. *Accessibility and Safety Renovation Grant
7. Tax Increment Equivalent Rebate
8. *Signage Improvement Grant

Thank you.
Questions?

NPG PLANNING SOLUTIONS TWC tim welch consulting inc

MINUTES

MUNICIPAL COUNCIL

Monday, July 28, 2025
6:30 PM
Corporation of The Township of Edwardsburgh Cardinal
Council Chambers, Spencerville Ontario

PRESENT: Mayor Tory Deschamps
Deputy Mayor Stephen Dillabough
Councillor Joe Martelle
Councillor Waddy Smail
Councillor Chris Ward

STAFF: Sean Nicholson, CAO
Dave Grant, Director of Operations/Deputy CAO
Jessica Crawford, Treasurer
Mike Spencer, Manager of Parks, Recreation & Facilities
Chris LeBlanc, Manager of Public Works
Natalie Charette, Interim Clerk
Wendy Van Keulen, Community Engagement Coordinator
Shawn Merriman, Chief Building Official

1. Call to Order

Mayor Deschamps called the meeting to order at 6:30 p.m.

2. Indigenous Land Acknowledgement Statement

The chair read the Indigenous Land Acknowledgement statement.

3. Approval of Agenda

Decision: 2025-171

Moved by: S. Dillabough
Seconded by: C. Ward

That Municipal Council approves the agenda as presented.

Carried

4. Disclosure of Pecuniary Interest or Conflict of Interest & the General Nature Thereof

None.

5. Delegations & Presentations

None.

6. Consent Agenda

Decision: 2025-172

Moved by: J. Martelle
Seconded by: W. Smail

THAT Municipal Council receives and approves the following consent agenda items as presented:

a. Regular Council - June 30, 2025

b. Public Library Board - May 27, 2025

c. Port Management Committee - June 23, 2025

d. OPP - 2024 Grenville Detachment Annual Report

e. Q2 Council Remuneration Report

f. Municipal Drain Maintenance Assessment Levies

Carried

7. Minutes of the Previous Council Meetings

a. Regular Council - June 30, 2025 - CONSENT

Decision: 2025-172

Moved by: J. Martelle
Seconded by: W. Smail

THAT Municipal Council receive and approve the minutes of the Regular Council Meeting dated June 30, 2025.

Carried

8. Business Arising from the Previous Council Meeting (if any)

9. Committee Minutes

a. Public Library Board - May 27, 2025 - CONSENT

Decision: 2025-172

Moved by: J. Martelle
Seconded by: W. Smail

THAT Municipal Council receive the minutes of the Public Library Board meeting dated May 27, 2025.

Carried

b. Port Management Committee - June 23, 2025 - CONSENT

Decision: 2025-172

Moved by: J. Martelle
Seconded by: W. Smail

THAT Municipal Council receive the minutes of the Port Management Committee meeting dated June 23, 2025.

Carried

10. Action and Information Items from Committees

a. OPP - 2024 Grenville Detachment Annual Report - CONSENT

Decision: 2025-172

Moved by: J. Martelle
Seconded by: W. Smail

THAT Municipal Council receive the 2024 OPP Grenville Detachment Annual report as presented

Carried

b. Q2 Council Remuneration Report - CONSENT

Decision: 2025-172

Moved by: J. Martelle
Seconded by: W. Smail

THAT Municipal Council receive the Q2 Council Remuneration report as presented.

Carried

c. Municipal Drain Maintenance Assessment Levies - CONSENT

Decision: 2025-172

Moved by: J. Martelle
Seconded by: W. Smail

THAT Municipal Council receive the Municipal Drain Maintenance Assessment Levies report as presented.

Carried

d. Q2 Budget Variance Report

Treasurer presented the report to Council explaining that most departments are trending as expected for the year. Discussion ensued around taxation revenue, the work that had been done at the Cardinal Arena and staff explained that vehicle expenses are being monitored closely.

Decision: 2025-173

Moved by: W. Smail
Seconded by: C. Ward

THAT Municipal Council receive the Q2 Budget Variance report as presented.

Carried

e. Q2 Treasury Report

Treasurer presented the reports to Council. Discussion around the financial reporting of the municipality and the Port of Johnstown occurred. Council discussed the Spencerville splashpad, asking about the timeline for ordering equipment and when the project could begin. Council have requested, if possible, to have two different design options for the Spencerville splashpad to be brought forward at the Spencerville Fair for public input.

Decision: 2025-174

Moved by: C. Ward
Seconded by: W. Smail

THAT Municipal Council receive the Q2 Treasury report as presented.

Carried

f. Q2 Building Report

The Chief Building Official presented the report to Council, no comments or questions from Council.

Decision: 2025-175

Moved by: S. Dillabough
Seconded by: C. Ward

THAT Municipal Council receive the Q2 Building report as presented.

Carried

g. Q2 Cormorant Control Report

CAO presented the report to Council, with discussion occurring around the disposal methods used by the Trapper. Council has requested that residents be notified ahead of time should the Trapper be performing their duties earlier than normal as to reduce complaints and maintain public support. Council suggested that letters be sent out once again to neighbouring municipalities who may not be performing the same duties. The CAO will follow-up with the Trapper on the tree disposal and update Council.

Decision: 2025-176

Moved by: J. Martelle
Seconded by: W. Smail

THAT Municipal Council receive the Q2 2025 Cormorant report as presented.

Carried

h. Port of Johnstown Disbursements

It was explained that the Port is a title sponsor for the South Dundas United Football Club for the next two years, as they topped up the donation from the municipality to assist with the new soccer nets.

Decision: 2025-177

Moved by: W. Smail
Seconded by: C. Ward

THAT Council of the Township of Edwardsburgh Cardinal approves payment of Port invoices circulated and numbered as follows:

- Withdrawals
  $164,745.13

TOTAL **$164,745.13**

- Batch 14 EFT'S
  $490.00
- Batch 15 EFT'S
  $2,000.00
- Batch 16 EFT'S
  $7,571.00
- Batch 17 CHEQUES
  $223,681.77
- Batch 18 EFT'S
  $488,628.73

TOTAL **$722,371.50**

TOTAL OF DIRECT WITHDRAW & BATCH LISTINGS **$887,116.63**

Carried

i. Consent Application Review - B-33-25 - 41 Adelaide Street

Staff offered clarification on the location of the property. CAO was asked to follow up with the Municipal Planner as to why acres are no longer put in reports.

Decision: 2025-178

Moved by: C. Ward
Seconded by: W. Smail

THAT Municipal Council consider the following recommendation to the Consent Granting Authority, subject to any additional conditions placed by the Consent Granting Authority;

AND THAT Municipal Council recommends approval of severance application B-33-25 to sever a 230 square metre parcel of undeveloped land with approximately 15.2 metres of road frontage on Shanly Road (County Road 22), subject to the list of conditions as per Schedule ‘A’ attached to this report.

Carried

j. Consent Application Review - B-40-25 - County Road 2

Council requested the report return at the next meeting as the measurements in the drawing were not clear, the motion was deferred.

Decision: 2025-179

Moved by: W. Smail
Seconded by: C. Ward

THAT Municipal Council consider the following recommendation to the Consent Granting Authority, subject to any additional conditions placed by the Consent Granting Authority;

AND THAT Municipal Council recommends approval of severance application B-40-25 for the purpose of severing a 770 square metre parcel of undeveloped land with approximately 32 metres of road frontage on County Road 2, and have it merge on title with the abutting parcel of land to the east (07017020053990), subject to the list of conditions as per Schedule ‘A’ attached to this report.

Deferred

k. Consent Application Review - B-45-25 - 26 Chambers Road

Clarification was given to Council on the conditions covered as well as the properties affected.

Decision: 2025-180

Moved by: J. Martelle
Seconded by: W. Smail

That Municipal Council consider the following recommendation to the Consent Granting Authority, subject to any additional conditions placed by the Consent Granting Authority;

AND THAT Municipal Council recommends approval of severance application B-45-25, to sever a 1.8 hectare parcel of undeveloped land with approximately 107 metres of road frontage on Chambers Road, subject to the list of conditions as per Schedule ‘A’ attached to this report.

Carried

l. Request for Four-Way Stop - CR 21 and CR 22

Director of Operations presented the report to Council, explaining that staff had decided to review the intersection and the various criteria required for a traffic light, resulting in the request for support from the Counties for a four-way stop. Council appreciates the willingness to collaborate in solving safety concerns.

Decision: 2025-181

Moved by: W. Smail
Seconded by: C. Ward

That Municipal Council supports and requests that the United Counties of Leeds and Grenville install an All-Way Stop at the intersection of County Road 21 and County Road 22 in the Township of Edwardsburgh Cardinal.

Carried

m. Capital Project Fund Reallocation - Drainage Improvement between Elizabeth St and Mary St

Director of Operations presented the report to Council, clarification was given about equipment being used as well as the drain connection to the river.

Decision: 2025-182

Moved by: C. Ward
Seconded by: W. Smail

That Municipal Council approves the budget reallocation and direct staff to have Landex Earthworks Ltd. complete the drainage improvement.

Carried

n. Cardinal Picnic Pavilion Upgrades

Discussion ensued around the choice of contractor, local companies were already booked for the year, as well as the life expectancy of the shelter, which is sound.

Decision: 2025-183

Moved by: S. Dillabough
Seconded by: C. Ward

THAT Municipal Council approve the quote from Capital General Exteriors Inc. in the amount of $22,224.84 to replace the existing vinyl soffit at the Cardinal Picnic Pavilion with a new heavier gauge steel soffit system;

AND THAT Municipal Council further direct staff to allocate the final project cost from the Township’s Recreation Reserve account.

Carried

o. Johnstown Pool Phase 2 Outline

Facilities Manager presented the report to Council. Discussion ensued around the projected cost of the project, the risk of going through another winter without having the work started and the possibility of available grant funding. Staff will bring forward RFP results at the August meeting.

Decision: 2025-184

Moved by: J. Martelle
Seconded by: W. Smail

THAT Municipal Council direct staff to proceed with issuing an RFP for Phase 2 of the Johnstown Pool project and report back to Council the outcome of that RFP and its bids.

Carried

p. Enabling Accessibility in Sports and Recreation Environments (EASE) Grant Opportunity

Council asked if Grant Match could be tried as a "pilot project", however much of the work had already been completed by staff and the turnaround for the application was tight.

Decision: 2025-185

Moved by: W. Smail
Seconded by: C. Ward

THAT Municipal Council direct staff to proceed with applying for the Enabling Accessibility in Sports and Recreation Environments (EASE) Grant in the amount of $60,000, and to draw the remaining $9,000 from the Recreation Reserve account.

Carried

q. Digital Signage

Community Development Coordinator presented the report to Council. Discussion occurred around the location, statistics used, potential savings when purchasing multiple signs and the learning curve associated with new technology.

Decision: 2025-186

Moved by: C. Ward
Seconded by: W. Smail

THAT Municipal Council direct staff to proceed with the installation of digital signage at the Spencerville Clocktower Park.

Carried

r. Support Resolution for North Grenville Sports Dome

Mayor Deschamps explained the request for support from North Grenville, assuring that Edwardsburgh Cardinal could still apply for the same funding should there be a project of interest.

Decision: 2025-187

Moved by: S. Dillabough
Seconded by: C. Ward

THAT Municipal Council:

1. Endorse the concept of the regional sports dome in North Grenville;

2. Approve the accompanying resolution;

3. Direct staff to share the resolution with relevant parties, agencies and the Municipality of North Grenville.

Carried

Decision: 2025-188

Moved by: S. Dillabough
Seconded by: C. Ward

WHEREAS the Municipality of North Grenville has proposed the development of a multi-use, year-round sports dome located at the Kemptville Campus to serve as a regional recreational facility;

AND WHEREAS the proposed dome would provide significant benefits to families and residents across Eastern Ontario, including the Municipality of Edwardsburgh Cardinal, by promoting active lifestyles, youth engagement, and regional tourism;

AND WHEREAS the Municipality of Edwardsburgh Cardinal recognized the value of regional collaboration in enhancing recreational infrastructure and supporting community well-being;

AND THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Edwardsburgh Cardinal hereby expresses its support for the concept of a regional sports dome in the Municipality of North Grenville;

AND FURTHER THAT this support is provided with the understanding that it does not preclude the Municipality of Edwardsburgh Cardinal from pursuing or participating in competitive bids under the same or similar funding streams for recreational infrastructure;

AND FURTHER THAT the Municipality encourages continued dialogue and collaboration among regional partners to maximize the benefits of shared recreational assets for all communities involved.

Carried

s. Viewpoint Project

CAO presented the report to Council, explaining that there is a possibility the municipality and Port will not be chosen. Discussion ensued around the unique opportunity with the potential for a large amount of exposure as well as looking at someone local to create promotional videos for lower cost.

11. Correspondence

Decision: 2025-189

Moved by: J. Martelle
Seconded by: W. Smail

THAT Municipal Council receives the correspondence listings for the following dates as previously circulated:

- July 3, 2025
- July 16, 2025

Carried

12. Municipal Disbursements

Member noted that 1.7 million was transfers to upper level and school board

Decision: 2025-190

Moved by: W. Smail
Seconded by: C. Ward

THAT Municipal Council receives the payment of municipal invoices circulated and dated as follows:

- Report dated June 26 (2025-108) $2,117,296.69
- Report dated June 29 (2025-109) $193,456.69
- Report dated July 16 (2025-116) $197,429.50
- Report dated July 16 (2025-117) $415,608.55
- Report dated July 23 (2025-118) $21,355.19

TOTAL: $2,945,146.62

Carried

13. By-laws

a. Tile Drain Loan By-law - 307 Pittston Rd

Council would like to see more residents taking advantage of this program.

Decision: 2025-191

Moved by: C. Ward
Seconded by: W. Smail

THAT the mover be granted leave to introduce a by-law imposing special drainage rates upon land in respect of which money is borrowed under the *Tile Drainage Act*, and this shall constitute first and second reading thereof.

Carried

Decision: 2025-192

Moved by: C. Ward
Seconded by: W. Smail

THAT a by-law imposing special annual drainage rates upon land in respect of which money is borrowed under the *Tile Drainage Act*, be now read a third and final time and finally passed, signed, sealed and numbered 2025-38.

Carried

b. Thorpe-Ellis Municipal Drain Levy Assessment

Decision: 2025-193

Moved by: S. Dillabough
Seconded by: J. Martelle

THAT the mover be granted leave to introduce a by-law to levy the assessment of the Thorpe-Ellis Municipal Drain, and this shall constitute first and second reading thereof.

Carried

Decision: 2025-194

Moved by: S. Dillabough
Seconded by: J. Martelle

THAT a by-law to levy the assessment of the Thorpe-Ellis Municipal Drain, be now read a third and final time and finally passed, signed, sealed and numbered 2025-39.

Carried

c. Ferguson Municipal Drain Levy Assessment

Decision: 2025-195

Moved by: J. Martelle
Seconded by: W. Smail

THAT the mover be granted leave to introduce a by-law to levy the assessment of the Ferguson Municipal Drain, and this shall constitute first and second reading thereof.

Carried

Decision: 2025-196

Moved by: J. Martelle
Seconded by: W. Smail

THAT a by-law to levy the assessment of the Ferguson Municipal Drain, be now read a third time and finally passed, signed, sealed and numbered 2025-40.

Carried

d. James Reilly/Dewit-Richter Municipal Drain Levy Assessment

Decision: 2025-197

Moved by: W. Smail
Seconded by: C. Ward

THAT the mover be granted leave to introduce a by-law to levy the assessment of the James Reilly/Dewit-Richter Municipal Drain, and this shall constitute first and second reading thereof.

Carried

Decision: 2025-198

Moved by: W. Smail
Seconded by: C. Ward

THAT a by-law to levy the assessment of the James Reilly/Dewit-Richter Municipal Drain, be now read a third time and finally passed, signed, sealed and numbered 2025-41.

Carried

e. Schutten Branch Municipal Drain Levy Assessment

Decision: 2025-199

Moved by: C. Ward
Seconded by: W. Smail

THAT the mover be granted leave to introduce a by-law to levy the assessment of the Schutten Branch Municipal Drain, and this shall constitute first and second reading thereof.

Carried

Decision: 2025-200

Moved by: C. Ward
Seconded by: W. Smail

THAT a by-law to levy the assessment of the Schutten Branch Municipal Drain, be now read a third time and finally passed, signed. sealed and numbered 2025-42.

Carried

f. Collective Agreement

Council congratulated staff and the Deputy Mayor for their professionalism and ability to come to a fair agreement and equitable for the unionized staff.

Decision: 2025-201

Moved by: S. Dillabough
Seconded by: J. Martelle

THAT the mover be granted leave to introduce a by-law to authorize the Mayor, CAO, and Treasurer to execute a Collective Agreement with the Canadian Union of Public Employees Local 2311-01, and this shall constitute first and second reading thereof.

Carried

Decision: 2025-202

Moved by: S. Dillabough
Seconded by: J. Martelle

THAT a by-law to authorize the Mayor, CAO and Treasurer to execute a Collective Agreement with the Canadian Union of Public Employees Local 2311-01, be now read a third time and finally passed, signed, sealed and numbered 2025-43.

Carried

g. SNC Grass Cutting Agreement - The Healing Place

Clarification was given on the mutual agreement and that staff require a signed agreement in order to move forward. The only cost to the municipality is the transportation and use of machinery as well as staff time.

Decision: 2025-203

Moved by: J. Martelle
Seconded by: W. Smail

THAT the mover be granted leave to introduce a by-law to authorize the CAO to enter into an agreement with the South Nation River Conservation Authority for the continued grass maintenance at the location known as

The Healing Place, and this shall constitute first and second reading thereof.

Carried

Decision: 2025-204

Moved by: J. Martelle
Seconded by: W. Smail

THAT a by-law to authorize the CAO to enter into an agreement with the South Nation Conservation Authority for the continued grass maintenance at the location known as The Healing Place, be now read a third time and finally passed, signed, sealed and numbered 2025-44.

Carried

14. CAO's Administrative Update

Council reviewed the CAO's administrative update and discussed the following items:

- A draft of the new CIP will be presented at the August Council meeting
- The Communications and Engagement Strategy will be presented at the September COW-CD meeting
- Final tax bills will be sent out at the beginning of August
- Summer programs have been going well, with a few spots still available
- Cardinal pickleball courts should be completed by mid-August
- Recreation Coordinator is finishing certification requirements to become a Senior Fitness Instructor
- Sidewalk reinstatement along HWY 2 is ongoing; additional crosswalks are being added
- Staff in Public Works are experiencing a higher-than-normal volume of service calls, resulting in some delays in response time
- Water installation services were completed on Hoy Street
- Routine maintenance and inspections were conducted across various systems
- No training scheduled for the Fire Department in July to give staff time off to enjoy with their families
- A community market will take place at Station #1 in September, including a Fire Station open house

Decision: 2025-205

Moved by: W. Smail
Seconded by: C. Ward

THAT Municipal Council receives the CAO's Administrative report as presented.

Carried

15. Councillor Inquiries or Notices of Motion

Members of Council reported on the following:

- Councillor Ward made an inquiry to staff, asking for a map of properties in and around settlement areas that have development possibilities and to have staff propose a plan to acquire properties in and around settlement

areas that could assist with future development. A motion will be brought forward at the next Committee of the Whole, Community Development Committee meeting

- Mayor Deschamps would like to amend the official plan to establish a hydro energy corridor, the motion will be brought forward at the September Committee of the Whole, Community Development meeting and will read as follows:
    - THAT Municipal Council direct staff to initiate an official plan amendment, to identify and establish a designated energy corridor specifically focused on hydro electric infrastructure, to support the improved delivery and availability of hydro power within the municipality

16. Member's Report

Members of Council reported on the following:

- Deputy Mayor Dillabough would like to remind residents that the Fishing Derby is happening on Saturday, August 23rd and the Seaway Optimist Club are hosting a free children's fishing derby on the same day from 10am to 12pm at the Legion Way.
- Councillor Ward spoke about the BBQ at the Windmill Brewery, great to see so many people, saw all of council at the Summerfest BBQ, came in first of all council members, and received their annual pie in the face, on a more serious note was so pleased to speak at the Take a Stand exhibit on human trafficking at the Spencerville Mill
- Councillor Smail thanked staff for the sidewalk in Cardinal and that there has been a lot of positive feedback from the public, thanked the Beacon Newspaper for publishing Mayor Dechamps letter.

Decision: 2025-206

Moved by: C. Ward
Seconded by: W. Smail

THAT Municipal Council receives the Member's Report as presented.

Carried

17. Question Period

No questions/comments

18. Closed Session

19. Confirmation By-law

Decision: 2025-207

Moved by: S. Dillabough
Seconded by: J. Martelle

THAT a by-law to adopt, confirm and ratify matters dealt with by resolution be now passed, signed, sealed and numbered 2025-45.

Carried

20. Adjournment

Decision: 2025-208

Moved by: J. Martelle
Seconded by: W. Smail

That Municipal Council does now adjourn at 8:42 p.m.

Carried

Mayor

Interim Clerk

MINUTES

SPECIAL MUNICIPAL COUNCIL

Thursday, August 7, 2025
5:00 PM
Corporation of The Township of Edwardsburgh Cardinal
Council Chambers, Spencerville Ontario

PRESENT:	Mayor Tory Deschamps Deputy Mayor Stephen Dillabough Councillor Waddy Smail Councillor Chris Ward
REGRETS:	Councillor Joe Martelle
STAFF:	Sean Nicholson, CAO Mike Spencer, Manager of Parks, Recreation & Facilities Tim Fisher, Planner Natalie Charette, Interim Clerk Leslie Drynan, Port General Manager

1. Call to Order

Mayor Deschamps called the meeting to order at 5:00 p.m.

2. Approval of Agenda

Decision: 2025-209

Moved by: C. Ward
Seconded by: W. Smail

THAT Municipal Council approves the agenda as presented.

Carried

3. Disclosure of Pecuniary Interest or Conflict of Interest & the General Nature Thereof

None.

4. Action and Information Items from Committees

a. Draft Lease Agreement - Spencerville Splashpad

Decision: 2025-210

Moved by: S. Dillabough
Seconded by: C. Ward

THAT Municipal Council approve the lease agreement with the Spencerville Agricultural Society;

AND THAT Municipal Council direct the Mayor and CAO to sign the agreement.

Carried

b. Tile Drain Loan - 307 Pittston Rd

Interim Clerk presented report to Council, giving an overview of the documents and by-law and schedule that had been approved at the last Council meeting.

Decision: 2025-211

Moved by: W. Smail
Seconded by: C. Ward

THAT Municipal Council receive the Drainage Debenture and the Offer to Sell for the Tile Drain Loan application for the property municipally known as 307 Pittston Rd;

AND THAT Municipal Council authorizes the Mayor and Treasurer to sign the Drainage Debenture; AND THAT Municipal Council authorizes the Treasurer to sign the Offer to Sell.

Carried

c. Report Site Plan Agreement - SPC-2025-001 - 118 Commerce Drive

Decision: 2025-212

Moved by: C. Ward
Seconded by: W. Smail

THAT Municipal Council enter into a site plan control amending agreement with the property owner at 118 Commerce Road, for the proposed addition to the existing industrial building through site plan application SPC-2025-001;

AND THAT the agreement be registered on title of the property.

Carried

d. Revised Report - Consent Review and Recommendation B-40-25 - 510 County Road 2

Council asked the Municipal Planner to clarify to lot size and frontage size and how it aligns with the requirements set forth for R-2 zoned properties.

Decision: 2025-213

Moved by: S. Dillabough
Seconded by: C. Ward

THAT Municipal Council consider the following recommendation to the Consent Granting Authority, subject to any additional conditions placed by the Consent Granting Authority;

AND THAT Municipal Council recommends approval of severance application B-40-25 for the purpose of severing a 770 square metre parcel of undeveloped land with approximately 14 metres of road frontage on County Road 2, and have it merge on title with the abutting parcel of land to the east (07017020053990), subject to the list of conditions as per Schedule ‘A’ attached to this report.

Carried

5. Councillor Inquiries or Notices of Motion

Deputy Mayor Dillabough informed Council that all members will be receiving shirts for the upcoming parades in Spencerville and Cardinal, and that the theme will be hockey in support of the municipality’s 2026 Hockeyville submission.

6. Member’s Report

None.

7. Question Period

There were no questions or comments.

8. Closed Session

Mayor Deschamps reported out of closed session that Council met under Section 239 (2)(f) and received advice, subject to solicitor-client privilege, including communications necessary for that purpose; Specifically: Stevedore Operating Agreement and as a result of receiving that information, Council provided direction to the Port General Manager.

Decision: 2025-214

Moved by: C. Ward
Seconded by: W. Smail

THAT Municipal Council proceeds into closed session at 5:12 p.m. in order to address a matter pertaining to:

a. Section 239 (2)(f) Advice that is subject to solicitor-client privilege, including communications necessary for that purpose; Specifically: Stevedore Operating Agreement.

Carried

a. 239 (2)(f) Advice that is subject to solicitor-client privilege, including communications necessary for that purpose; Specifically: Stevedore Operating Agreement

9. Confirmation By-law

Decision: 2025-216

Moved by: S. Dillabough
Seconded by: C. Ward

THAT a by-law to adopt, confirm, and ratify matters dealt with by resolution be now passed, signed, sealed and numbered 2025-46.

Carried

10. Adjournment

Decision: 2025-217

Moved by: W. Smail
Seconded by: C. Ward

THAT Municipal Council does now adjourn at 5:35 p.m.

Carried

Mayor

Interim Clerk

TOWNSHIP OF EDWARDSBURGH CARDINAL
INFORMATION ITEM

Committee: Regular Council

Date: August 25, 2025

Department: Clerk's

Topic: 2025 Rail Safety Proclamation

Background: The Township received a request from CN Rail to proclaim September 15 to 21, 2025 as Rail Safety Week in Edwardsburgh Cardinal. Rail Safety Week is being held across Canada to raise the public's awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage.

Staff have prepared and attached the proclamation certificate to be signed by the Mayor. The proclamation will be posted on the Township website and sent to the CN representative.

Policy Implications: The proclamation request complies with the Township's Proclamation Policy. Rail Safety Week, through the proclamation, may assist in increasing public awareness of the severity of ignoring the rail companies' safety warnings.

Proclamation requests that have been granted in the past 5 years are to reviewed by the Interim Clerk against the eligibility criteria and will be presented to the Mayor for approval. As this request has been received and granted in the past, it does not require a formal resolution/approval from Council.

_____
Interim Clerk

PROCLAMATION

Rail Safety Week

September 15 to 21, 2025

WHEREAS Rail Safety Week is to be held across Canada from September 15 to 21, 2025; and

WHEREAS 232 railway crossing and trespassing incidents occurred in Canada in 2022, resulting in 66 avoidable fatalities and 43 avoidable serious injuries; and

WHEREAS educating and informing the public about rail safety (reminding the public that railways rights-of-way are private property, enhancing public awareness of the dangers associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws) will reduce the number of avoidable fatalities and injuries caused by incidents involving trains and citizens; and

WHEREAS Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness; and

WHEREAS CN has requested the Township of Edwardsburgh Cardinal to adopt this proclamation in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Edwardsburgh Cardinal hereby proclaims the week of September 15 to 21, 2025 as Rail Safety Week.

_____

Mayor Deschamps

TOWNSHIP OF EDWARDSBURGH CARDINAL
DISCUSSION ITEM

Committee: Council

Date: August 25, 2025

Department: Community Development

Topic: Draft Community Improvement Plan for Review

Background: A draft Community Improvement Plan (CIP) has been prepared by NPG Planning Solutions and Tim Welch Consulting based on community and stakeholder engagement completed earlier this year, including focus groups, an online survey, and feedback collected at the 2025 Prescott Home & Trade Show. The draft builds on the Township's previous CIP programs and introduces changes intended to increase uptake and align with current Township goals.

For discussion: Would Council like to request any changes to the draft before the Public Meeting is scheduled for community feedback?

The draft CIP proposes several updates that make it easier to access funding:

- Expanded CIP area to include the entire Township (not just the village cores).
- Clarifies the $10,000 cap per application, not per property.
- Allows applications to be considered if the project has started or even completed prior to application submission, as long as a preconsultation was completed before the work began.

Our existing programs received updates:

- The Application and Permit Fees grant and the Housing Improvement grant will also support the development of Additional Residential Units (ARUs).
- The Project Feasibility program can also be used for industrial and institutional uses, where this is currently only offered in the Cardinal CIP for commercial and mixed uses. Home-based businesses would also be eligible.
- The Tax Increment Equivalent program is reimagined. It is no longer geared towards commercial uses, but now an option for large-scale affordable housing projects.

New programs were added:

- A new Accessibility and Safety Renovation program helps owners of commercial, institutional, mixed-use buildings (including home-based businesses) improve the safety and accessibility of buildings that are open to the public or provide local employment.

- A new Signage Improvement Grant provides clarity and separate funding through a program that is separate from the Property and Façade program.

For discussion: would Council like to update the maximum funding or percentage of costs covered for each program at this stage?

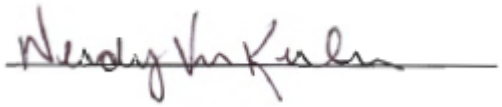
The program-specific funding amounts remain generally the same compared to our current Spencerville and Cardinal programs from over 12 years ago, although the new draft only applies the maximum per project and it would allow multiple applications under the same program for different projects.

Draft new CIP program	**Funding per project**
Façade and Property Improvement Grant	50% of total eligible project costs to a maximum of $5,000 per project
Application and Permit Fees Grant	50% of Township application fees to a maximum of $5,000
Housing Improvement Grant	50% of eligible construction costs or each unit to a maximum of $1,500 per unit, to a maximum of 4 units ($6,000)
Heritage Property Improvement Grant	50% of total eligible project costs to a maximum of $7,500
Project Feasibility Program	50% of total eligible project costs to a maximum of $5,000 per project
Accessibility and Safety Renovation Grant	50% of total eligible project costs to a maximum of $5,000 per project
Tax Increment Equivalent Grant Program	A percentage of the Township portion of any tax increase resulting from the project Year 1-2, 100% Year 3-4, 80% Year 5-6, 60% Year 7-8, 40% Year 9-10, 20%
Signage Improvement	50% of total eligible project costs to a maximum of $3,000 per project

The Township's Strategic Plan promotes a livable community and aims to increase affordable housing with an update to the CIP to offer incentive programs to residents and developers to build housing that is affordable.

Next steps

Following this review, our next steps are to schedule and advertise a public meeting to gather feedback on the draft from the community. This meeting is tentatively scheduled for October 6.



Community Development Coordinator

Township of Edwardsburgh Cardinal

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July 2025

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TWP EC .ca | EDWARDSBURGH CARDINAL

TWC tim welch consulting inc

NPG PLANNING SOLUTIONS

Executive Summary

This CIP provides financial incentive programs to support the evolving social and economic needs, priorities and aspirations within the Township of Edwardsburgh Cardinal. It is intended to support Township goals as expressed in approved policies and strategies, such as the Township Official Plan, the 2023 *Housing Needs Assessment* and the 2024-2028 *Township of Edwardsburgh Cardinal Strategic Plan*.

This CIP builds on the efforts of former Township CIPs and is intended to support economic growth, housing diversity, and community well-being across the Township.

The following are the programs to be offered as part of this CIP:

1. Façade and Property Improvement Grant
2. Application and Permit Fees Grant
3. Housing Improvement Program
4. Heritage Property Improvement Program
5. Project Feasibility Program
6. Accessibility and Safety Renovation Grant
7. Tax Increment Equivalent Grant Program
8. Signage Improvement Grant

WHAT IS A COMMUNITY IMPROVEMENT PLAN?

A Community Improvement Plan (CIP) is a planning and economic development tool permitted under the authority of the Planning Act, that allows municipalities to offer financial incentives to stimulate private investment and promote revitalization within communities.

The preparation of this CIP was informed by community engagement that included online and in-person activities, undertaken between April and May 2025. Community engagement highlighted the following key factors to ensure a successful CIP: stronger program promotion by the Township; support for broader geographic eligibility; and a greater focus on programs that respond to current needs such as housing, heritage, and accessibility.

In response to community feedback, this CIP provides updated CIP programs, such as updates to the *Façade and Property Improvement Program* – which has historically seen the most uptake in the Township – designed to encourage aesthetic and functional upgrades to private properties, enhancing curb appeal and contributing to vibrant commercial and mixed-use areas. New programs offered are the *Accessibility and Safety*

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Renovation Grant, to assist property owners in making upgrades that improve accessibility, security, and code compliance—benefiting seniors, persons with disabilities, and the broader public. In addition, the *Signage Improvement Grant*, has been introduced to enhance the visual identity of the community and support businesses, including home-based businesses, in attracting customers. An affordable housing CIP program has also been provided to support the provision of affordable housing in the community based on the 2023 Housing Needs Assessment and community input.

The CIP programs reflect a more inclusive, flexible, and forward-looking approach to community improvement in Edwardsburgh Cardinal and are described in greater detail in Section 4.0.

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1.0 | Introduction

1.1 Background

To sustain and enhance Edwardsburgh Cardinal as a liveable community, the Township has prepared this CIP offering financial incentive programs to support the evolving social and economic needs, priorities and aspirations of residents and local businesses.

The Township of Edwardsburgh Cardinal is committed to economic advancement, environmental responsibility, and a flourishing community to create a promising and sustainable future for all residents.

The preparation of this CIP included a review of former Township CIPs and financial programs adopted in 2012 and 2013. A *Needs Assessment and Environmental Scan Report* (2025) was prepared to understand challenges with CIP program uptake. Over the years the Township's monitoring data demonstrated a downward trend in the number of applications received and funding provided. The strongest years for uptake of funding were between 2013 to 2015. However, by 2016, the annual approved funding began to decrease. As a result, a key focus of engagement in the preparation of this CIP Study was to understand the reasons for the limited funding uptake and the relevance of existing CIP programs to evolving community needs, priorities and aspirations.

In addition, recent Township initiatives, such as the 2023 *Housing Needs Assessment* demonstrated a need for more affordable housing in the community. In response, the 2024-2028 *Township of Edwardsburgh Cardinal Strategic Plan* planned to offer incentive programs to assist in building affordable housing. This CIP addresses that Township priority by providing a CIP program to support the provision of affordable housing in the community.

The Community Improvement Project Area for this CIP is the limits of the Township of Edwardsburgh Cardinal as shown in *Appendix B*.

This CIP contains the following sections:

1.0 Introduction: provides a general overview of this Plan and background context for the CIP programs in the Township of Edwardsburgh Cardinal, and outlines how public engagement has informed the development of this Plan. Provides an overview of the basis of this Plan, including the legislative authority.

2.0 Goals and Objectives: sets out a goal statement and set of objectives for an affordable rental housing-focused CIP, which will assist with monitoring for results over the implementation period.

3.0 Community Improvement Project Area: describes the Community Improvement Project Area for the CIP.

4.0 Financial Incentive Programs: introduces a set of incentive programs that may be implemented.

5.0 Implementation: outlines the Township's steps for executing the CIP.

6.0 Monitoring and Evaluation Strategy: outlines how the Township will track progress and adjust during the life of this Plan.

7.0 Glossary of Terms: Related terms and definitions are provided to assist the reader in the interpretation and use of this Plan.

1.2 What is a Community Improvement Plan (CIP)?

CIPs are a sustainable community planning tool to revitalize areas of a community through programs, grants, rebates, and other incentives. Under the *Planning Act*, Community Improvement Plans can be undertaken for environmental, social or economic development reasons.

The Township of Edwardsburgh Cardinal has offered CIP programs for targeted areas within the Villages of Cardinal and Spencerville since 2012 and 2013.

1.3 Basis and Purpose of the CIP

1.3.1 Purpose

This CIP will support and encourage private investments to revitalize the community through the renewal of buildings and properties, and promoting the development of affordable and diverse housing options.

This CIP includes goals and objectives, outlines the policy and legislative framework for the preparation of the CIP, maps the Community Improvement Project Area (CIPA) for the CIP and outlines funding programs designed to meet the Township's goals and objectives.

1.3.2 Authority to Prepare this Plan

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The legislative authority for the provision of a CIP and the programs outlined in this document is derived from the *Planning Act*, the *Municipal Act*, and the *Development Charges Act*. CIPs are one of many tools under the *Planning Act* that can support the provision of affordable housing, support the preservation of heritage buildings and foster the improvement of businesses and public spaces in Ontario.

The process for developing and establishing a CIP is legislated in Section 28 of the Planning Act. The authority for the provision of financial incentives is provided by Sections 28(6) and (7) of the Planning Act, Section 106 of the Municipal Act, and Section 5(1) of the Development Charges Act.

1.3.3 Enabling Policy

As part of this CIP, the Township of Edwardsburgh Cardinal is exploring programs for the provision of affordable housing. Provincial, County, and local municipal policy and legislation were reviewed to establish the context for affordable housing programs within this CIP. The 2024 Provincial Planning Statement (PPS) directs planning authorities to provide a diverse range of housing options and densities to meet current and future needs. The United Counties of Leeds and Grenville has prepared a definition of *Affordable Housing* which is consistent with the PPS definition and has been included in Section 7.0 of this CIP.

The 2019 Official Plan of the Township of Edwardsburgh Cardinal (Office Consolidation March 2024) provides enabling policies for the preparation of Community Improvement Plans in section 7.5. The Township Official Plan provides policy objectives for community improvement and outlines matters that Council is to consider in the preparation and adoption of a Community Improvement Plan.

Official Plan policy objectives for community improvement per Section 7.5.4 are:

- To foster the improvement of businesses and public spaces to remove barriers which may restrict their accessibility;
- To upgrade and maintain all essential municipal services and community facilities;
- To encourage residential intensification and potential affordable housing opportunities such as mixed use and infill developments, additional residential units, and residential conversion of upper floors of commercial buildings;
- To ensure that community improvement projects are carried out within the built up areas of the Township;
- To ensure the maintenance of the existing building stock;
- To preserve heritage buildings;

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- To facilitate the remediation, rehabilitation and/or redevelopment of existing brownfield sites;
- To encourage private sector investment and the strengthening of the economic base; and
- To enhance the visual appearance of Community Improvement Areas.

The basis for selection of the community improvement project areas per Section 7.5.5(1), is to include the following specific matters:

- That there is evidence of a need to improve municipal services such as roads, sidewalks, cycle lanes, active transportation routes, street lighting, vehicle and bicycle parking, sanitary and storm sewers, water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the above services.
- That the phasing of improvements corresponds to the timing of improvements by the Township and/or senior governments and is within the financial capability of the Township.
- That a significant number of buildings in an area show signs of deterioration and need of repair.
- That there is evidence that a site can be classified as a brownfield and that the adoption of a Community Improvement Plan would assist in the remediation, rehabilitation and/or redevelopment of a property or area.
- That improvement to the visual appearance or aesthetics be required.
- That improvements will have a significant impact on strengthening the economic base of the community.

Township Plans and Studies

The *Township of Edwardsburgh Cardinal Strategic Plan 2024-2028* commits to six (6) strategic priorities to support comprehensive community development. Under the strategic priority committing to a “Liveable Community,” the plan sets an objective to increase affordable housing in the community. The action item for this objective is to review and update the Township’s CIPs to include a definition of affordable housing and offer incentive programs to residents and developers to build housing units that are “affordable.”

The Township of Edwardsburgh Cardinal is committed to providing safe, adequate and sufficient affordable housing to meet the needs of its residents at various life stages. Recent insights from the 2023 *Housing Needs Assessment* recognize that affordable and attainable housing is needed in the community, as are a greater variety of housing types to support community needs. The Township of Edwardsburgh Cardinal has been growing steadily, with the greatest increase in seniors and families with children. The Township of Edwardsburgh Cardinal has a slightly older age profile when compared to the provincial average, with 22.9% of the population over the age of 65, compared to 18.5% for all of Ontario. The Township’s housing stock is not as varied as it could be to adequately serve

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the community including a lack of diverse and affordable housing options for young families, single persons, and seniors.

1.3.4 Previous CIPs

The Township of Edwardsburgh Cardinal has had CIPs available to address community priorities within the villages of Cardinal and Spencerville for more than ten (10) years. Previously the communities of Cardinal and Spencerville had their own CIPs which were approved in January 2012 and December 2013 respectively. These programs promoted revitalization, private investment and economic development within key village areas.

Programs and initiatives introduced over the years have set the foundation for the on-going revitalization that this CIP builds upon. They included the following programs:

- Façade and Property Improvement
- Application and Building Permit Fees Refund
- Heritage Property Improvement
- Downtown Housing Improvement
- Tax Increase-Based Equivalent Rebate
- Project Feasibility Program

Previous CIPs contained community design principles to inform project compatibility with streetscapes in village areas. Those community design principles were prepared over a decade ago, and have therefore not been included in this CIP. In the future, the Township may consider updating and appending community design principles to assist in achieving desired streetscape form and community development.

1.4 Community Engagement Informing this CIP

The Township of Edwardsburgh Cardinal is dedicated to meaningful community engagement as a key part of every municipal project. This Plan has been prepared in consultation with residents, local business owners, stakeholders, Township staff and Council. Input from engagement has directly influenced the programs in this CIP, and informed program eligibility requirements.

To gain a wide variety of input from the community, the following engagement opportunities were provided through the months of April and May 2025:

1. Online Survey
2. In-Person Stakeholder Workshops
3. Township staff Booth at Trade Show

Detailed engagement data is provided in **Appendix A** of this report. The following are the summary findings from public engagement opportunities:

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Summary Findings	Integration into Draft CIP
1. The goals for the existing CIPs are still relevant to the community.	The goals have been reviewed and updated to ensure they are appropriate for the expanded CIP programs and boundaries.
2. Increase efforts to raise awareness and market CIP programs.	A marketing component is included within the new CIP to inform and raise awareness about these programs.
3. Expand the CIP project area so that more properties are eligible.	The project area for the new CIP will be expanded to include the entire Township boundaries.
4. Varied housing options and affordable housing are needed for young adults, families and the aging population.	CIP goals and programs will be updated to address affordable housing per the Township Strategic Plan direction and the 2023 *Housing Needs Assessment* prepared for the Township. Consideration has specifically been given to the provision of programs to support affordable housing as well as support for Additional Residential Units – particularly those that reduce costs through tax relief or permit fee rebates – to diversify housing options.

2.0 | CIP Goals and Objectives

This CIP offers programs for sustained revitalization of Edwardsburgh Cardinal. Applications for CIP programs will be evaluated to ensure consistency with these goals and objectives.

The following are the revitalization goals and objectives:

Goal	Objectives
1. Enhance and support local businesses within the community	i. Improve commercial and mixed-use properties, including façades and landscaping ii. Support and encourage activities by private property owners to beautify their properties and the edge of the sidewalk iii. Improve gateway features iv. Support property owners in redeveloping their properties to improve accessibility

Goal	Objectives
	v. Support businesses to remove barriers which may restrict their accessibility vi. Improve the accessibility, functionality, and marketability of the built environment, including the rehabilitation, maintenance, and adaptive re-use of built heritage resources.
2. Encourage building reuse and context-sensitive redevelopment that contributes to the Township's unique community character.	i. Conserve historic buildings and structures to maintain the Township's historic character ii. Encourage the adaptive reuse of heritage buildings
3. Broaden the range of housing options and affordable housing in the Township to support the diverse needs of residents	i. Support the adaptive reuse of underutilized buildings for residential purposes ii. Work in collaboration with other levels of government to support opportunities for housing iii. Encourage more housing options to attract and retain residents and families of all sizes and age groups to ensure the long-term prosperity of the community iv. Encourage the development of housing for a broader range of income levels

3.0 | Community Improvement Project Area

Community engagement indicated support for programs that could be used by smaller businesses outside of the downtown areas of Cardinal and Spencerville, including within the community of Johnstown, but also in the rural areas. The Township Official Plan (Section 7.5.1) permits the entire Township to be designated a Community Improvement Project Area. Therefore, as indicated through engagement with key community stakeholders, the public, and Council, this CIP applies to the entire municipal boundary of the Township of Edwardsburgh Cardinal. There are still eligibility requirements specific to each program. The Community Improvement Project Area is mapped in **Appendix B**.

4.0 | Financial Incentive Programs

4.1 Program Overview

The CIP offers seven (7) rebate programs and one (1) tax incentive program. The table below provides a brief description of the programs offered. Project eligibility is outlined in Section 4.2.

Programs Offered	Program Description
1. Façade and Property Improvement Grant	Provides rebates to support exterior improvements to commercial or mixed-use buildings, including façade upgrades, signage, and property enhancements, to improve curb appeal and support local revitalization.
2. Application and Permit Fees Grant	Provides rebates for eligible planning application and building permit fees to reduce costs for property improvements and development projects that align with CIP goals.
3. Housing Improvement Grant	Provides rebates for the rehabilitation of residential space or the conversion of non-residential space to residential space to eligible applicants to support improvements to existing residential units.
4. Heritage Property Improvement Program	Provides rebates to cover eligible costs associated with long-term conservation of properties designated under the *Ontario Heritage Act,* or listed on the Township's Heritage Register.
5. Project Feasibility Program	Provides rebates to help cover the cost of professional studies, such as architectural drawings, engineering reports, or market analyses, that support the planning and design of eligible improvement or redevelopment projects.
6. Accessibility and Safety Renovation Grant	Provides rebates to support renovations that improve accessibility, safety, and code compliance in existing buildings, including upgrades such as ramps, handrails, lighting, and security features, to enhance usability for all residents.
7. Tax Increment Equivalent Grant Program	Provides a rebate that helps cover part of the increase in property taxes that results from significant building improvements or redevelopment related to the creation of affordable housing, to support private investment and encourage long-term growth.
8. Signage Improvement Grant	Provides rebates to assist property owners and businesses with the cost of upgrading exterior signage, such as new designs, installation, or compliant lighting, to enhance visibility, streetscape appeal, and community identity.

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Programs Offered	Program Description

4.2 General Program Eligibility

All incentive programs are subject to the following general requirements as well as the program-specific requirements. To qualify for any financial incentive, applicants must achieve all of the General Eligibility Requirements, in addition to the specific requirements for each program. These requirements are not exhaustive, and the Township of Edwardsburgh Cardinal reserves the right to include other requirements and conditions as deemed necessary on a property specific basis.

General Eligibility Requirements:

1. To be eligible for any incentive program contained within this CIP, a complete application must be submitted to the Township. This may include but is not limited to detailed work plans, drawings (as applicable), cost estimates and contracts, applicable reports, and any additional information as required by the Township. Required plans and studies will be outlined during a pre-consultation meeting with Township staff.
2. Eligible applicants must be either the owner of the property, an agent for the owner of the property, or the tenant of a property to whom the owner has provided written consent for the application.
3. To be eligible for any incentive program, all proposed projects must be within the designated CIPA, as presented in Appendix B of this CIP. All proposed projects must be consistent with the goals and objectives as presented in the CIP and the eligibility criteria.
4. The property owner must have no outstanding tax arrears and must be in good standing with regard to taxation at the time of application and throughout the duration of the incentive benefit prior to payment of any funds.
5. Community improvement works associated with an incentive program application must be in accordance with the Township's Official Plan, by-laws, policies, procedures, standards, and guidelines in order to be approved. All improvements shall be made pursuant to a building permit, and constructed in accordance with the Ontario Building Code where required.
6. Existing and proposed land uses must be in conformity with the policies and standards provided by the Township's Official Plan.
7. All work must align with the approved project details, supporting materials, and CIP Agreement. If the completed work differs from the original proposal, the Township may delay, reduce, cancel, or request repayment of the incentive, at its discretion.

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8. Eligible projects are generally only considered to include improvements in comparison to existing features. The incentive programs are not intended to cover routine maintenance activities.
9. The applicant must disclose all other potential funding sources and/or insurance claims which have been applied to related to the improvement of the land or building of which the incentive program is being applied for.
10. Multiple applications for the same property are permitted unless otherwise stated in the specific program details. The intent of providing this flexibility is to allow applicants to phase in components of their projects over time, should it be necessary. However, a funding commitment in one year does not guarantee funding in future years. Applications may be declined if the proposed work was already funded previously.
11. Improvements to private property may begin after a pre-consultation meeting has been held with the Township; however, applicants proceed at their own risk, as funding is not guaranteed until the application is formally approved and a CIP Agreement is executed by both the applicant and the Township. Retroactive funding for work completed prior to the pre-consultation meeting will otherwise not be eligible.
12. Applicants will be required to provide at least two cost estimates from licensed contractors with itemized breakdowns and submit receipts for all eligible expenses. Staff may use discretion where an applicant cannot provide a second comparable quote due to lack of contractors with comparable specialized skills.
13. Incentive programs may be used individually or combined, as outlined in this CIP. Township-funded incentives are limited to 50% of eligible project costs or $10,000 per application—whichever is less. This cap applies only to Township contributions and does not prevent applicants from accessing external funding sources like CF Grenville.

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4.1 Incentive Programs

4.1.1 Façade and Property Improvement Grant

Façade and Property Improvement Grant

Purpose

The Façade and Property Improvement Grant is designed to support property and business owners in revitalizing the exterior appearance of their buildings, thereby enhancing the overall character, attractiveness, and economic vitality of the community.

Program Details

The Façade and Property Improvement Grant will cover 50% of the total eligible project costs to a maximum of **$5,000** per project.

Eligible Projects

The following can be considered façade and property improvements:

- Repair and replacement of:
  - Storefront doors and windows;
  - Masonry and brickwork;
  - Architectural details; and
  - Awnings or canopies, or installation of new awnings or canopies.
- Façade painting or treatments to improve the durability of façade materials;
- New lighting/upgrading of existing fixtures on exterior façade and in entrance and store display areas;
- Addition of new sidewalk or outdoor cafes which are adjacent to the public realm (only cafes located adjacent to the sidewalk are eligible)
- Landscaping improvements between parking areas, the sidewalk and between the parking areas and the building; and
- Other improvements that achieve the goals and objectives of this Plan, as agreed to by the Committee of the Whole – Community Development.

Payment Details

The grant will be paid as a single payment upon completion of the improvements, to the satisfaction of Edwardsburgh Cardinal Staff. For additional information and specific requirements related to payment, please refer to Section 5.3.2

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 4.2 apply;
2. The façade improvement must be visible from a public realm;
3. Only commercial or mixed-use buildings and properties that are zoned Main Street Commercial, Main Street Commercial Residential, General Commercial, or Tourist Commercial are eligible;
4. Single detached dwellings and other buildings where the sole use is residential are not eligible;
5. All grants shall be subject to receiving the required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws.

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4.3.2 Application and Permit Fees Grant

Application and Permit Fees Grant

Purpose

The Application and Permit Fees Grant is intended to encourage private investment and the development of additional residential units across the Township. In zones that are exclusively residential this rebate is limited to applications and fees for the provision of additional residential units. The Township may provide a rebate of normal planning application fees to reduce barriers to investment and the development of affordable housing within the Township.

Program Details

The Application and Permit Fees Grant will cover 50% of the total eligible project costs to a maximum of **$5,000** per project.

NOTE: Although application and permit fees are rebated, they are not waived outright. Fees are to be paid when due and will be reimbursed to approved applicants per payment details below.

Eligible Projects

The Township may refund fees for *Planning Act* and Ontario Building Code applications for improvements that meet the goals and objectives of this Plan specific to commercial use and mixed use buildings or properties, and/or the construction of a new additional residential unit (ARU). These include:

- Official Plan Amendment;
- Zoning By-law Amendment;
- Site Plan;
- Minor Variances; and
- Building Permit fees.

Other improvements that achieve the goals and objectives of this Plan, as agreed to by the Committee of the Whole – Community Development.

Payment Details

The grant will be paid as a single payment upon completion of the improvements, to the satisfaction of Edwardsburgh Cardinal Staff. For additional information and specific requirements related to payment, please refer to Section 5.3.2.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 4.2 apply;

2. In Commercial and Main Street zones, projects must be related to a commercial use or the addition of a new dwelling unit. In all other zones, projects must be related to a new Additional Residential Unit (ARU);
3. All grants shall be subject to receiving the required approvals or permits, as required by Township by-laws and applicable Provincial or Federal laws; and
4. Consulting fees incurred by the Township to process planning applications will not be eligible for rebate under this program.

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4.3.3 Housing Improvement Grant

Housing Improvement Grant

Purpose

The Housing Improvement Grant is intended to provide financial assistance for converting existing vacant space into new residential units, renovations to existing residential units, or construction of new units via building additions.

Program Details

The grant will cover 50% of the eligible construction costs of each unit to a maximum of **$1,500** per unit, to a maximum of four (4) per eligible applicant **($6,000 maximum**).

Eligible Projects

To be eligible for this grant, applicants will need to demonstrate that the proposed works satisfy one of the following:

- Construction of new residential units above or behind existing or future commercial space;
- Conversion of existing vacant commercial / mixed use building areas into new residential units;
- Renovations that increase the number of residential units within commercial, village core or residential zones;
- Projects that involve upgrades necessary for existing residential units to achieve compliance with the Ontario Building Code.
- Other improvements that achieve the goals and objectives of this Plan, as agreed to by the Committee of the Whole – Community Development.

Priority Projects:

- Priority may be given to the conversion of upper storey space to new residential unit(s) and for the rehabilitation of affordable housing and rental units over other housing projects.

Payment Details

The grant will be paid as a single payment upon completion of the improvements, to the satisfaction of Edwardsburgh Cardinal Staff. For additional information and specific requirements related to payment, please refer to Section 5.3.2.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 4.2 apply;

2. In the Main Street Commercial zones, only upper storey and rear residential units are eligible for this program.
3. Properties within the urban boundary featuring existing single detached dwellings are eligible where additional residential units will be created within the principal dwelling or an existing accessory structure on the same lot;
4. All grants shall be subject to receiving the required approvals or permits, as required by Township by-laws and applicable Provincial or Federal laws.

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4.3.4 Heritage Property Improvement Program

Heritage Property Improvement Program

Purpose

The Heritage Property Improvement Program is intended to encourage the long-term conservation of buildings designated under the *Ontario Heritage Act* as buildings that contribute to the unique character of the Township.

Program Details: Heritage Property Improvement Program

The Heritage Property Improvement Grant will cover 50% of total eligible project costs to a maximum of **$7,500** per project.

Eligible Projects

Eligible studies/works under this program will include works to conserve existing elements specified as heritage attributes in the designation by-law, and/or properties within a Heritage Conservation District that are considered contributing to the heritage value of the Heritage Conservation District.

The following are eligible works:

- Repairs or restorations to porches, verandahs, cupolas, columns, brackets, soffits and fascia based on historical documentation (historical photographs or images);
- Removal of siding and detailing that is not heritage material and replacement with historic exterior cladding, based on historic documentation;
- Restoration of historic windows and doors or other structural openings to original conditions based on historic documentation;
- Repairs or restoration of decorative architectural detailing, millwork and trim as well as chimneys, based on historic documentation;
- Feasibility Studies to determine the feasibility of restoring a designated building;
- Building repairs that are critical to the stabilization and conservation of the property, including repairs to the roof and eaves, foundation and other repairs to serious structural faults;
- Services of a licensed professional engineer, architect or a certified heritage professional to design or advise upon the proposed conservation works;
- Other improvements that achieve the goals and objectives of this Plan, as agreed to by the Committee of the Whole – Community Development.

Payment Details

Grant Program: The grant will be paid as a single payment upon completion of the improvements, plans or studies, to the satisfaction of Edwardsburgh Cardinal Staff.

For additional information and specific requirements related to payment, please refer to Section 5.3.2.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 4.2 apply;
2. Properties must be designated under the *Ontario Heritage Act.*
3. Applications must adhere to any *Ontario Heritage Act* heritage permits/municipal approvals and conditions. Projects where a heritage permit was issued prior to the adoption of this Plan and where construction has not yet begun, remain eligible to apply for the program;
4. All grants and/or rebates shall be subject to receiving the required approvals or permits, as required by Township by-laws and applicable Provincial or Federal laws.

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4.3.5 Project Feasibility Program

Project Feasibility Program

Purpose

The Project Feasibility Program is intended to encourage potential business owners to explore the feasibility of building reuse, rehabilitation, or development/redevelopment of land.

Program Details

The Project Feasibility Program will cover 50% of the total eligible project costs to a maximum of **$5,000** per project for undertaking a study that examines the feasibility of rehabilitating buildings and structures, or the development/redevelopment of lands**.**

Eligible Projects

Eligible studies under this program will include:

- Studies that examine the feasibility of rehabilitating buildings and structures, or the development and redevelopment of lands, which includes:
  - Architectural/design drawings;
  - Land Use Feasibility Study;
  - Structural Assessments;
  - Designated Substances Study;
  - Servicing Studies (Stormwater Capacity Analysis, Infrastructure Availability Analysis, etc.);
  - Energy Efficiency Studies (Retrofit Feasibility Analysis, Energy Audits, etc.);
  - studies to support the creation of new affordable housing; and
  - Other improvements that achieve the goals and objectives of this Plan, as agreed to by the Committee of the Whole – Community Development.

Payment Details

The grant will be paid as a single payment upon completion of the project feasibility study, to the satisfaction of Edwardsburgh Cardinal Staff. The Township will require that the following matters are also completed prior to payment of the grant.

- That the Feasibility Study be submitted for confirmation of its completeness prior to the payment of the grant.

For additional information and specific requirements related to payment, please refer to Section 5.3.2.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 4.2 apply;
2. Commercial, mixed-use, industrial, and institutional buildings or properties are eligible for this program. Home-based businesses are also eligible.
3. Single detached dwellings and other buildings where the sole use is residential are not eligible for this rebate.
4. All grants shall be subject to receiving the required approvals or permits, as required by Township by-laws and applicable Provincial or Federal laws.

4.3.6 Accessibility and Safety Renovation Grant

Accessibility and Safety Renovation Grant

Purpose

The Accessibility and Safety Renovation Grant is intended to encourage owners of commercial, office, institutional, and mixed-use buildings, and areas for a home-based business, to upgrade the physical conditions of buildings to improve their safety and accessibility. This includes the installation of ramps, renovations of building entrances and the upgrading of entrances and doorways.

Program Details

The Accessibility and Safety Renovation Grant will cover 50% of the total eligible project costs to a maximum of **$5,000** per project.

Eligible Projects

- Renovations and/or retrofits to improve accessibility (as per the *Accessibility for Ontarians with Disabilities Act*), Ontario Building Code and Fire Code Standards and health and safety features of the building.
- The following can be considered accessibility improvements:
  - Wheelchair ramps;
  - Automatic doors;
  - Guards and/or Handrails;
  - Repairs to pathways/accessible stairs;
  - Widening openings and entrances to meet accessible standards; and,

- Other interior or exterior improvements that, that achieve the goals and objectives of this Plan, as agreed to by the Committee of the Whole – Community Development.

Payment Details

The grant will be paid as a single payment upon completion of the improvements, to the satisfaction of Edwardsburgh Cardinal Staff. For additional information and specific requirements related to payment, please refer to Section 5.3.2.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 4.2 apply;
2. Only commercial, office, institutional, and mixed-use buildings, as well as home-based businesses, are eligible for this program.
3. Single detached dwellings and other buildings where the sole use is residential are not eligible for this rebate;
4. Buildings must be open to the public or provide for local employment;
5. All grants shall be subject to receiving the required approvals or permits, as required by Township by-laws and applicable Provincial or Federal laws.

4.3.7 Tax Increment Equivalent Rebate

Tax Increment Equivalent Grant Program

Purpose

The purpose of the Tax Increment Equivalent Grant Program is intended to stimulate investment by providing a rebate equal to the tax increase resulting from redevelopment or rehabilitation of buildings to create new affordable housing. The tax increment does not include any increase or decrease in municipal taxes due to a general tax rate increase or decrease, or a change in assessment for any other reason. The Tax Increment Equivalent Grant Program encourages the development of new affordable housing by reimbursing Township property taxes for the first ten years of a property.

Rebate Program

The rebate is offered on a declining scale over ten years, based on the increase in assessment value due to the improvements:

- **Year 1-2:** 100% of the Township tax increase
- **Year 3-4:** 80%
- **Year 5-6:** 60%
- **Year 7-8:** 40%
- **Year 9-10:** 20%

After Year 10, the property owner is responsible for paying the full amount of property taxes, including any increase resulting from the redevelopment or rehabilitation.

Eligible Projects

The following are eligible for the Tax Increment Equivalent Grant Program:

- Construction and reconstruction of lands and buildings for the provision of affordable housing. Proponents will be required to commit to providing at least four (4) affordable housing units within the project being developed;
- Projects which involve improvement of more than 25% of the existing gross floor area, or are a new development, providing affordable units are eligible;
- Infrastructure work such as the improvement or reconstruction of existing on-site public infrastructure (water services, sanitary and storm sewers) and result in an increase in the assessed value of the property will also be eligible;
- For clarity, small scale projects, defined as those that involve less than 25% of the existing gross floor area and/or an increase of less than 15% of the existing gross floor area, will not be considered eligible under this program. An assessment, completed by a third-party appraiser, demonstrating that the proposed work is expected to result in an increase in the assessed value of the property before commencement of project and after completion of the project.

Payment Details

The grant will be provided upon the successful completion of the approved work and payment of the full assessed value of the municipal taxes. Tax increment grants are provided to property owners for a maximum of 10 years. Where approved, grants will be paid annually to property owners within approximately three (3) months of payment of the full municipal property tax. If the property is sold or transferred during the grant period, the continuation of the benefit is subject to prior written approval from the Township and the new owner may be required to satisfy specified conditions. For additional information and specific requirements related to payment, please refer to Section 5.3.2.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 4.2 apply;
2. Only affordable housing in mixed use and higher density residential buildings is eligible for this program (that achieve the goals and objectives of this Plan, as agreed to by the Committee of the Whole – Community Development).
3. Single detached dwellings and other buildings where the sole use is low density residential are not eligible for this rebate;

4. Affordability must be maintained over ten years and will be confirmed by the Township once per year through the submission of supporting documentation, such as rent receipts, tenant income verification, or other materials; and
5. All grants shall be subject to receiving the required approvals or permits, as required by Township by-laws and applicable Provincial or Federal laws.

4.3.8 Signage Improvement Grant

Signage Improvement Grant

Purpose

The Signage Improvement Grant is provided to support local property and business owners in enhancing the visibility, appearance and quality of their exterior signage. The program aims to improve the overall streetscape and visual identity of the community, replace outdated and damaged signage, and support local economic development by helping businesses attract customers.

Rebate Program

The Signage Improvement Grant will cover 50% of the total eligible project costs to a maximum of **$3,000** per project.

Eligible Projects

The following are eligible for the Signage Improvement Rebate:

- Primary signs attached to buildings, particularly signs that are a part of a façade's sign board area or a sign located above a buildings entrance or porch
- Primary signs or secondary signs that complement the main building signage;
- Replacement of outdated, damaged, or non-compliant signage with new signs that meet current municipal standards or design guidelines
- Signage that improves accessibility for wayfinding and multilingualism;
- Other signage improvements that support the goals and objectives of this plan as determined by Township staff.
- Routine maintenance or repairs related to signage.

The following are not eligible for the Signage Improvement Grant:

- Temporary or portable signs; and
- Advertisement devices and signage such as billboards; and
- Digital signage for home-based businesses.

Payment Details
The grant will be paid as a single payment upon completion of the improvements, to the satisfaction of Edwardsburgh Cardinal Staff. For additional information and specific requirements related to payment, please refer to Section 5.3.2.
Program Specific Eligibility Requirements
1. All general eligibility criteria outlined in Section 4.2 apply; 2. Commercial, institutional and mixed-use buildings and properties, as well as a home-based businesses are eligible; 3. Only exterior, street-facing signage is eligible. Signage must be visible from the public right-of-way; 4. Applications must include sign designs demonstrating how the signage enhances the visual appearance of the building and streetscape to the satisfaction of Township staff; 5. Signage proposed within the public road allowance will also be considered, provided that the applicant obtains all necessary approvals and permits from the applicable road authority and the proposed signage advance the goals and objectives of this Plan; and 6. All grants shall be subject to receiving the required approvals or permits, as required by Township by-laws and applicable County, Provincial or Federal laws.

5.0 | Implementation

5.1 Implementation Period

The implementation of this CIP will include repealing the Township's existing CIPs and CIPA By-laws.

5.2 Administrative Roles and Responsibilities

5.2.1 Administration of the CIP

This CIP will be implemented by the Township of Edwardsburgh Cardinal, and particularly by the Plan Administrator.

This CIP will require the allocation of resources and staff time to implement. Dedicated staff time will be allocated to respond to inquiries about the CIP and handle applications.

Staff duties include, but are not limited:

- Intake and review of applications;
- Recommendations to Committee of the Whole – Community Development on applications;
- Preparing any required by-laws and/or agreements;
- Liaise with Counties as required;
- Administer rebate payments for approved projects;
- Track progress of approved projects and financial health of the CIP;
- Create and maintain performance indicators for the CIP; and
- Market the annual budget for CIP Incentive Programs.

Applicants are required to provide all necessary information for a complete application to the Plan Administrator.

5.3 Program Process and Requirements

5.3.1 Application Submission and Processing

The following is the process for the submission of a complete application and subsequent processing for all incentive programs:

1. Programs have a continuous intake, as long as funding is available.
2. Arrange a formal pre-consultation meeting with Township staff (the Plan Administrator) to review proposed works and confirm eligibility. The meeting must be documented by Township staff, and the Plan Administrator will provide

written confirmation that the pre-consultation process is complete. CIP works initiated prior to this confirmation will be ineligible for funding. Pre-consultation meetings are valid for a period of 12 months; if no complete application is submitted within that time, a new pre-consultation will be required.

3. Provide a complete application to the Plan Administrator. A complete application shall include completed and signed application forms, and all supporting materials as required by the Plan Administrator. The Township is not responsible for any costs incurred by the Applicant during the application process, including costs associated with preparing the materials which are required by the Township as part of a complete application.
4. All sources of additional funding or incentives must be declared at the time of application submission. The Plan Administrator is entitled to make recommendations for incentive reductions based upon any declared funding or incentive.
5. Unless the Plan Administrator is the approval authority, the Plan Administrator will evaluate all applications and supporting materials and offer a recommendation to the Committee of the Whole - Community Development. The exception is the Tax Increment Equivalent Rebate Program, in which the Plan Administrator will make a recommendation to Council, who will be the approval authority for the application.
6. Building and Planning departments will be circulated on applications that may require a Building Permit.
7. Should the Plan Administrator, Community Development Committee, or Council require additional information, plans, studies, or any additional works related to the proposed project and incentive program application, the requested information and/or works must be adequately provided and/or undertaken prior to approval of the application.
8. Should the application be approved by the approval authority, CIP Agreement will be required, which will outline the terms, duration, default, and any other provisions of the incentive program. This agreement will also be subject to approval by the approval authority.
9. Upon approval and/or completion of community improvement works, the Township, under direction of the Plan Administrator, reserves the right to audit the costs associated with any of the works described by the approved application. Audits will be undertaken at the expense of the applicant.
10. Upon approval and/or completion of community improvement works, the Township reserves the right to inspect any properties/buildings that are associated with an incentive program application offered within this Plan. Inspections would be carried out by the Plan Administrator.
11. Should the applicant fall into default of any of the General Requirements or fail to meet the detailed requirements of the incentive program or any other requirements of the Township, incentive program benefits may be delayed, reduced or cancelled. Additionally, the applicant may be required to repay any

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incentive program benefits at the discretion of the Plan Administrator in consultation with the Community Development Committee or Council as applicable.

12. The Township may discontinue any of the CIP programs at any time; however, all applicants with approved incentive program benefits will continue to receive the benefits in accordance with the terms outlined in the CIP, subject to fulfilling any requirements and agreements and subject to available funding as approved by Council or the designated approval authority.
13. Any program commitments may be cancelled if work does not commence within six months of the approval of an application, or in accordance with an agreement with the Township.

5.3.2 Payment

Improvement works may begin after a formal pre-consultation meeting has been held with the Township; however, applicants proceed at their own risk, as funding is not guaranteed until the application is formally approved and a CIP Agreement is executed by both the applicant and the Township.

The Township will require submission of before and after photographs, along with itemized receipts for all eligible materials and work completed, prior to the release of any rebate funds.

Payment of the financial incentive, in accordance with the CIP Agreement, will be provided to the applicant upon successful completion of the approved work. Payment may be made to the Applicant if written authorization is provided by the Owner.

5.3.3 Combining Funding and/or Grants

Program funding may be combined with other grants, rebates and fee exemptions or programs offered by the Township of Edwardsburgh Cardinal other levels of government, and organizations, as appropriate. The total of all grants, rebates and fee exemptions shall not exceed the total eligible costs of the project.

Additional Tax Relief may be sought from the United Counties of Leeds and Grenville to stack with this program and would need to be requested by the Municipal Clerk to the County Clerk.

5.4 Marketing and Communications

The Township of Edwardsburgh Cardinal commits to promoting and marketing these programs to ensure there is general awareness of the programs and to support strong

uptake. The Township hosts a webpage dedicated to the CIP programs. Additional methods the Township will employ include, but are not limited to, the following:

- Quarterly posts on the Township's social media platform about the programs with links to the webpage;
- Social media posts that celebrate the success of new CIP projects and how it enhances and revitalizes the community;
- Creation of a digital and print flyer to be distributed via email and mail to interest groups including:
  - Local business groups and associations – to raise awareness among existing and new businesses in the community
  - Local builders – to raise awareness in the construction industry
  - Municipal partners and other funding providers, including the United Counties of Leeds and Grenville and CF Grenville
  - Local realty companies – to raise awareness for new buyers

6.0 | Monitoring and Evaluation Strategy

6.1 Purpose

Annual monitoring of this CIP will be conducted. The purpose of monitoring and evaluation is to provide guidance about the success of the Plan and its individual programs. Council will determine annual funding for financial incentives and Township Programs based on the results of the Monitoring and Evaluation Strategy.

Monitoring and evaluation will inform:

- Program participation, performance and municipal budget allocation and funding formula to provide the basis for decisions regarding program design and funding.

The Township will undertake a comprehensive review of the CIP every 5 years to determine the overall effectiveness and relevance of CIP programs, policies, procedures, process and funding.

6.2 Reporting

Monitoring and evaluation of programs should include data collection and indicator development to track applications received, projects funded, and outcomes, as well as to measure the effectiveness of programs and the CIP. Monitoring shall be an ongoing,

continuous aspect of implementing the CIP and provide support for annual reporting on the CIP to Council and the public.

Comprehensive records of all applications received, and incentives provided shall be maintained. The following data or information shall be recorded by staff on an annual basis at a minimum:

- applications received for each program, approval or denial, reasons for approval or denial, and the location of properties involved;
- value of funds granted and the programs under which funds were granted;
- construction value of each project awarded fundings through the CIP;
- timing of project completion;
- number of new housing units, including affordable dwelling units, and their tenure;
- monthly rent charges for units considered affordable over the lifetime of the rebate;
- property tax assessment before and after completion of funded projects (this shall not apply to Additional Dwelling Units); and,
- site photos, plans and other materials related to projects awarded funding.

The above data shall be used to assess the impact of the CIP funding. Performance indicators should be derived from the data to track the effectiveness of the CIP and assess its programs relative to goals and objectives. Performance indicators should be based on the desired end results and key activities set out in the Township's Strategic Plan and Council Official Plan.

The following include desired end results:

- Increase varied housing options and affordable housing in the community;
- Support local businesses to be more accessible, visible, successful and visually appealing; and
- Retain and adaptively reuse underutilized buildings and historic buildings.

6.3 Plan Adjustments / Amendments

This Plan will be reviewed every 5 years to ensure that it is current and adequately reflects existing Township policies and priorities, as well as Provincial policies. Monitoring and applicant feedback regarding the Plan and its programs may also lead to amendments to the financial incentive program descriptions and terms.

6.3.1 Minor CIP Amendments

Minor revisions to the CIP will not require Council approval or amendment where:

- Made in accordance and to ensure consistency with the *Planning Act*, *Municipal Act*, and other applicable legislation;

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- Made to ensure consistency with terminology, definitions, schedules, policies or regulations established in the Township Official Plan and Zoning By-law; and
- Made to clarify or better define program requirements, including evaluation criteria and eligible project costs.

Such minor changes will be provided to the Minister of Municipal Affairs and Housing for information purposes only.

6.3.2 Substantive CIP Amendments

Formal amendments to the CIP will be required in accordance with Section 28 of the *Planning Act* where substantive changes are made, including but not limited to:

- Addition of new goals, objectives or new CIP programs
- Increases in funding provided by the CIP programs

Such changes will be provided to the Ministry of Municipal Affairs and Housing for information purposes only.

6.3.3 Cancellation of CIP Programs

The individual incentive programs contained in this CIP can be activated, deactivated, reduced or discontinued by Township Council without amendment to this Plan.

7.0 | Glossary of Terms

The following definitions are provided to assist in the interpretation of this CIP. The Township shall have the sole discretion in interpreting the provisions and meaning of words used in this Plan.

Administrator / Plan Administrator means one or two Townships staff members assigned by Council, who are primarily responsible for ensuring that the responsibilities of the Plan Administrator(s),as set out herein, are fulfilled. See also the definition for Committee of the Whole – Community Development.

Additional Residential Unit means a second or third dwelling unit in a single-detached house, semi-detached house or rowhouse, or the creation of a residential unit in an accessory building to the single-detached house, semi-detached house or rowhouse.

Affordable Housing shall have the same meaning as defined in the United Counties of Leeds and Grenville Official Plan (as amended) referred to as 80% of the Alternate Average Market Rent (AAMR). The AAMR's are used as the basis for calculating

affordable rents for programs delivered by the Community and Social Services Division, including housing allowance's and Ministry of Municipal Affairs (MMAH) affordable rental housing capital funding programs.

Applicant unless otherwise indicated, means a registered owner, assessed owner, agent authorized by the owner, or tenant of lands and buildings within the community improvement project area who has a right to apply and has made an application for one or more financial incentive(s) in accordance with the policies of this Plan.

Community Development Committee means the committee designated by Council to implement the Community Improvement Plan. The Community Development Committee is a committee of Council, appointed by Council in accordance with an established Terms of Reference. It is intended that the Community Development Committee will consider applications for financial incentive applications, as delegated by Council. The Community Development Committee will be the approval authority for all financial incentives, except the Tax Increment Equivalent Rebate Program, which will be dealt with directly by Council. Where the name of the Committee designated by Council to implement the Community Improvement Plan is changed, or where a different Committee is selected to implement the Community Improvement Plan, all references to the Community Development Committee are intended to refer to the name of the Committee of Council that is designated to implement the Community Improvement Plan.

CIP Agreement means an agreement executed between the Township and an applicant, to outline the terms and conditions for payment of an approved rebate, and prepared in accordance with the policies of this Plan.

Community Improvement Unless otherwise specified, is as defined in accordance with its definition under Section 28 of the Planning Act.

Community Improvement Plan (CIP) means this Plan, as adopted in accordance with Section 28(4) of the *Planning Act*.

Community Improvement Project Area unless otherwise specified, is as defined in accordance with its meaning under Section 28 of the Planning Act.

Council means the Council of the Township of Edwardsburgh Cardinal

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9.0 | Appendices

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Appendix B – Community Improvement Project Area

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Appendix A – Summary of Engagement

A.1 On-line Survey

The survey was offered on the Township's website and was opened from April 23, 2025 to May 12, 2025.

- There were 145 respondents to the survey. Many respondents identified as homeowners (80%) and some also identified as business owners (14%).
- The majority of respondents (55%) indicated that they were not aware of the CIP programs offered by the Township.
- The majority of respondents indicated that they heard about the CIP programs through social media (44%) and through Council and Staff (24%).
- Only (2%) of respondents indicated that they had applied for funding.
- Respondents indicated that key factors to improve funding uptake could include: improve program awareness and marketing, expand the project area so more properties are eligible, provide simple instructions on how to apply.
- The Façade and Property Improvement Program has had the strongest uptake.
- 75% of respondents indicated a need for more affordable housing in the community. Many people noted that there isn't affordable housing available for young people and seniors.
- The majority of respondents identified that the goals of the new CIP should focus on:
    - Revitalization of empty/old buildings;
    - Supporting local businesses;
    - Supporting affordable housing options in the community; and
    - Making communities more attractive.

Theme	Key Findings
Familiarity with existing programs	• Majority of respondents (55%) indicated that they were not aware of the programs or that they had heard of them but were not familiar (32%). • Very few respondents (2%) indicated that they had applied for funding
Program Awareness	• Majority of respondents indicated that they heard about the CIP programs through social media (44%) and through Council and Staff (24%). • Other respondents indicated that they heard of the programs through the Township Website (13%) or word of mouth (10%).

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Program Feedback	• When asked what changes would make programs more accessible, respondents provided the following feedback:
	  ○ Improve program awareness
	  ○ Expand the project area
	  ○ Provide other types of programs (such as programs directed towards business owners and local farmers)
	  ○ Facilitate the application process by providing simplified instructions on how to apply and program criteria
	• Two (2) respondents recommended exploring programs directed towards farmers and on-farm diversified uses.

Reasons for not using the existing programs	• The majority of respondents indicated that they had not applied to the CIP programs because they were not aware of the existing programs until recently (60%) or that the programs did not apply to their location (28%).

Program Usage	• Of the programs offered in the village of Cardinal, survey respondents identified that they had applied for the following programs:
	  ○ Façade and Property Improvement Program (3)
	  ○ Heritage Property Improvement Program (1)
	  ○ Downtown Housing Improvement Program (1)
	  ○ Application and building permit fees refund program (1)
	  ○ Project feasibility Program (1)
	• Of the programs offered in the village of Spencerville, survey respondents identified that they had applied for the following programs:
	  ○ Façade and Property Improvement Program (1)
	  ○ Application and building permit fees refund program (1)

Affordable Housing needs in the community	75% of respondents indicated a need for more affordable housing in the community. Many people noted that there isn't affordable housing available for young people and seniors.

A.2 Workshop Discussions

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There were two (2) workshops hosted in the community on May 7, 2025. One workshop engaged with local business owners and focused on programs to support economic development in the community. The second stakeholder workshop focused on affordable housing needs and aspirations for the community.

Workshops discussion provided an overview of existing CIP programs and sought to understand whether the existing programs and program goals were still relevant. The following are the programs provided per the 2012 and 2013 CIPs for Cardinal and Spencerville. Previous CIP programs included:

Financial Incentive	Purpose	Applicable Area
Façade and Property Improvement Program	To promote the rehabilitation, reparation or enhancement of façades buildings and properties, and will be administered as a rebate and an interest rebate on a loan	• Cardinal • Spencerville
Application and Permit Fees Rebate Program	Provides a refund as a rebate to offset fees for development. Eligible projects include retail and mixed-use buildings, involving construction and/or reconstruction, and building upgrades, improvements, or rehabilitation.	• Cardinal • Spencerville •
Housing Improvement Program	To encourages investment in mixed-use buildings for housing which will be administered as a rebate and an interest rebate on a loan. The program supports the creation of new housing units by converting non-residential spaces and/or improving existing residential units.	• Cardinal • Spencerville
Heritage Property Improvement Program	To promote the restoration, repair, rehabilitation, or preservation of designated heritage properties and buildings under Part IV of the Heritage Act, which will be administered as a rebate and an interest rebate on a loan	• Cardinal • Spencerville
Project Feasibility Program	To encourage the exploration of building reuse and rehabilitation, and/or redevelopment of land and is administered as a grant	• Cardinal

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Tax Increment Equivalent Grant Program	Offers rebates based on the increase in municipal property taxes resulting from rehabilitation, redevelopment, or appropriate infill and intensification.	• Cardinal • Spencerville

Engagement from Stakeholder Workshop echoed survey findings, including the need to improve program awareness and marketing, expand the project area so more properties are eligible, and provide simple instructions on how to apply. In both workshops, there were suggestions to provide retroactive funding for projects already completed.

Economic Development Workshop

- Explore opportunities to provide retroactive funding
- Include loans as a financial incentive
- Consider increasing funding from 2012 to meet current needs
- Permitting "stackable" funding programs (where a single project can apply for funding under multiple programs to increase funding amount)
- Consider a program for accessibility improvements/upgrades

Affordable Housing Workshop

- Support for a greater variety of housing types for young people, families and the aging population
- Support for rental and homeownership starter housing options (e.g smaller houses) and Additional Residential Units
- Relief from property taxes and permitting fees to assist in cost savings for affordable housing
- Provision of land for affordable housing from any level of government or community organization
- Partnering with the County to provide fundings options

The following table summarizes input from engagement sessions.

Economic Development Workshops	Affordable Housing Workshop
• Exploring the CIP Area Boundary to include other communities • The programs should be streamlined and easy to access and navigate • Consider an educational/marketing component for CIP	• The regulations at different levels of government create challenges in providing affordable housing • The lack of services presents challenge in creating viable housing opportunities • There should be more rental and homeownership starter housing options (e.g smaller houses) and ARUs available in the Township.

programs in addition to funding to raise awareness • Explore opportunities to provide retroactive funding • Include loans as a financial incentive • Consider increasing funding from 2012 to meet current needs • Permitting stackable programs • Consider a program for accessibility improvements/upgrades	• Housing incentives should have the least amount of restrictions as possible. • Township could explore opportunities to: ○ Waive property taxes or permitting fees ○ Implement a streamlined approach with the County in terms of incentives and number of agreements required ○ Utilize surplus or vacant lands ○ Implement retroactive reimbursement for affordable home ownership ○ Provide greater flexibility for ARUs to reduce regulatory burden (e.g lot coverage or servicing requirements) Full range of housing is needed, especially for families – includes housing for minimum wage workers and "starter" homes.

A.3 Booth at Trade Show

Township staff attended the 2025 Prescott Home & Trade Show and set up a booth to collect local input on what was most important to the community for the development of a new CIP. Responses generally highlighted the following:

Most Interest	Less Interest
• Giving new life to empty or older buildings • Making our community more attractive • Helping local businesses grow • Making public spaces more accessible for everyone	• Supporting more affordable housing options • Cleaning up and reusing former industrial or contaminated properties
Other Areas of interest	
• Placemaking vs spacemaking • Edible landscaping and community orchards to combat food insecurity • Indoor swimming pool	

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The themes that the community has expressed the most interest in, align with the existing goals and objectives found in the existing CIP programs.

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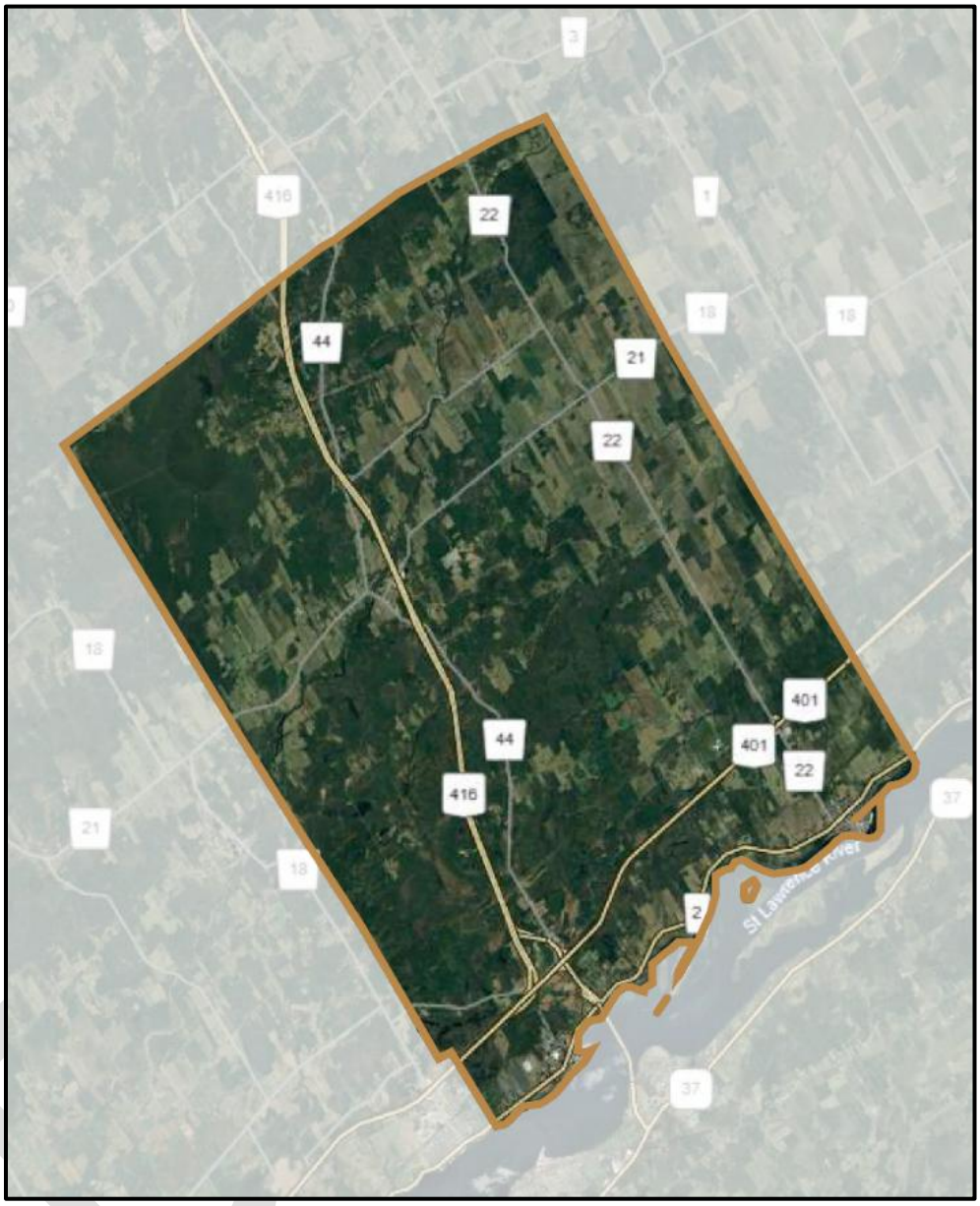
Appendix B – Community Improvement Project Area



TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM

Committee: Council

Date: August 25, 2025

Department: Community Development

Topic: Rural Ontario Development (ROD) Grant Application

Purpose: To provide Council with information on the Rural Ontario Development (ROD) program application being prepared with Grant Match for an industrial land feasibility study and to seek Council's consideration of a resolution of support and acknowledge future budget allocation for the project.

Background: The Rural Ontario Development program, delivered by the Ministry of Rural Affairs (MRA), provides cost-shared funding to help rural communities remove barriers to economic growth and support initiatives that attract investment, create jobs, and build local capacity. The program's *Economic Diversification, Competitiveness and Capacity Building – Strategies and Plans* stream provides up to 50% cost share (to a maximum of $50,000) for projects that build local capacity through strategies or plans, such as feasibility studies, economic development strategies, housing plans, and community improvement plans.

Staff have engaged Grant Match to prepare an application under this stream for funding to prepare an Industrial Land Feasibility Study aimed at expanding our Industrial Park. The proposed project will evaluate the development potential of several key employment lands, including:

- Cedar Grove Road lands identified in our submission to the Job Site Challenge in 2021;
- The "South Lands" identified by the site selector as potential industrial sites at the conclusion of the Job Site Challenge;
- Recently acquired rural lands between Glen Smail and Byers Rd; and
- Remaining lands within the Johnstown Industrial Park.

This study will identify development constraints, servicing and infrastructure requirements, conceptual plans and cost estimates to determine the most viable location for future industrial development, taking initial steps to make the site investment-ready, positioning the Township to strategically prepare and market employment lands for future investment.

Policy Implications: The proposed Industrial Land Feasibility Study supports the Township's land use planning framework by advancing the employment land policies of the Official Plan. By completing this work, the Township will be better positioned to respond to development proposals, guide zoning, land use, and infrastructure planning decisions, and ensure that future growth occurs in a planned and sustainable manner.

Strategic Plan Implications: The Industrial Land Feasibility Study directly supports the Township's Strategic Plan objective to expand our Industrial Park (5.2) by identifying the most viable locations for future development. The project also advances the Strategic Plan objective of pursuing grant funding opportunities (3.3), as it leverages the Rural Ontario Development program to reduce the municipal cost of preparing for long-term industrial growth.

Financial Considerations: Staff estimate the cost of the Industrial Land Feasibility Study is between $100,000 and $150,000, depending on the final scope of work and procurement results. If successful, the Township's application to the Rural Ontario Development program could provide up to $50,000 in matching funds, leaving a municipal contribution of $50,000 to $100,000. This contribution would need to be included in the Township's budgets for 2026 and 2027. The final amount will be confirmed through the RFP process, pending confirmation of grant funding approvals.

Recommendation: THAT Municipal Council support the Township's application to the Rural Ontario Development program for the Industrial Land Feasibility Study through the adoption of the attached resolution, confirming municipal support for the project and acknowledging that a municipal contribution will be required should the application be successful.

Community Development Coordinator

WHEREAS the Township of Edwardsburgh Cardinal has experienced significant industrial growth in recent years, including the sale of all municipally-owned Industrial Park parcels and new development by Giant Tiger, Purple Farm Genetics, and Alantra Leasing; and

WHEREAS the Township has also experienced growth in the Industrial Park through expansions by existing occupants, including Prysmian, Greenfield Global, Canadian Rail Equipment Works and Services, and the municipally-owned Port of Johnstown, resulting in substantial capital investment and new jobs; and

WHEREAS further development of employment lands has the potential to create additional jobs and expand the municipal tax base; and

WHEREAS the Township is preparing an application, with the support of Grant Match, to the Ministry of Rural Affairs under the *Rural Ontario Development (ROD) program* for an Industrial Land Feasibility Study to evaluate development constraints, servicing needs, and preparing conceptual plans for these lands; and

WHEREAS the proposed project aligns with *Enabling Opportunity: Ontario's Rural Economic Development Strategy* by strengthening business development and attraction, building local capacity, and preparing the Township's employment lands to support sustainable job creation and long-term growth; and

WHEREAS Council's support for this initiative affirms the Township's commitment to preparing employment lands for investment and aligns with the objectives of the ROD program;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Edwardsburgh Cardinal hereby supports the submission of an application to the ROD program for the Industrial Land Feasibility Study; and

THAT the Township acknowledges a municipal contribution will be required should the application be successful, with the final amount to be determined through the 2026 and 2027 budget processes; and

THAT Council affirms its support for this project as a priority initiative to prepare the Township's employment lands for future investment, tax base growth, and job creation.

THAT Council of the Township of Edwardsburgh Cardinal approves payment of Port invoices circulated and numbered as follows:

• Withdrawals		$132,376.01
	TOTAL	**$132,376.01**
• Batch 20 CHEQUES		$192,484.53
• Batch 21 EFT'S		$137,866.23
	TOTAL	**$330,350.76**
	TOTAL OF DIRECT WITHDRAW & BATCH LISTINGS	**$462,726.77**

PORT OF JOHNSTOWN

Listing of Montly Direct withdrawl Payments for the Port of Johnstown -August 25, 2025

For approval by Council

	Month		Amount	Withdrawl Date
Payroll Taxes	Aug 1-Aug 14		$28,653.21	12-Aug
Payroll Taxes	Aug 15-Aug 31		$29,616.58	26-Aug
EHT	August		$4,462.44	15-Aug
HST	July	Rebate of $45,043.63		Submitted Aug 18
Canada Life	August		$21,177.15	01-Aug
VISA - General Manager	July		$1,978.76	28-Aug
VISA - Operations Manager	July		$3,267.90	28-Aug
VISA- Office Manager	July		$1,535.44	28-Aug
VISA - Robert	July		$967.68	11-Aug
Hydro One	June 1-July 1		$34,768.85	13-Aug
Hydro One	June 6-July 5		$148.02	19-Aug
Enbridge	Actual for Jun 21-Jul 21 - $1,021.54			
Enbridge	Rate Adjustment	credit of $2,391.92		
Bell	July		$280.60	09-Aug
WSIB	July		$5,519.38	27-Aug
	Total		$132,376.01	

A/P Batch Listing - Payment (APCBTCLZ)

From Batch Number	[20] To [20]
From Batch Date	[08/20/2025] To [08/20/2025]
Type	[Entered, Imported, Generated, System, External]
Status	[Open, Ready To Post, Posted]
Reprint Previously Printed Batches	[Yes]
Show Tax Details	[Yes]
Show Adjustment Details	[Yes]
Show Optional Fields	[Yes]

CHEQUES

Batch No.:	20	**Description:**	SYSTEM GENERATED PAYMENT BATCH			**Total Amount:**	192,484.53
Batch Date:	08/20/2025	**Type:**	System	**Source Application:**	AP	**No. of Entries:**	12
Last Edited:	08/20/2025	**Status:**	Open	**Bank:**	01	**No. of Checks Printed:**	0

Entry No.: 1 System Generated Payment **Document No.:** PY000010897 **Payment Amt.:** 851.97

Transaction Type:	Payment	**Payment Date:**	08/26/2025	**Posting Date:**	08/26/2025	**Year - Period:**	2025 - 08
Vendor:	ABEL01		ABELL PEST CONTROL INC.	**Account Set:**	TRADE		
Payment Code:	CHECK	**Payment Type:**	Check	**Check No.:**	0		

MONTHLY PEST CONTROL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
98206568					0.00	0.00	0.00	546.87
A6949937					0.00	0.00	0.00	169.50
A7274094					0.00	0.00	0.00	67.80
A7349030					0.00	0.00	0.00	67.80
				Total :	0.00	0.00	0.00	851.97

Entry No.: 2 System Generated Payment **Document No.:** PY000010898 **Payment Amt.:** 8,882.30

Transaction Type:	Payment	**Payment Date:**	08/26/2025	**Posting Date:**	08/26/2025	**Year - Period:**	2025 - 08
Vendor:	ATLA03		Atlas Copco Compressors Canada	**Account Set:**	TRADE		
Payment Code:	CHECK	**Payment Type:**	Check	**Check No.:**	0		

SERVICE TO AIR COMPRESSOR FOR BIN SWEEPING

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
1125014601					0.00	0.00	0.00	8,882.30
				Total :	0.00	0.00	0.00	8,882.30

Entry No.: 3 System Generated Payment **Document No.:** PY000010899 **Payment Amt.:** 125.00

Transaction Type:	Payment	**Payment Date:**	08/26/2025	**Posting Date:**	08/26/2025	**Year - Period:**	2025 - 08
Vendor:	CARD05		CARDINAL COMMUNITY FESTIVAL COMMITT	**Account Set:**	TRADE		
Payment Code:	CHECK	**Payment Type:**	Check	**Check No.:**	0		

DONATION TO LABOUR DAY FESTIVAL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
2025 DONATION					0.00	0.00	0.00	125.00
				Total :	0.00	0.00	0.00	125.00

Entry No.: 4 System Generated Payment **Document No.:** PY000010900 **Payment Amt.:** 3,000.00

Transaction Type: Payment **Payment Date:** 08/26/2025 **Posting Date:** 08/26/2025 **Year - Period:** 2025 - 08
Vendor: CBSA02 RECEIVER GENERAL FOR CANADA **Account Set:** TRADE
Payment Code: CHECK **Payment Type:** Check **Check No.:** 0

CBSA CHARGE, BILLED TO PICTON TERMINAL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
9430090363					0.00	0.00	0.00	3,000.00
				Total :	0.00	0.00	0.00	3,000.00

Entry No.: 5 System Generated Payment **Document No.:** PY000010901 **Payment Amt.:** 689.84

Transaction Type: Payment **Payment Date:** 08/26/2025 **Posting Date:** 08/26/2025 **Year - Period:** 2025 - 08
Vendor: CHES01 THE CHESTERVILLE RECORD **Account Set:** TRADE
Payment Code: CHECK **Payment Type:** Check **Check No.:** 0

JULY & AUGUST ADVERTISING

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
40176					0.00	0.00	0.00	344.92
40346					0.00	0.00	0.00	344.92
				Total :	0.00	0.00	0.00	689.84

Entry No.: 6 System Generated Payment **Document No.:** PY000010902 **Payment Amt.:** 156,682.84

Transaction Type: Payment **Payment Date:** 08/26/2025 **Posting Date:** 08/26/2025 **Year - Period:** 2025 - 08
Vendor: CIMO01 CIMOTA INC. **Account Set:** TRADE
Reference: 014228
Payment Code: CHECK **Payment Type:** Check **Check No.:** 0

BIN WALL REPAIR PROJECT - CAPITAL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
014228					0.00	0.00	0.00	156,682.84
				Total :	0.00	0.00	0.00	156,682.84

Entry No.: 7 System Generated Payment **Document No.:** PY000010903 **Payment Amt.:** 8,213.86

Transaction Type: Payment **Payment Date:** 08/26/2025 **Posting Date:** 08/26/2025 **Year - Period:** 2025 - 08
Vendor: COMA01 COMAIRCO EQUIPMENT LTD. **Account Set:** TRADE DUST SYSTEM PROJECT - CAPITAL
Payment Code: CHECK **Payment Type:** Check **Check No.:** 0

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
10118329					0.00	0.00	0.00	8,213.86
				Total :	0.00	0.00	0.00	8,213.86

Entry No.: 8 System Generated Payment **Document No.:** PY000010904 **Payment Amt.:** 163.85
Transaction Type: Payment **Payment Date:** 08/26/2025 **Posting Date:** 08/26/2025 **Year - Period:** 2025 - 08
Vendor: NUIS01 NUISANCE WILDLIFE CONTROL **Account Set:** TRADE ANIMAL REMOVAL
Payment Code: CHECK **Payment Type:** Check **Check No.:** 0

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
2539					0.00	0.00	0.00	163.85
				Total :	0.00	0.00	0.00	163.85

Entry No.: 9 System Generated Payment **Document No.:** PY000010905 **Payment Amt.:** 88.14
Transaction Type: Payment **Payment Date:** 08/26/2025 **Posting Date:** 08/26/2025 **Year - Period:** 2025 - 08
Vendor: STRA01 STRADER-FERRIS INTERNATIONAL **Account Set:** TRADE CUSTOM BROKER FEE
Payment Code: CHECK **Payment Type:** Check **Check No.:** 0

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
3-0240587					0.00	0.00	0.00	88.14
				Total :	0.00	0.00	0.00	88.14

Entry No.: 10 System Generated Payment **Document No.:** PY000010906 **Payment Amt.:** 10,057.00
Transaction Type: Payment **Payment Date:** 08/26/2025 **Posting Date:** 08/26/2025 **Year - Period:** 2025 - 08
Vendor: TOWN04 TOWN HALL CONSULTING INC. **Account Set:** TRADE PHASE 4-7 FOR STRATEGIC PLAN
Payment Code: CHECK **Payment Type:** Check **Check No.:** 0

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
00030					0.00	0.00	0.00	10,057.00
				Total :	0.00	0.00	0.00	10,057.00

Entry No.: 11 System Generated Payment **Document No.:** PY000010907 **Payment Amt.:** 1,921.73

Transaction Type: Payment **Payment Date:** 08/26/2025 **Posting Date:** 08/26/2025 **Year - Period:** 2025 - 08
Vendor: ULIN01 ULINE CANADA CORPORATION **Account Set:** TRADE
Payment Code: CHECK **Payment Type:** Check **Check No.:** 0

SUPPLIES FOR GRAIN SAMPLES

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
16602245					0.00	0.00	0.00	1,921.73
				Total :	0.00	0.00	0.00	1,921.73

Entry No.: 12 System Generated Payment **Document No.:** PY000010908 **Payment Amt.:** 1,808.00

Transaction Type: Payment **Payment Date:** 08/26/2025 **Posting Date:** 08/26/2025 **Year - Period:** 2025 - 08
Vendor: VENT01 VENTNOR EXCAVATING & CUSTOM WORK **Account Set:** TRADE
Payment Code: CHECK **Payment Type:** Check **Check No.:** 0

WASTE GRAIN REMOVAL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
25192					0.00	0.00	0.00	1,808.00
				Total :	0.00	0.00	0.00	1,808.00

---- Batch Summary ----

	Invoice	Adjustment	Discount	Payment	Advance Credit	Bank Amount
Total for Batch 20:	0.00	0.00	0.00	192,484.53	0.00	192,484.53

12 entries printed
1 batch printed

A/P Batch Listing - Payment (APCBTCLZ)

From Batch Number	[21] To [21]
From Batch Date	[08/20/2025] To [08/20/2025]
Type	[Entered, Imported, Generated, System, External]
Status	[Open, Ready To Post, Posted]
Reprint Previously Printed Batches	[Yes]
Show Tax Details	[Yes]
Show Adjustment Details	[Yes]
Show Optional Fields	[Yes]

EFT'S

Batch No.:	21	**Description:**	SYSTEM GENERATED PAYMENT BATCH			**Total Amount:**	137,866.23
Batch Date:	08/20/2025	**Type:**	System	**Source Application:**	AP	**No. of Entries:**	35
Last Edited:	08/20/2025	**Status:**	Open	**Bank:**	01	**No. of Checks Printed:**	0

Entry No.: 1 System Generated Payment **Document No.:** PY000010909 **Payment Amt.:** 4,218.13

Transaction Type:	Payment	**Payment Date:**	08/27/2025	**Posting Date:**	08/27/2025	**Year - Period:**	2025 - 08
Vendor:	ACII01	ACi Industrial		**Account Set:**	TRADE		
Payment Code:	EFT	**Payment Type:**	Other				

MILLWRIGHT SERVICES

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
40087					0.00	0.00	0.00	4,218.13
				Total :	0.00	0.00	0.00	4,218.13

Entry No.: 2 System Generated Payment **Document No.:** PY000010910 **Payment Amt.:** 15,325.71

Transaction Type:	Payment	**Payment Date:**	08/27/2025	**Posting Date:**	08/27/2025	**Year - Period:**	2025 - 08
Vendor:	ACKL01	ACKLANDS- GRAINGER INC		**Account Set:**	TRADE		
Payment Code:	EFT	**Payment Type:**	Other				

VARIOUS MAINT, ELECTRICAL AND SAFTEY SUPPLIES
HEIGHTS CERTIFICATION

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
9584413463					0.00	0.00	0.00	91.67
9585944177					0.00	0.00	0.00	88.02
9586201312					0.00	0.00	0.00	331.88
9586383508					0.00	0.00	0.00	723.43
9586572050					0.00	0.00	0.00	349.24
9587110025					0.00	0.00	0.00	1,969.75
9587918336					0.00	0.00	0.00	8,530.48
9588691403					0.00	0.00	0.00	430.73
9597010017					0.00	0.00	0.00	22.76
9597248773					0.00	0.00	0.00	21.55

9598035963	0.00	0.00	0.00	337.61
9600018924	0.00	0.00	0.00	309.65
9601868152	0.00	0.00	0.00	98.31
9602814460	0.00	0.00	0.00	329.41
9604980293	0.00	0.00	0.00	1,269.75
9608920493	0.00	0.00	0.00	421.47
Total :	0.00	0.00	0.00	15,325.71

Entry No.: 3 System Generated Payment **Document No.:** PY000010911 **Payment Amt.:** 2,599.00

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: ALAN01 ALANTRA LEASING INC. **Account Set:** TRADE MONTHLY TRAILER RENTAL
Payment Code: EFT **Payment Type:** Other

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
161219					0.00	0.00	0.00	2,599.00
Total :					0.00	0.00	0.00	2,599.00

Entry No.: 4 System Generated Payment **Document No.:** PY000010912 **Payment Amt.:** 1,729.51

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: BLUM01 BLUMETRIC ENVIRONMENTAL INC. **Account Set:** TRADE WATER TESTING APR-JULY
Payment Code: EFT **Payment Type:** Other

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
BM36803					0.00	0.00	0.00	1,729.51
Total :					0.00	0.00	0.00	1,729.51

Entry No.: 5 System Generated Payment **Document No.:** PY000010913 **Payment Amt.:** 13,899.00

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: BURC01 BURCHELL FENCING **Account Set:** TRADE FENCING WITH PUBLIC WALKWAY PROJECT- CAPITAL
Payment Code: EFT **Payment Type:** Other

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
8429					0.00	0.00	0.00	13,899.00
Total :					0.00	0.00	0.00	13,899.00

Entry No.: 6 System Generated Payment **Document No.:** PY000010914 **Payment Amt.:** 1,141.30
Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: CLAR02 CLARKE CLEANING SERVICE **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other
HOUSEKEEPING

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
2374					0.00	0.00	0.00	1,141.30
				Total :	0.00	0.00	0.00	1,141.30

Entry No.: 7 System Generated Payment **Document No.:** PY000010915 **Payment Amt.:** 382.44
Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: CULL01 CULLIGAN OF OTTAWA **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other
BOTTLED WATER JUGS

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
09404TO					0.00	0.00	0.00	237.47
19908TO					0.00	0.00	0.00	144.97
				Total :	0.00	0.00	0.00	382.44

Entry No.: 8 System Generated Payment **Document No.:** PY000010916 **Payment Amt.:** 3,082.98
Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: DALT01 DALTCO A DIVISION OF IDEAL SUPPLY **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other
ELECTRICAL SUPPLIES

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
1655263					0.00	0.00	0.00	730.45
1743159					0.00	0.00	0.00	1,059.06
1751392					0.00	0.00	0.00	1,293.47
				Total :	0.00	0.00	0.00	3,082.98

Entry No.: 9 System Generated Payment **Document No.:** PY000010917 **Payment Amt.:** 3,637.47
Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: DRAP02 DRAPEAU AUTOMATIC SPRINKLER CORP. **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other
ANNUAL FIRE ALARM INSPECTION

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount

29071	0.00	0.00	0.00	3,637.47
Total :	0.00	0.00	0.00	3,637.47

Entry No.: 10 System Generated Payment **Document No.:** PY000010918 **Payment Amt.:** 24.45

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: DRIV01 DRIVERCHECK, INC **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

MONTHLY MEMBERSHIP

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
PORT09-1822242					0.00	0.00	0.00	24.45
				Total :	0.00	0.00	0.00	24.45

Entry No.: 11 System Generated Payment **Document No.:** PY000010919 **Payment Amt.:** 357.11

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: FARM01 FARMERS FORUM **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

AUGUST ADVERTISING

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
91746					0.00	0.00	0.00	357.11
				Total :	0.00	0.00	0.00	357.11

Entry No.: 12 System Generated Payment **Document No.:** PY000010920 **Payment Amt.:** 91.51

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: FUTU02 FUTURE OFFICE PRODUCTS **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

COPIER CONTRACT

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
FOP234929					0.00	0.00	0.00	91.51
				Total :	0.00	0.00	0.00	91.51

Entry No.: 13 System Generated Payment **Document No.:** PY000010921 **Payment Amt.:** 1,118.70

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: GTRS01 GTR SCALES LTD. **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

CALIBRATION INSPECTION, MEASUREMENTS CANADA

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
250722POJ					0.00	0.00	0.00	1,118.70
				Total :	0.00	0.00	0.00	1,118.70

Entry No.: 14 System Generated Payment **Document No.:** PY000010922 **Payment Amt.:** 3,689.45

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: HOUS02 S. HOUSEMAN & ASSOCIATES **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

BIN WALL AND WALKWAY PROJECTS - CAPITAL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
025-62					0.00	0.00	0.00	2,288.25
025-63					0.00	0.00	0.00	1,401.20
				Total :	0.00	0.00	0.00	3,689.45

Entry No.: 15 System Generated Payment **Document No.:** PY000010923 **Payment Amt.:** 530.00

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: HOWA01 HOWARD CAMPBELL & SONS LTD. **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

PORTABLE TOILET RENTAL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
MR5988					0.00	0.00	0.00	530.00
				Total :	0.00	0.00	0.00	530.00

Entry No.: 16 System Generated Payment **Document No.:** PY000010924 **Payment Amt.:** 2,994.50

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: HUDS01 G.C. HUDSON SUPPLY LIMITED **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

PROBE STATION PROJECT - CAPITAL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
397984					0.00	0.00	0.00	2,994.50
				Total :	0.00	0.00	0.00	2,994.50

Entry No.: 17 System Generated Payment **Document No.:** PY000010925 **Payment Amt.:** 77.97

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: JOEC01 JOE COMPUTER **Account Set:** TRADE

BACKUP DSL INTERNET

Payment Code: EFT **Payment Type:** Other

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
222556					0.00	0.00	0.00	77.97
				Total :	0.00	0.00	0.00	77.97

Entry No.: 18 System Generated Payment **Document No.:** PY000010926 **Payment Amt.:** 177.98

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: JONE01 JONES RAIL INDUSTRIES LTD. **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

MONTHLY RAIL MAINT.

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
4875					0.00	0.00	0.00	177.98
				Total :	0.00	0.00	0.00	177.98

Entry No.: 19 System Generated Payment **Document No.:** PY000010927 **Payment Amt.:** 1,386.08

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: LEVA01 LEVAC SUPPLY LIMITED **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

MAINT SUPPLIES - TOOLS

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
1382963					0.00	0.00	0.00	362.76
1383263					0.00	0.00	0.00	786.48
1383520					0.00	0.00	0.00	236.84
				Total :	0.00	0.00	0.00	1,386.08

Entry No.: 20 System Generated Payment **Document No.:** PY000010928 **Payment Amt.:** 3,417.12

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: LIME01 LIMERICK ENVIRONMENTAL SERVICES LTD. **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

WASTE GRAIN REMOVAL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
2025-0988					0.00	0.00	0.00	759.36

2025-1368	0.00	0.00	0.00	759.36
2025-1415	0.00	0.00	0.00	759.36
2025-1438	0.00	0.00	0.00	379.68
2025-1455	0.00	0.00	0.00	759.36
Total :	0.00	0.00	0.00	3,417.12

Entry No.: 21 System Generated Payment **Document No.:** PY000010929 **Payment Amt.:** 1,864.50

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: MARI02 Maritime Magazine **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

SUMMER ADVERTISING

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
MM-25-0196					0.00	0.00	0.00	1,864.50
Total :					0.00	0.00	0.00	1,864.50

Entry No.: 22 System Generated Payment **Document No.:** PY000010930 **Payment Amt.:** 969.99

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: MILL03 TIM MILLAR **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

DRONE/PICTURE FOOTAGE

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
POJ01					0.00	0.00	0.00	969.99
Total :					0.00	0.00	0.00	969.99

Entry No.: 23 System Generated Payment **Document No.:** PY000010931 **Payment Amt.:** 40,823.48

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: OMER01 OMERS **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

EMPLOYEE PENSION

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
JULY 25 PENSION					0.00	0.00	0.00	40,823.48
Total :					0.00	0.00	0.00	40,823.48

Entry No.: 24 System Generated Payment **Document No.:** PY000010932 **Payment Amt.:** 2,980.71

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08

Vendor: ONSE01 ONSERVE **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

MONTHLY IT NETWORK SERVICE
2 NEW MONITORS

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
69780					0.00	0.00	0.00	1,066.49
69914					0.00	0.00	0.00	1,914.22
				Total :	0.00	0.00	0.00	2,980.71

Entry No.: 25 System Generated Payment **Document No.:** PY000010933 **Payment Amt.:** 93.78
Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: PRES03 PRESCOTT BUILDING CENTRE **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

HARBOUR REPAIR SUPPLIES

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
2084560					0.00	0.00	0.00	93.78
				Total :	0.00	0.00	0.00	93.78

Entry No.: 26 System Generated Payment **Document No.:** PY000010934 **Payment Amt.:** 5,260.15
Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: PREV02 PREVENTION AND REGULATORY SOLUTION **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

HEALTH AND SAFETY

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
846					0.00	0.00	0.00	5,260.15
				Total :	0.00	0.00	0.00	5,260.15

Entry No.: 27 System Generated Payment **Document No.:** PY000010935 **Payment Amt.:** 2,390.63
Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: PSAC01 PUBLIC SERV. ALLIANCE OF CAN. **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

EMPLOYEE UNION DUES

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
JUN 14-JUL 11/25 DUES					0.00	0.00	0.00	2,390.63
				Total :	0.00	0.00	0.00	2,390.63

Entry No.: 28 System Generated Payment **Document No.:** PY000010936 **Payment Amt.:** 293.13

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: SANI01 SANI-SOL INC. **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

HOUSEKEEPING SUPPLIES

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
581721					0.00	0.00	0.00	293.13
				Total :	0.00	0.00	0.00	293.13

Entry No.: 29 System Generated Payment **Document No.:** PY000010937 **Payment Amt.:** 220.35

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: SETS01 SOUTHEASTERN TELECOMMUNICATION **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

SERVICE TO PHONE EXTENIONS

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
52962					0.00	0.00	0.00	73.45
53171					0.00	0.00	0.00	146.90
				Total :	0.00	0.00	0.00	220.35

Entry No.: 30 System Generated Payment **Document No.:** PY000010938 **Payment Amt.:** 1,407.63

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: SGSE01 SGS ELEVATORS **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

MONTHLY ELEVATOR MAINT.

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
111516					0.00	0.00	0.00	1,407.63
				Total :	0.00	0.00	0.00	1,407.63

Entry No.: 31 System Generated Payment **Document No.:** PY000010939 **Payment Amt.:** 5,436.43

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: SKSL01 SKS Law LLP **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

LAWYER FEES

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
51277					0.00	0.00	0.00	4,035.23
51278					0.00	0.00	0.00	1,401.20

Total :	0.00	0.00	0.00	5,436.43

Entry No.: 32 System Generated Payment **Document No.:** PY000010940 **Payment Amt.:** 4,544.01

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: STLA02 ST. LAWRENCE TESTING & INSPECTION CO. **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

COVERED STORAGE PROJECT - CAPITAL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
25D391					0.00	0.00	0.00	4,544.01
Total :					0.00	0.00	0.00	4,544.01

Entry No.: 33 System Generated Payment **Document No.:** PY000010941 **Payment Amt.:** 181.15

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: UNIV01 UNIVERSAL SUPPLY GROUP INC. **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

SHOP SUPPLIES

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
964-467159					0.00	0.00	0.00	181.15
Total :					0.00	0.00	0.00	181.15

Entry No.: 34 System Generated Payment **Document No.:** PY000010942 **Payment Amt.:** 352.31

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: UPPE02 UPPER CANADA H.V.A.C. SYSTEMS **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

HVAC INSPECTION IN ANNEX

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
27459					0.00	0.00	0.00	352.31
Total :					0.00	0.00	0.00	352.31

Entry No.: 35 System Generated Payment **Document No.:** PY000010943 **Payment Amt.:** 11,167.57

Transaction Type: Payment **Payment Date:** 08/27/2025 **Posting Date:** 08/27/2025 **Year - Period:** 2025 - 08
Vendor: WOST01 W.O. STINSON & SON LTD. **Account Set:** TRADE
Payment Code: EFT **Payment Type:** Other

PROPANE REFILL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount

499041012	0.00	0.00	0.00	4,564.31
499041013	0.00	0.00	0.00	6,603.26
Total :	0.00	0.00	0.00	11,167.57

---- Batch Summary ----

	Invoice	Adjustment	Discount	Payment	Advance Credit	Bank Amount
Total for Batch 21:	0.00	0.00	0.00	137,866.23	0.00	137,866.23

35 entries printed
1 batch printed

TOWNSHIP OF EDWARDSBURGH CARDINAL
DISCUSSION ITEM

Committee: Regular Council

Date: August 25, 2025

Department: Public Works

Topic: Township Garbage Bags

Background: At the April 14th Committee meeting, members reviewed the current curbside collection bylaw. Discussion occurred regarding the current size and use of clear bags.

Staff have followed up and received pricing on a different sized bag in both dark coloured with white logo lettering and tan coloured bags with blue logo lettering. The cost difference is minimal being +/- $1,500.00 based on 600 boxes (20 packages of 10 bags per box) per year.

Description	Current Bag	Alternate 1	Alternate 2
Bag Colour	Clear	Black/Blue	Tan
6” (150mm) Logo	Black	White	Blue
Dimensions	30” (75cm) by 34” (85cm)	28” (70cm) by 36” (90cm)	28” (70cm) by 36” (90cm)
Square inches	1020	1008	1008

Note: larger dimension sizes were not considered due to concern with weight restrictions.

Staff’s position would be to remain status quo as the bags are well established and avoids implementing another change in solid waste collection system.

Staff are looking for Council direction on whether Township bags should remain status quo or if there is an appetite to make a change to the size and/or colour of the Township bags.

Director of Operations

Manager of Public Works

TOWNSHIP OF EDWARDSBURGH CARDINAL
INFORMATION ITEM

Committee: Regular Council

Date: August 25, 2025

Department: Public Works

Topic: ICI Blue Box Collection Service Draft Proposal

Background: Staff attended a webinar on August 15, hosted by Circular Materials, regarding a proposal that would see blue box services extended to small Industrial, Commercial and Institutional (IC&I) locations. The proposal is based on the assumption that the Blue Box Regulation would not be amended to include IC&I however the service would be extended through municipal agreements and the municipality would pay the full cost of the service.

The eligible criteria for the small IC&I include:

- Located on an existing curbside collection route
- The Blue Box material setout is in the similar form and quantity as a single-family household (two blue boxes)

The total number of small IC&I locations must not exceed 2% of the total single-family stops.

The next steps in the process include:

- Producer Responsibility Organization (PRO's) acceptance of offer.
- Finalized IC&I service proposal being circulated to eligible communities
- Creation of small IC&I statement of work
- Execution of agreement by October 31, 2025

Staff anticipate to have additional information to present at the September Administration and Operations meeting and wanted to advise this item is in the works and coming forward.

Director of Operations

Manager of Public Works

TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM

Committee: Regular Council

Date: August 25, 2025

Department: Public Works

Topic: Pharmacy Parking Signage – Cardinal

Purpose: To recommend establishing 30-minute parking spots in front of the pharmacies in Cardinal

Background: On separate occasions, we have received requests from both the Rexall Pharmacy and Cardinal Drug Mart for the installation of dedicated signage for patron parking during their hours of operation.

The two main factors behind the requests are limited off street parking availability and a number of mixed commercial residential uses have been converted to solely residential uses creating more vehicles parked for longer durations.

Diagram 1 shows the pharmacy locations and potential parking spots directly in front of their businesses that could be converted to 30-minute parking zones during the following days and times:

Rexall Pharmacy – Monday to Friday 9am to 5pm, excluding statutory holidays

Cardinal Drug Mart – Monday to Saturday 9am to 6pm, excluding statutory holidays

There are a couple of challenges with the installation of the signage. Signage placement so that it's clearly visible without adversely affecting winter clearing and removal operations. Second, ability to enforce based on the limited working hours of the bylaw officer.

Policy Implications: Section 3.3 of bylaw 2018-29 speaks to parking that is signed and specific. Where appropriate signage is installed, no vehicle shall be parked outside the limits specified upon the sign.

Strategic Plan Implications: Nil

Financial Considerations: Under $500.00 to have the signs created and installed**.**

Alternatives: Council could choose to remain status quo or limit the 30-minute parking spots to one at each location.

Recommendation: THAT Municipal Council direct staff to install two 30-minute parking spots in front of Rexall Pharmacy between 9am and 5pm Monday to Friday and install two 30-minute parking spots in front of Cardinal Drug Mart between 9am and 6pm Monday to Saturday.

Director of Operations

Manager of Public Works

Diagram 1

323
312-314
318
327
2120
322
WALTER ST
331
326
2116
330
2112
2104
2100
214-216
2094-2096
DUNDAS ST
2088
2099
2084-2089
BRIDGE ST
Cardinal Dr
2093-2095
Park
2076

TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM

Committee: Regular Council

Date: August 25, 2025

Department: Public Works

Topic: 35 Frederick Street unopened road closure request update

Purpose: To provide updated information and receive direction on the request for stopping up, closing and conveying several unopened road allowances.

Background: The request was originally discussed at the September 9, 2024 committee meeting. Members asked for additional time to consider the request and additional information on access to the Industrial Park from 401/416 highways via municipal road network.

There is insufficient information on access routes as very limited pre-planning and strategic development work has been completed on the future expansion of the Industrial Park. Novatech completed a planning study under Interim Control Bylaw 2021-33. One of the recommendations of the study was to undertake a conceptual development plan for the existing and future industrial park expansion lands. To date, no direction has been provided to commit resources toward the development of a conceptual plan.

At a very high level, a future second access to the existing industrial park or future expansion industrial park lands would most likely come off Hwy 16 around the area indicated by the purple dotted line in the diagram.

In speaking recently with the proposal requestor, the road allowance listed as number 5 is preferred however not necessary to the proposal.

1. Close remaining of 4th St to the east side of lot 10 4th S/S (PIN 68155-0131)
2. Close remaining of Queen between 3rd and 4th St (PINS 68155-0179 and 0180)
3. Close remaining of King St, between 2nd and 4th St (PINS 68155-0187 and 0188)
4. Close 3rd St from East side of lot 16, 3rd N/S to Queen/Charlotte St (part of 68155-184)
5. Close George St between 2nd St and 4th St (PINS 68155-0191 and 0192)

Note: An R-Plan to create a new PIN off 68155-0184 would need to be completed.

Diagram 1

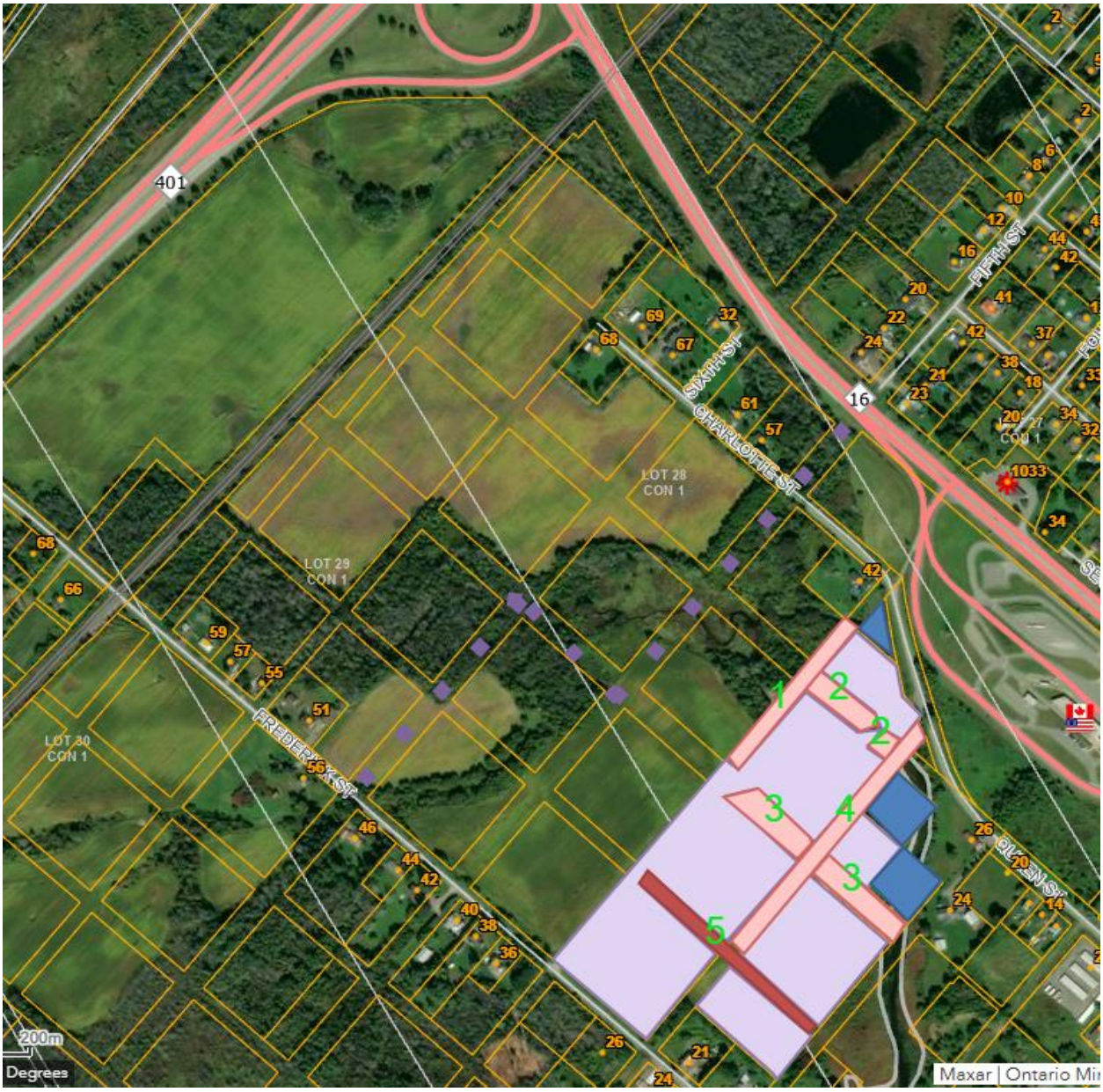


Diagram Legend

Purple dotted line – possible second access route to IP
Light purple – owned by requestor
Light red – primary road allowance closure request
Dark red – optional road allowance closure request
Blue – unidentified parcels

From what we know at this time, the proposed closures do not appear to landlock or restrict access to privately owned property.

Policy Implications: The intended closures would need to be advertised for 30 days and a by-law prepared for consideration to stop up, close and convey the requested unopened road allowances. The by-law and R-plan would then be registered and land transfer completed.

Strategic Plan Implications: This aligns with the economic development and growth pillar supporting agricultural and housing.

Financial Considerations: All costs of the conveyance, including surveying and legal, will be absorbed by the applicant. The applicant is aware of the requirement to cover all costs.

Alternatives: Council could decide to remain status quo or move forward with portions of the proposal

Recommendation: THAT Municipal Council direct staff to complete the necessary steps, including public advertising and preparing a bylaw to stop up, close and convey the unopened road allowances identified as PIN 68155-0131, 68155-0179, 68155-0180, 68155-0187, 68155-0188, 68155-0191, 68155-0192, and newly created PIN of 68155-0184.

_____
Director of Operations

Attached: Proposal Request

Dave Grant

From: [redacted]
Sent: Wednesday, August 14, 2024 11:11 AM
To: Dave Grant
Cc: [redacted]
Subject: RE: Frederick/Queen Road Allowances
Attachments: 35 Frederick st unpoen road allowance closure proposal_8142024_1.pdf; 35 Frederick st unpoen road allowance closure proposal_8142024_2.pdf

Hi Dave,

We are just following up with the request to stop up, close and convey unopened road allowance from earlier in the year. We have purchased the land discussed on June 25th 2024 and we would like to proceed, reason for request is to clean up titles of land, many pins gets very confusing for everyone. As can be seen from map ...8142024_2.pdf, there are a few buildings that have existed for more than 50 years already on the unopen road allowances. As well as, the stop up and closing of Fourth street between Frederick to Queen, including the bridge crossing the creek (Bylaw 94-27, I believe) and our neighbours recent Stop up and close of a part of Queen Street from 2nd St to south side of 3rd St and 2nd Street (between Queen and Frederick) has blocked in the area. Also to note, we would like to build a home on the property near the creek between Third and Fourth street and part of Queen highlighted in green on maps. Attached is a map ...8142024_1.pdf for our request of unopened road allowance closure, which is similar to the map that you had shared earlier, with a few updates, I believe reflected our earlier conversations.

In words, I believe this is the description, I would defer to yourself and maps if I am incorrect.

- Close remaining of 4th street to the east side of lot 10 4th S/S
- Close remaining of Queen between 3rd and 4th St
- Close remaining of King St, between 2nd and 4th St
- Close George St between 2nd St and 4th St
- Close 3rd St from East side of lot 16, 3rd N/S to Queen/Charlotte St

Please let us know the next steps.

Thanks in advance,

Tom and Shari Fahrngruber

From: Dave Grant <dsgrant@twpec.ca>
Sent: March 21, 2024 4:50 PM
To: [redacted]
Subject: RE: Frederick/Queen Road Allowances

Hi Tom,

No worries with waiting until the land purchase with your mother is complete. Written request via email is good. As for house building on the property, the east side of Frederick Street is outside the holding zone – called future industrial park in our zoning bylaw so in theory a house could be built if it met all other planning/zoning/building requirements. We can certainly chat more on this item.

Ontario

MINISTRY OF NATURAL RESOURCES AND FORESTRY

Make a Topographic Map

Notes:

Legend

- Building as Symbol
- Building to Scale
- Airport
- Heliport \ Hospital Heliport
- Seaplane Base
- Ferry Route
- Trail
- Bruce Trail
- Greenbelt Route
- Rideau Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfront Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major → Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.1 km

Projection: Web Mercator

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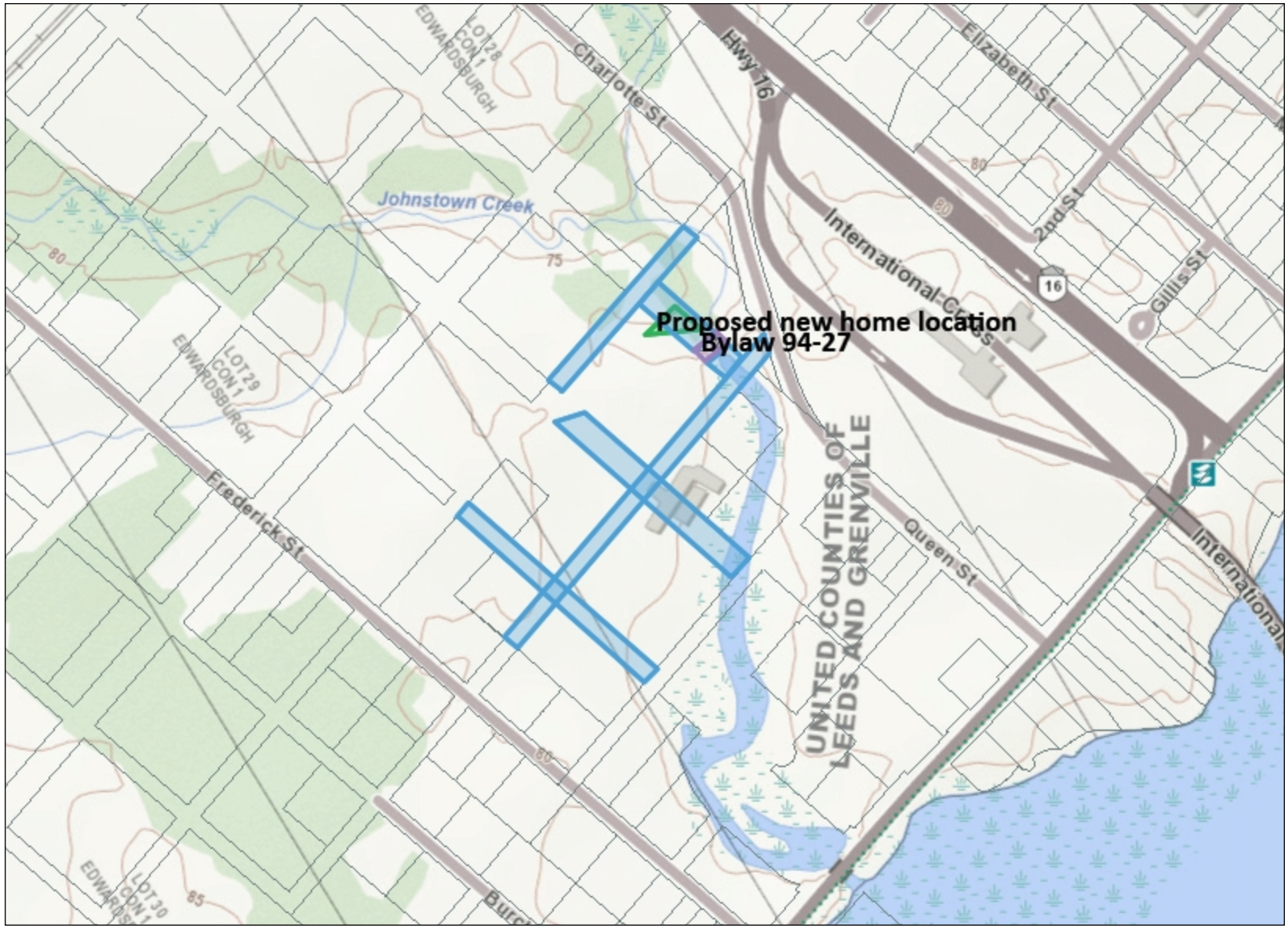
Ontario

MINISTRY OF NATURAL RESOURCES AND FORESTRY

Make a Topographic Map

Notes:



Legend

- Building as Symbol
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- International Boundary
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- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

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THE CORPORATION OF THE

TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY-LAW NO. 2015-52

"A BY-LAW TO ADOPT A POLICY ON THE USE OF UNOPENED ROAD ALLOWANCES"

WHEREAS Municipal Council deems it advisable to adopt a policy with respect to unopened road allowances;

NOW THEREFORE: The Council of the Corporation of the Township of Edwardsburgh/Cardinal enacts as follows:

1. The attached hereto as Schedule "A" and forming part of the by-law is hereby adopted.

2. That this by-law will come into force and take effect on its passing.

3. By-law 2013-29 is hereby repealed.

Read a first and second time in open Council this 1st day of September, 2015.

Read a third and final time, passed, signed and sealed in open Council this 1st day of September, 2015.

Mayor

Clerk

Schedule "A" to By-law 2015-52

Use of Unopened Road Allowance Policy

POLICY STATEMENT

The Corporation of the Township of Edwardsburgh/Cardinal will generally refuse to permit any person to open any unopened road allowance within the Township by way of a trail, driveway or road capable of being used by any motor vehicle whatsoever.

The purpose of this policy is to protect the Township from demands that such unopened road allowances be improved and maintained at the expense of the general ratepayers of the municipality.

SCOPE

1. The municipality will consider opening an unopened road allowance where the number of potential users warrants the expense of maintaining it in the sole discretion of Council, and where such potential users are prepared to pay the cost of initially constructing a road to the same standard as similar publicly maintained roads located elsewhere in the municipality. The municipality will generally require all unopened road allowances opened under this policy to be paved.

2. Unopened road allowances may not be used to access single residences, nor shall they contribute to the minimum frontage requirements of the Township's Comprehensive Zoning Bylaw.

3. No person shall erect any kind of structure on or attached to an unopened road allowance owned by the Township of Edwardsburgh/Cardinal.

4. No person shall store any vehicle, boat, trailer, etc. on an unopened road allowance owned by the Township of Edwardsburgh/ Cardinal.

5. No person shall perform any work, or remove any trees, soil or other material or use any unopened road allowance without the specific approval of Council.

6. Requests for permission to upgrade or maintain an unopened road allowance shall be submitted in writing to the CAO/Clerk or the Director of Operations. The request must state the intended upgrades or maintenance, the applicant's interest in the allowance and must be accompanied by an accurate location and description plan.

7. If permission is granted by Council to upgrade or maintain the unopened road allowance, the following policies shall apply, as determined by the municipality:
    a. The actual location of the allowance is the responsibility of the applicant and may be required to be verified by an Ontario Land Surveyor, at the expense of the applicant.
    b. If a new entranceway to the allowance is required, the approval of the muinicipality's Director of Operations or alternate as to its location, width, size and length of culvert to be installed and the grade at which it intersects the Township road is required. Where entry is upon a roadway not under the jurisdiction of the municipality, the standards and specifications of the United Counties of Leeds & Grenville or the Ontario Ministry of Transportation shall apply.
    c. If brushing and clearing of the road allowance is undertaken, all wood larger than 4 inches in diameter shall be piled for pickup by the municipality. Alternatively, the municipality may agree to sell the wood to the applicant at a pre-set fee per face cord, the volume of wood to be sold to be determined jointly by the applicant and the Director of Operations or alternate. All brush and stumps to be cleared to the satisfaction of the municipality.

d. If the application is for the provision of an access road, the minimum width of clearance shall be 20 feet. This 20 feet shall be located in the centre of the road allowance, leaving an equal buffer on either side of the cleared area, unless otherwise approved by Council.
e. The applicant shall acknowledge in writing that any and all improvements to the road allowance are at the sole expense of the applicant and all such improvements must be approved by the municipality. The applicant must also acknowledge in writing that any member of the general public has the right to use the subject road allowance.
f. The applicant must post a notice on the entrance to the road allowance, in a form acceptable to the municipality, advising all users of the road allowance that the roadway is an unassumed municipal roadway and that it is used at the public's own risk.
g. The applicant must acknowledge in writing that the municipality assumes no liability, responsibility or obligation whatsoever to construct and/or maintain and/or repair the road allowance.
h. The applicant must agree in writing to indemnify and save harmless the municipal corporation and its officers and directors from any and all manner of actions, causes of actions, claims or demands whatsoever for or by reason of any personal injury and/or property damage of or in any way arising out of any accident whatsoever occurring on the road allowance.

8. Requests to stop up, close and convey unopened road allowances shall be directed to the CAO/Clerk or the Director of Operations in writing with the reason for the request clearly stated. Such requests will be considered only in circumstances where the closure will not lead to issues of land locking or blocked access to privately owned property. All costs of the conveyance, including required surveying shall be bourne by the applicant. All intended conveyances will be publicized.

TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM

Committee: Regular Council

Date: August 25, 2025

Department: Public Works

Topic: Dundas St. West Road Authority Change Consideration

Purpose: To seek approval to have Dundas Street West designed to Township criteria with the intent of having ownership transferred from the County to the Township following construction project completion.

Background: Jewell Engineering has begun initial design of the road. There has been preliminary conversation at the staff level about having the road turned over to the Township at the completion of the reconstruction. Currently, the County owns the road and storm sewers from Legion Way to Bridge/Lewis intersections. The Township performs the majority of winter maintenance activities on this section and owns the majority of assets contained within the right-of-way.

We have reached a decision point in the design phase with respect to lane width. The lane width will impact both the proposed storm design (structure and inlet locations) as well as the road vertical geometry (tie-ins and cross slopes). The County would require a minimum 3.5-meter lane width if they maintain ownership and if transferred to the Township, the lane width could be reduced down to 3.0-meters. The 3.0-meter lane width would still meet the minimum requirements under the Transportation Association of Canada (TAC) guidelines for posted speeds under 60 km/h. The reduced lane width would act as a natural traffic calming measure and minimize the impact on the existing short driveways.

Although the project is not slated for construction until 2027, we anticipate several decision points will need to be made along the way and the intended ownership at project conclusion should be determined as soon as possible.

Policy Implications: Any asset acceptance requires Council approval.

Strategic Plan Implications: Aligns with objective 2.4 in partnering to increase efficiencies of service delivery.

Financial Considerations: There are no short-term costs associated with transferring the asset at project conclusion. There would be long term costs associated with the lifecycle of the assets being incorporated into our management system.

Alternatives: Should Council not wish to commit to accepting the assets at the conclusion of the project, the default position will be having the assets designed to the County criteria. The recommendation would be that Council remain status quo with Dundas Street West asset ownership.

Recommendation: THAT Municipal Council direct staff to design Dundas Street West using Township criteria with the intent to have road ownership formally transferred from the County to the Township following construction project completion.

Director of Operations

TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM

Committee: Regular Council

Date: August 25, 2025

Department: Public Works / Environmental Services

Topic: Storm Water Reserve Use

Purpose: To obtain authorization to use up to $100,000.00 from the storm sewer reserves account (01-3525) as a revenue source to cover additional expenses related to the storm water network.

Background: Some additional costs associated with our storm sewer system have been identified through our capital and maintenance projects this year.

South Street: The original scope of work planned to keep the majority of the storm sewer infrastructure based on CCTV and above ground visual inspection. As the project has progressed and infrastructure exposed, a couple additional structures and sections of pipe required replacement.

Dishaw Street: The storm catch basin in the parking lot at the Public Works yard in Cardinal is not functioning as designed. As part of our regular system maintenance program, high pressure cleaning was attempted however at least a portion of the pipe is either blocked, collapsed or non-existing as water bubbled to the surface and a void created under the asphalt. The work to correct this situation will be more extensive being that it's in close proximity to the high-pressure gas main, main communication line to the elevated tower and the Cardinal Power hydro duct.

Waddell Street: Based on a preconstruction site meeting held on August 14th with Enbridge and Cardinal Power, additional daylighting stipulations for their infrastructure is going to be required in order to complete our storm sewer replacement.

Policy Implications: Council approval is required for expenses outside the approved budget.

Strategic Plan Implications: Nil

Financial Considerations: The Environmental Services Storm Sewer reserves (01-3525) are currently at $457,040.01. There are still some variables and unknowns with the projects above and right now we estimate allocations of the following:

South - $25,000.00
Dishaw - $35,000.00
Waddell - $30,000.00
Contingency - $10,000.00

Recommendation: THAT Municipal Council approve the use of the storm sewer reserves account 01-3525, up to a maximum of $100,000.00, to cover additional costs associated with the storm sewer network.

Director of Operations

TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM

Committee: Regular Council Meeting

Date: August 25, 2025

Department: Parks / Recreation & Facilities

Topic: Prebudget Approval of Johnstown Pool Phase 2 Tender

Purpose: To award Johnstown Pool Phase 2 Tender.

Background: RFP EC-REC-04-2025 for the phase two project of the Johnstown Pool was issued on August 5, 2025 with a closing date of August 19, 2025. There were 2 submissions received before closing time of 4pm. Below is a detailed breakdown analyzing the two bids and the recommendations for approving the tender for the Johnstown Community Pool – Phase II.

Bids Received			
Bidder	**Total Price (excl. HST)**	**Schedule Stated**	**Notable Points**
Seva Group	$149,250.00	Start March 30, 2026 End May 21, 2026	Price excludes chipping/patching (at $23/sq ft "extra"); cited references and past projects are outside Canada; schedule places *both* coping /tile and plaster in Spring 2026.
Benson Pools	$297,030.16	WBS duration ~ 37+ working days; intent to meet June 5, 2026 open date	Includes Section 2.1 and 2.2 totals, plus unit rates for extras; 62 years serving the Ottawa area; identifies similar local projects and a prior project for Township of Edwardsburgh Cardinal

Risk assessment summary

- Seva Group
  - Schedule is non-compliant with the RFP fall-2025 start for Section 2.1.
  - Experience risk: submission lists no Canadian project references; cited work is overseas, which may not demonstrate familiarity with Ontario codes, inspection practices, winterization norms, and municipal processes.

    - Commercial risk: significantly below-market price (<½ of other bid) with key work elements marked as extras there is heightened potential for cost overruns and change orders near the critical pre-opening period.
- Benson Pools
    - Local, highly experienced contractor with directly relevant Ontario/municipal references (including the Township itself).
    - Detailed WBS, milestones, and pricing mapped to RFP sections; plan explicitly targets the June 5, 2026 opening requirement.
    - Lower change-order risk due to clearer inclusions and established local supply chain and permitting familiarity.

The recommendation is to award to Benson Pools as the lowest-risk compliant bidder despite the higher price.
Rationale:

1. Compliance with RFP timing intent (plan to meet June 5, 2026 opening; Seva's plan defers Section 2.1 to spring 2026, missing the RFP's fall-2025 start).
2. Demonstrated local track record on comparable projects in Ottawa/Eastern Ontario including a past project for the Township of Edwardsburgh Cardinal which meets the RFP's experience and references requirements.
3. Lower delivery risk: clearer scope/pricing alignment to RFP sections and fewer "extras," reducing change-order exposure near pool opening.
4. Seva's submission is attractive on headline price but presents material risks (schedule non-compliance, absence of Canadian project references in the bid package, and extras for known scope like plaster patching). These factors could erode the apparent savings and jeopardize the opening date.

Policy Implications: By-law 2023-51 establishes policies with respect to the procurement of goods and services. It states that all expenditures shall be within the current approved budget or within approved estimates, otherwise, prior approval of Council is required.

Strategic Plan Implications: Protects existing investment: The pool is a major municipal asset. Proactive renewal (coping, tiling, resurfacing) extends service life and prevents costly emergency repairs.

Financial Considerations:

The base contract value recommended for award is $297,030.16 to Benson Pools. The non-rebated HST is calculated to be $5,227.73 and a contingency allowance of $30,000 to allow for potential unforeseen conditions, resulting in a total project amount of $332,257.89.

Comparative Benchmark:
This is slightly below the cost of Phase II of the Cardinal Pool ($311,000 in 2023) when adjusted for inflation and scope. Given construction market trends, Benson Pools' bid is competitive and within expected cost range for this type of specialized pool work.

Long-Term Impact:
This investment extends the useful life of the Johnstown Pool by 15–20 years, avoids higher costs from deferral, and ensures readiness for the 2026 summer season. Awarding locally also supports regional economic activity.

Funding:
Any work completed in 2025 will be funded through the current year recreation capital budget. The remaining project costs will be included in the 2026 capital budget.

Recommendation: THAT Municipal Council awards the tender EC-REC-04-2025 to Benson Pools in the amount of $ 297,030.16 plus the non-rebated HST amount of $5,227.73 plus an additional contingency of $30,000.00 for a total project value of $332,257.89; AND THAT any work completed in 2025 will come from the recreation capital budget and to include the project in the 2026 capital budget.

__ _____

Facilities Manager Treasurer

TOWNSHIP OF EDWARDSBURGH CARDINAL
INFORMATION ITEM

Committee: Council, Regular Meeting

Date: August 25, 2025

Department: Community Development/ Planning

Topic: Ontario Land Tribunal Decision, ZBA (by-law 2014-02), Becks Quarry

Background: A public meeting was held for both the Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA) regarding Beck's Pit on January 13th 2014. Council approved both amendment applications on January 27th 2014.

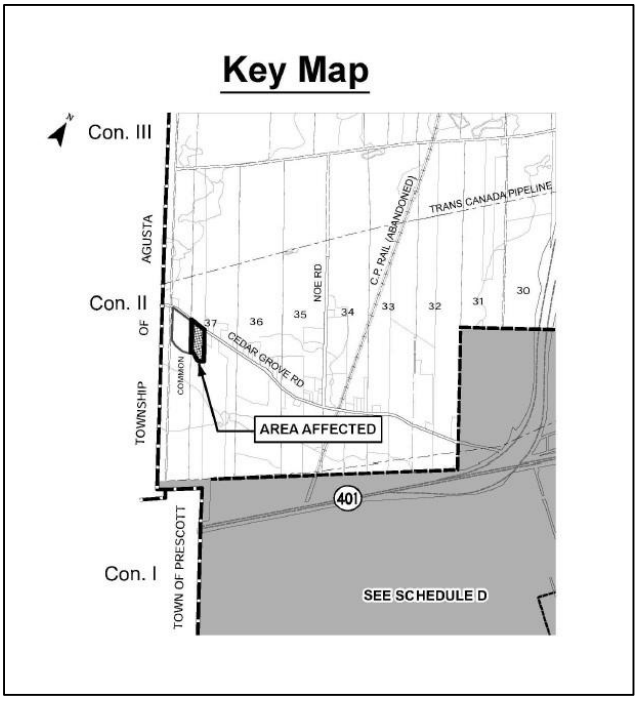
Following Council's approval, the OPA was submitted to the Ministry of Municipal Affairs and Housing for final approval at the end of January 2014.

A notice of passing was mailed to all required parties regarding the ZBA after Council's approval. A total of three appeals were filed with the Ontario Municipal Board (now Ontario Land Tribunal) for the ZBA.

Township staff assembled the OMB package and sent it to the OMB at the beginning of March 2014.

The OMB advised staff that they have put this file on hold and will wait to schedule a hearing after the OPA has been approved by the MMAH. The rationale is that if the OPA is not approved by the MMAH, the ZBA would not come into effect, as the amended zoning requires approval of the OPA.

The Official Plan Amendment was approved by the United Counties of Leeds and Grenville on April 26, 2019 through Amendment Number 2 to the Townships Official Plan (By-Law No. 2014-01). No appeals were made within the required timeline. The Townships current Official Plan shows the correct expanded pit and its designation.



On March 25, 2024, the OLT provided a letter stating that the appeal (Case No. OLT-22-002779) was set to a closed status as a result of inactivity. The application can be re-opened once the parties are ready to re-open and proceed. The applicant contacted the OLT and requested that the application be reopened as the Official Plan Amendment has since been approved and all studies have been completed.

On June 11, 2025, the OLT provided a decision letter regarding the appeals. Bill 185 modified the *Planning Act* ("*Act*") by amending the appeal rights under sections 17(24), 17(36) and 34(19) of the Act. The Tribunal conducted a review of the matter and determined that the appellants do not meet the criteria to appeal the decisions.

The Tribunal no longer has jurisdiction to consider these matters and closed its file, rendering the decision of Council through By-Law 2014-02, as approved.

Action: The Township will now update the Zoning By-Law and its Schedules to reflect the approved zoning through By-Law 2014-02.

Councils' decision in 2014 was based on Zoning By-Law 2012-35 which has since been repealed and replaced with Zoning By-Law 2022-37. The Mineral Extraction (MX) zone is no longer a zone in Zoning By-Law 2022-37 however it was replaced with the Mineral Aggregate Extraction (EX) Zone.

Attachments:
Schedule A: OLT Decision Letter, June 11, 2025
Schedule B: By-Law 2014-02 (Zoning By-Law Amendment)
Schedule C: OPA Decision Letter, United Counties of Leeds and Grenville May 19, 2019

Conclusion: This report is to advise Council that subject area and its zoning approved through By-Law 2014-02 will have the following zoning designation in Zoning By-Law 2022-37, as amended, and that no further action is required by Council.

Site Specific, Mineral Aggregate Extraction (EX-2-h)

Staff will update the current zoning by-law and its schedules to apply the ZBA through By-Law 2014-02, as the appeals have been closed by the Ontario Land Tribunal (OLT).

Tim Fisher
Municipal Land Use Planner

Ontario Land Tribunal

655 Bay Street, Suite 1500
Toronto ON M5G 1E5
Telephone: (416) 212-6349
Toll Free: 1-866-448-2248
Website: olt.gov.on.ca

Tribunal ontarien de l'aménagement du territoire

655 rue Bay, suite 1500
Toronto ON M5G 1E5
Téléphone: (416) 212-6349
Sans Frais: 1-866-448-2248
Site Web: olt.gov.on.ca

Ontario

Date: June 11, 2025

Natalie Charette, Interim Clerk
Township of Edwardsburgh Cardinal
18 Centre Street
P.O. Box 129
Spencerville, Ontario K0E 1X0
Email: clerk@twpec.ca

Re:	OLT Case Number:	OLT-22-002779 (formerly PL140121)
	OLT Lead Case Number:	OLT-22-002779 (formerly PL140121)
	Municipality/Upper Tier:	Township of Edwardsburgh Cardinal/ United Counties of Leeds and Grenville
	Subject Matter:	Zoning By-law No. 2014-02 of the Township of Edwardsburgh Cardinal
	Subject Property Address:	Cedar Grove Road (Concession 2, West Quarter of Lot 37), Township of Edwardsburgh Cardinal

---

On June 6, 2024, the *Cutting Red Tape to Build More Homes Act*, 2024, S.O 2024, c. 16 (Bill185) received Royal Assent.

Bill 185 modified the *Planning Act* ("*Act*") by amending the appeal rights under sections 17(24), 17(36) and 34(19) of the Act. The *Act* now requires that the person filing an appeal must be one of:

> The Applicant or the person that requested the amendment;
>
> A specified person, as defined under subsection 1(1) who, before the plan was adopted or the by-law was passed, made oral submissions at a public meeting or written submissions to the council;
>
> A public body, as defined under subsection 1(1) that, before the plan was adopted or the by-law was passed, made oral submissions at a public meeting or written submissions to the council;

The registered owner of any land to which the plan or by-law would apply, if, before the plan or by-law was adopted or passed, the owner made oral submissions at a public meeting or written submissions to the council; or

The Minister.

After conducting a review of the matter, the Tribunal has determined that the following appellants do not meet the above criteria:

Keith & Shirley Whitehouse
Darlene Daub
Dan Beattie
Helga Keller

Further, Bill 185 added transitional rules to the Act by adding sections 17(24.0.1) to 17(24.0.4), 17(36.0.1) to 17(36.0.4) and 34(19.0.0.1) to 34(19.0.0.4). The transitional rules require a hearing on the merits of the appeal to have been scheduled before April 10, 2024, or for there to be a notice of appeal filed by one of those persons set out above in respect of the same plan or by-law to which the appeal relates. Otherwise, the matter will be deemed to be dismissed.

As the Tribunal did not order the scheduling of a hearing of the merits, and there are no other remaining valid appeals, the Tribunal no longer has jurisdiction to consider these matters and our file is closed.

Further information on Bill 185 can be found at the following link:

https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-185

Questions concerning this letter can be directed to the following:

Email: OLT.General.Inquiry@ontario.ca
Phone: (416) 212-6349 or toll free (866) 448-2248

Yours truly,

“Tome Kondinski”

Tome (Tommy) Kondinski
Case Coordinator – Planner
(437) 228-4796
Tome.Kondinski@ontario.ca

c: Tim Fisher, Municipal Land Use Planner, Township of Edwardsburgh Cardinal (via email)
Wendy van Keulen, Community Development Coordinator, Township of

Edwardsburgh Cardinal (via email)
Christina Conklin, County Clerk/Manager of Legislative Services, United Counties of Leeds and Grenville (via email)
Andrea Bolton, Deputy Clerk, United Counties of Leeds and Grenville (via email)
Cherie Mills, Manager of Planning Services, United Counties of Leeds and Grenville (via email)
Tim Chadder (via email)
Ken Beck (via email)
Keith & Shirley Whitehouse (via courier)
Darlene Daub (via email and courier)
Dan Beattie (via courier)
Helga Keller (via courier

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY-LAW NO. 2014-02

Being a By-law to amend By-law No. 2012-35 as amended

WHEREAS By-law No. 2012-35 as amended regulates the use of land and the use and erection of buildings and structures within the Township of Edwardsburgh/Cardinal;

AND WHEREAS the Council of the Corporation of The Township of Edwardsburgh/Cardinal has received a request to amend By-law No. 2012-35 as amended, to rezone the property on Cedar Grove Road (Concession 2, West Quarter of Lot 37), Township of Edwardsburgh/Cardinal;

AND WHEREAS the Council of the Corporation of The Township of Edwardsburgh/Cardinal deems it advisable to amend By-law No. 2012-35 as amended as hereinafter set forth;

NOW THEREFORE the Council of The Corporation of The Township of Edwardsburgh/Cardinal enacts as follows:

1. That the following be added to the end of Section 8.4 (f) Holding Zones:

   [i] Mineral Extraction, Holding (MX-1-h, Cedar Grove Road (Concession 2, West Quarter of Lot 37), Township of Edwardsburgh/Cardinal);

   Until such time that the holding (h) symbol is removed from the land zoned MX-1-h on lands located in Concession 2, West Quarter of Lot 37, no person shall use land or erect or use a building or structure except in accordance with the following:

   (i) Permitted Uses in the Rural (RU zone).
   (ii) The condition that must be satisfied prior to the removal of the holding symbol is the granting of the license by the Ministry of Natural Resources for the sand pit operation.

2. By-law No. 2012-35 as amended is hereby amended as follows:

   (a) The area shown on Schedule 'A' to this By-law as indicated by the shaded tone shall henceforth be zoned as MX-h1;

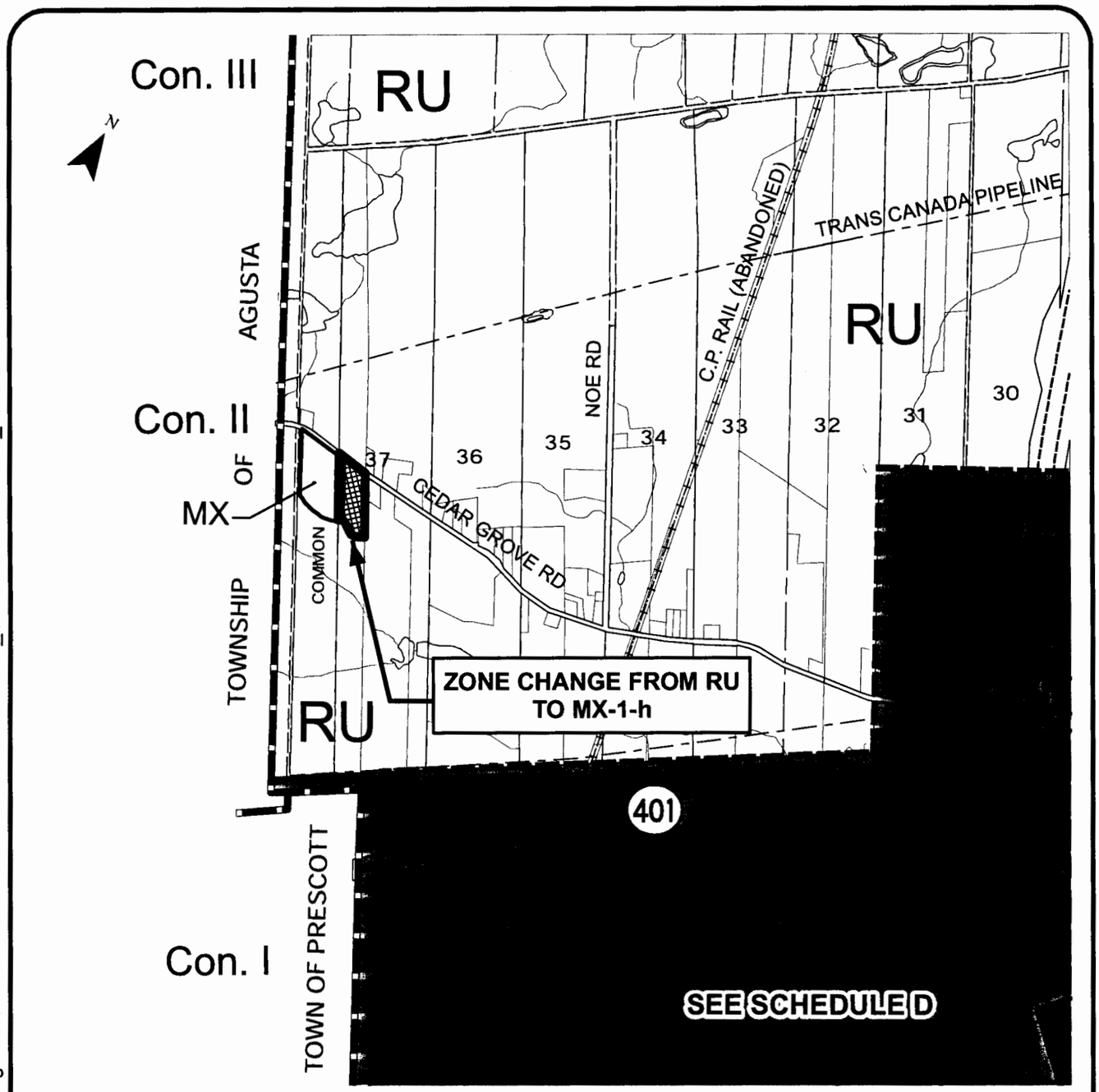
   (b) Schedule 'A' of By-law No. 2012-35 as amended is hereby amended in accordance with the provisions of this By-law.

3. The By-law shall become effective on the date of passing hereof, subject to the provisions of Sections 24(2) and 34 (21) of the Planning Act, R.S.O. 1990, as amended.

Passed, signed and sealed in open Council this 27th day of January, 2014.

Bill Sloan
Mayor

Clerk



Area(s) Affected by this By-law

Mineral Extraction
- Special Exception 1 - holding

Certificate of Authentication

This is Schedule "A" to By-law No. 2014-02, passed this 27th day of January 2014.

Bill Sloan
Mayor

Clerk

Schedule "A" to By-law No. 2014-02

Cedar Grove Road, Con. 2 Part of Lot 37

Township of Edwardsburgh/Cardinal

Prepared: February 6, 2013
Scale: 1:25000

Meters
0 250 500 1,000 1,500

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

File Location: P:\25000\25114 - Edwardsburgh Cardinal\25114-08 Becks OPA and ZBLA\JLR_DWG\PLAN\25114-08_Amend.mxd

Plot Date: Wednesday, February 06, 2013 11:57:02 AM

United Counties of Leeds and Grenville

Public Works Division
Consent Granting Authority
Forestry
Planning
Roads

25 Central Ave. W., Suite 100
Brockville, ON K6V 4N6
T 613-342-3840
800-770-2170
TTY 800-539-8685
F 613-342-2101
www.leedsgrenville.com

May 16, 2019

Debra McKinstry, Clerk
Township of Edwardsburgh Cardinal
18 Centre St. Box 129
Spencerville, ON K0E 1X0

Received
MAY 22 2019
Township of
Edwardsburgh/Cardinal

RE: Status of Decision on Amendment No. 2 to the Official Plan for the Township of Edwardsburgh Cardinal
Counties File No.: 8-OP-146092

Dear Ms. McKinstry:

This letter is further to the Notice of Decision given on April 26, 2019, under Sections 17(34) and 17(35) of the *Planning Act* with respect to Amendment No. 2 to the Official Plan for the Township of Edwardsburgh Cardinal.

Please be advised that no appeals have been received by our office within the 20 day appeal period and all of Amendment No. 2 to the Official Plan of the Township of Edwardsburgh Cardinal, as approved by the Counties, came into force on May 15, 2019.

Please find attached the original and a duplicate original copy of the amendment endorsed with the approval.

Should you have any questions regarding the above information, please contact me at 613-342-3840, ext. 2419 or Cherie.Mills@uclg.on.ca

Yours truly,

Cherie Mills

Cherie Mills, MCIP, RPP
Manager of Planning Services

Encl. (approved original OPA and 1 duplicate)

where **lifestyle** grows good **business**
synonyme de **qualité de vie** et de **réussite** en **affaires**

original

DECISION

WITH RESPECT TO OFFICIAL PLAN AMENDMENT NO. 2
TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL
UNDER SECTION 17(34) OF THE PLANNING ACT

Amendment No. 2 to the Official Plan of the Township of Edwardsburgh Cardinal, as adopted by By-law No. 2014-01, is hereby approved under Section 17(34) of the Planning Act, as amended.

Dated at Brockville, Ontario this 26th day of April, 2019

C. Mills

Cherie Mills, MCIP, RPP
Manager of Planning Services
United Counties of Leeds and Grenville

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY-LAW NO. 2014- 01

ADOPTION BY-LAW FOR OFFICIAL PLAN AMENDMENT NO. 2

WHEREAS Section 22(1) of the *Planning Act R.S.O. 1990, Ch. P. 13*, as amended, enables the Council of a Municipality to pass a By-law to amend an Official Plan;

AND WHEREAS Council of the Township of Edwardsburgh/Cardinal held a statutory Public Meeting on January 13, 2014 in accordance with Section 17.(15)(d) of the *Planning Act R.S.O. 1990, Ch. P. 13*, as amended, for the purpose of giving the public an opportunity to make representations in respect of the proposed amendment;

NOW THEREFORE the Council of the Township of Edwardsburgh/Cardinal hereby enacts as follows:

1. The Official Plan Amendment No.2 for the Township of Edwardsburgh/Cardinal, consisting of the attached map, is hereby adopted.

2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Official Plan Amendment No. 2 for the Township of Edwardsburgh/Cardinal.

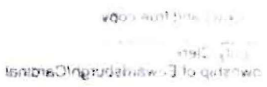
3. This By-law shall come into force and take effect on the day of the final passing thereof.

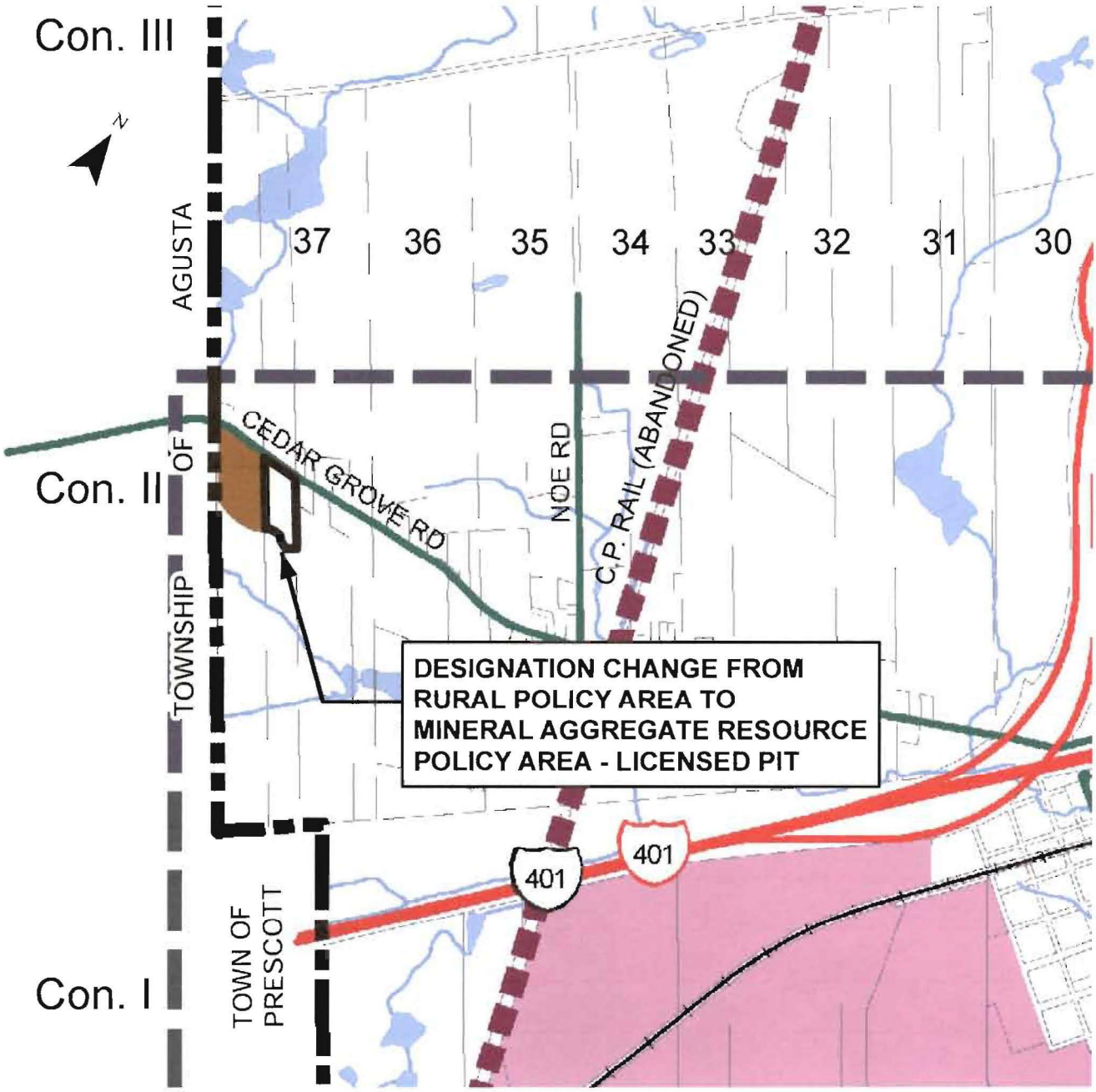
Bylaw passed, signed, sealed and numbered this 27th day of January, 2014

Signed .....Bill Sloan.....
Head of Council

Signed .....Kim Kerr.....
Clerk

I certify this to be
An exact and true copy
Deputy Clerk
Township of Edwardsburgh/Cardinal





Note: Excerpt from Schedule 'A' of the Official Plan

Legend:

- Rural Policy Area
- Mineral Aggregate Resource Policy Area - Licensed Pit
- Industrial Park Policy Area

Schedule "A"
Amendment No. 2
to the
Official Plan
of the
Township of
Edwardsburgh / Cardinal

Scale: N.T.S.

Prepared: February 6, 2013

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

File Location: P:\25000\25114 - Edwardsburgh Cardinal\25114-08 Becks OPA and ZBLA\JLR_DWG\PLAN\25114-08_OP.mxd

Plot Date: Wednesday, February 06, 2013 12:30:48 PM

TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM

Committee: Regular Council Meeting

Date: August 25, 2025

Department: Community Development/Planning

Topic: Development Agreement, B-06-25, Reid

Purpose: To review a draft development agreement prepared for the severed portion of severance B-06-25 on Groveton Road, to satisfy a condition of provisional consent approval to create a new lot.

Background: Application for severance, B-06-25, which proposes to create a 1.22-hectare parcel of undeveloped land with 126 metres of road frontage on Groveton Road, located in the Rural Policy Area of the township. The retained parcel of undeveloped land will have 2.41 hectares of lot area with 253.2 metres of road frontage on Groveton Road.

The Consent Granting Authority of the United Counties of Leeds and Grenville granted the provisional approval of the consent application by way of a Notice of Decision, issued on April 1, 2025. As per 53 of the Planning Act, the applicant has up to two years from the issuance date of the Notice to satisfy all conditions of provisional approval.

The applicant is currently satisfying the conditions of provisional approval which includes entering into a Development Agreement with the township to implement the recommendations in Section 10 of the Environmental Impact Assessment, prepared by BCH Environmental Consulting Inc, dated November 15, 2024, and to include any additional warning clauses which will inform future owners of their development responsibilities.

The applicant provided a copy of registered reference plan (15R-12552) and their surveyor has confirmed that a road widening is not required along road frontages of the severed and retained parcels. This information is required in order to draft the development agreement.

The draft development agreement attached to this report provides standard wording and warning clauses regarding development in the Township of Edwardsburgh Cardinal. A copy of the Notice of Decision, Environmental Impact Assessment (EIA) and Reference Plan 15R-12552, are attached to the agreement for reference.

By way of registering the Development Agreement on title of both the severed and retained parcels will ensure that any future development will adhere to the specific recommendations of the EIA, which will mitigate potential impacts for the species at risk and migratory birds, on abutting wetlands, and the protection of existing trees, while limiting development within the recommended building envelopes on the severed and retained parcels.

Policy Implications: Sections 51(25) and section 53(12) of the Planning Act allow the approval authority to impose certain conditions of approval for severance decisions, including a condition that the owner enter into an agreement with the municipality. The agreement will be registered on title of the severed lot so that it is available to future owners.

Strategic Plan Implications: This development agreement aligns with the Township's Growth and Economic Development priority by supporting residential development in a manner that ensures sustainable and responsible growth. The environmental impact assessment address the environmental pillar of the plan, ensuring that development protects natural resources and complies with provincial guidelines.

Financial Considerations: The applicant is required to pay a fee to the Township for the preparation and registration of the development agreement, in accordance with the Planning Fees Bylaw 2022-40. This will be collected prior to the registration of the agreement.

Recommendation: THAT Municipal Council enter into a development agreement with the property owner, for the severed and retained parcels of consent application B-06-25.

_____

Municipal Land Use Planner

THE TOWNSHIP OF EDWARDSBUGH/CARDINAL
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made in triplicate, the ___ day of_____2025.

BETWEEN:

JUDITH PENELOPE REID
(the “Owner”)

-and-

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBUGH/CARDINAL
(the “Township”)

FOR LANDS DESCRIBED AS
The severed parcel of severance application B-06-25
of the United Counties of Leeds and Grenville

Part 1 of 15R-12552; PART OF LOT 18, CONCESSION 8
EDWARDSBURGH/CARDINAL

RECITALS:

1. The Owner is the owner of the lands described in Schedule "A” to this Agreement and proposes to subdivide it for the purpose of selling, conveying, or leasing it in lots.

2. The said lands are the subject matter of consent application B-06-25 which has received conditional approval from the United Counties of Leeds and Grenville Consent Granting Authority, a copy of which is annexed hereto as Schedule "B";

3. The Township, pursuant to Section 53 of the Planning Act, R.S.O. 1990, as amended, has the authority to enter into an agreement imposed as a condition of the approval of consent.

4. This agreement shall be registered at the cost of the Owner against the land to which it applies subject to the Registry Act and the Land Titles Act;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the other good and valuable consideration and the sum of One ($1.00) Dollar of lawful money of Canada, now paid by each of the other parties hereto (the receipt whereof is hereby acknowledged) the Parties hereby covenant, promise and agree with each other as follows:

1. This Agreement affects the Lands described in Schedule "A" to this Agreement and shall ensure to the benefit of and be binding upon parties hereto, and their respective successors and assigns, The Owner hereby agrees to the registration of this Agreement against the title to the severed lands, at the sole cost of the Owner.

2. The Owner hereby agrees to obtain all required municipal approvals and comply with all applicable Zoning By-Laws of the Township, the Building Code Act, 1992, S.O. 1992, c.23 requirements and approvals required by applicable government authorities which may be required prior to the development of the lands.

3. The Owner hereby acknowledges that the lands described in Schedule "A" to this Agreement are the subject of an Environmental Impact Study (EIS), as shown in Schedule “C” to this Agreement, which was completed to assess the environmental impacts of the severance within Part Lot 18, Concession 8, Township of Edwardsburgh Cardinal and consent application number B-06-25.

4. The owner hereby acknowledges and agrees that any development on the severed or retained parcel of land shall comply with the professional recommendations and matters provided by Schedules “C”, at the Owner’s sole risk and expense, and that a copy of this report be submitted to the Building Department when applying for a Building Permit.

5. In the event the Owner defaults in the performance of an obligation under this agreement or for reasons of public safety as determined by the Chief Building Official under the Building Code Act of Ontario or the Fire Marshall under the Fire Protection & Prevention Act of Ontario, the Township may, at the expense of the Owner, enter upon the lands and do all such matters and things as may be required to comply with any Order of the Chief Building Official or Assistant to the Fire Marshall (local Fire Chief). Such actual costs incurred by the Township plus an overhead charge of 15%, shall be deemed to be recoverable from the Owner by invoice and may be recovered in like manner as municipal taxes pursuant to the Municipal Act.

6. That the owner be advised that the severed land is located in the rural area and may be adjacent to existing or future agricultural and agricultural diverse uses. Any new residential development on the severed land shall be outside of the required calculated Minimum Distance Separation (MDS) setback from any neighbouring livestock facility or manure storage and all other applicable requirements at the time of building permit issuance.

7. In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the Township’s Building Department (613-658-3055) must be immediately contacted.

8. In the event that human remains are encountered, all work must immediately cease, and the site must be secured. The Grenville County Ontario Provincial Police (613-925-4221), the Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8404), the Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132), and the Township's Building Department (613-658-3055) must be immediately contacted.

9. Any notice to be given hereunto shall be in writing to all other parties and either delivered personally or sent by prepaid registered mail, and in the latter case shall be deemed to have been given three (3) business days following the date upon which it was mailed. The address of the parties for the purpose hereof shall be:

to the Owner at:	to the Township at:
Judith Penelope Reid 217 Groveton Road Spencerville ON K0E 1X0	Township of Edwardsburgh/Cardinal PO Box 129 Spencerville ON KOE 1XO

10. The following schedules will form part of this agreement:

    SCHEDULE "A" – Description of the Property

    SCHEDULE "B" – Decision of the United Counties of Leeds and Grenville Consent Granting Authority (Application B-06-25)

    SCHEDULE "C" – Environmental Impact Assessment (EIS) Prepared by BCH Environmental Consulting Inc. Dated November 15, 2024

    SCHEDULE "D" – Site Survey 15R-12552

IN WITNESS WHEREOF the parties hereto have executed this agreement.

OWNER, JUDITH PENELOPE REID

_____
Owner

I/We are the registered owners of the property.

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

_____
Mayor

_____
Clerk

I/We have authority to bind the Corporation.

DATED AT Spencerville, ON this _____ day of _____, 2025

SCHEDULE "A"

DESCRIPTION OF THE PROPERTY

The severed and retained parcels of severance application B-06-25
of the United Counties of Leeds and Grenville

Shown as:

Severed Parcel being Part 1, on Registered Plan 15R-12552;

and

Retained Parcel being Part of Lot 18, Concession 8;
Part 1 on Registered Plan 15R-9967 (subject to severed parcel Part 1, 15R-12552);

SCHEDULE "B"

DECISION OF THE UNITED COUNTIES OF LEEDS AND GRENVILLE
CONSENT GRANTING AUTHORITY
APPLICATION B-06-25

Phone 613-342-3840 – Ext. 2414
Fax 613-342-2101
E-Mail: secretary-treasurer@uclg.on.ca

25 Central Avenue West
Suite 100,
Brockville, ON, K6V 4N6

UNITED COUNTIES OF LEEDS AND GRENVILLE
CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-6-25

We the undersigned members of the Consent Granting Authority of the United Counties of Leeds and Grenville; do hereby certify that the following is a decision reached by the Committee on **March 28, 2025.** The said decision was reached on the application of **Judith Penelope Reid** to sever a parcel of land being; part of Lot 18, Concession 8; **Township of Edwardsburgh Cardinal** having dimensions of approximately 126 metres by 95 metres with an area of 1.22 hectares.

DECISION: **GRANTED** providing the conditions as stated below are met.

REASONS:
Division of land is compatible with the intent and purpose of the Official Plan and meets the criteria in Section 51 (24) of the Planning Act providing conditions are met.

EFFECT OF WRITTEN SUBMISSIONS ON THE DECISION:
No written comment(s) were submitted by a member of the public on this consent application to the approval authority.

CONDITIONS:

(1) That all conditions imposed in the granting of this decision be met and one (1) original paper copy and one (1) digital copy of the deposited reference plan of the subject lands, which conforms substantially with the application as submitted, and the instrument relating to the transaction (deed/transfer, Service Ontario parcel register, grant of right-of-way, etc.) be presented to the Secretary-Treasurer of the Consent Granting Authority for the Certificate of Consent no later than **April 1, 2027.**

(2) That a digital and original paper copy of the deposited survey be submitted to the Township.

(3) That a Development Agreement shall be registered on title and to implement the recommendations from the Environmental Impact Assessment (BCH Environmental Consulting Inc., dated November 15, 2024).

(4) That the owner/applicant shall have their surveyor confirm in writing to the Township that the existing width of the road allowance along the severed and retained parcels fronting on Groveton Road, is a minimum of 10 metres from centreline of road. If additional lands are required to bring the road allowance up to minimum standards, the additional land shall be shown as part or parts on a draft reference plan for the Township's review. The owner/applicant shall have their lawyer prepare the required transfer documents and provide a copy to the Township for review and signature to have the lands assumed as a public highway. The preparation and registration of the documents shall be at the owner/applicant's expense.

(5) That written release of conditions 2, 3 and 4 from the Township be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.

NOTES:

(1) The Township had no objection providing conditions 2, 3 and 4 are complied with.

(2) South Nation Conservation had no objection.

(3) South Nation Conservation (Septic Review) had no objection providing the required setbacks in Ontario Building Code, Part 8, Sewage Systems, are maintained.

OTHER RELATED APPLICATIONS:
There are no known related planning applications.

ADDITIONAL INFORMATION:

- You will be entitled to receive notice of any changes to the conditions of the provisional consent, if you have made a written request to be notified of changes to the conditions of the provisional consent.

- Only the applicant, the Minister, a specified person (under the Planning Act) or any public body (i.e. Municipality) may appeal a consent application to the Ontario Land Tribunal.
- Any appeal to the Ontario Land Tribunal must be received by the Secretary-Treasurer of the Consent Granting Authority at the United Counties of Leeds & Grenville **before 4:00 pm on the appeal date** shown on this notice and it must:
  - Set out the reasons for the appeal.

HOW TO FILE AN APPEAL:

Appeals are to be submitted to the Secretary-Treasurer via the Ontario Land Tribunal's (OLT) online e-file service. Go to https://olt.gov.on.ca/e-file-service/. If the OLT's e-file service is not working, please contact the Secretary-Treasurer at the address shown on the first page in the header. The steps to file an appeal are as follows:

1. Sign in to your My Ontario Account on the e-file service (first-time users will need to register for a My Ontario Account).
2. Submit the appeal via the e-file service and ensure that you select the correct approval authority, which in this case is listed as "Leeds & Grenville (United Counties of)".
3. Pay the fee required by the OLT. The fee schedule and methods of payment can be found on the OLT website at https://olt.gov.on.ca/fee-chart/.
4. Anyone filing an appeal that does not use the OLT's e-file portal may submit the required material directly to the Secretary-Treasurer at the address shown on the first page in the header.

I hereby certify this to be a true and exact copy

Chris Mills

Chair

K Weidenaar

Secretary-Treasurer

This Decision was mailed on April 1, 2025

The last date for appealing this decision is April 22, 2025

SCHEDULE “C”

ENVIRONMENTAL IMPACT ASSESSMENT (EIS)
PREPARED BY BCH ENVIRONMENTAL CONSULTING INC.
DATED NOVEMBER 15, 2024

Environmental Impact Study (EIS)

Groveton Road

Part Lot 18, Concession 8
Township of Edwardsburgh/Cardinal
United Counties of Leeds and Grenville

November 15, 2024

Prepared By:

BCH Environmental Consulting Inc.
20373 Bethune Street,
South Lancaster, On
K0C 2C0

BCH ENVIRONMENTAL CONSULTING INC.

20373 Bethune Street
South Lancaster, On
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613.571.8883
shaun@bchenviro.ca

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BCH ENVIRONMENTAL CONSULTING INC.

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shaun@bchenviro.ca

1.0. Introduction

As requested by Penny and Stan Reid, an Environmental Impact Study (EIS) was completed to assess the environmental impacts of proposed severances within Part Lot 18, Concession 8, Township of Edwardsburgh/Cardinal, United Counties of Leeds and Grenville (Figure 1).

1.1. Site Context

The entire property parcel is approximately 3.74 ha in size and the legal land description is Part Lot 18, Concession 8, Township of Edwardsburgh/Cardinal, United Counties of Leeds and Grenville. The proponent wishes to severe the to create one new building lot. No current residential buildings are present within the retained lands. The retained lands are approximately 2.48ha and the portion to be severed is approximately 1.26ha. Building envelopes (0.2ha) have been established with the portion to be severed and the retained lands.

The property was designated as Rural, Wildland Fires – Medium to Low and Significant Woodland within the Township of Edwardsburgh/Cardinal Official Plan and Zoning By-law No. 2022-37. Additionally, within the United Counties of Leeds and Grenville Official Plan the property is designated as Rural Lands, Wildland Fires, Significant Groundwater Recharge Areas and Highly Vulnerable Aquifer Natural Heritage System.

Through a background review, potential environmental constraints have been identified as Wildland Fires, Significant Groundwater Recharge Areas, Highly Vulnerable Aquifer, Natural Heritage System and Natural Heritage Features (Potential Wetland, Potential Significant Wildlife Habitat and Significant Woodland). Additionally, the proposed development is located in Ecoregion 6E.

The PPS states that site development and alteration shall not be permitted in provincially significant wetlands in Ecoregion 6E and site development and alteration shall not be permitted in provincially significant woodlands or significant wildlife habitat in Ecoregion 6E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. The PPS also states that development and site alteration shall not be permitted on adjacent lands to provincially significant wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Additionally, development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

The subject lands are within the South Nation Conservation Authorities jurisdiction. Additional permits/authorization may be required.

2.0. Methodology

This report is prepared in accordance with the Official Plan for the United Counties of Leeds and Grenville (2022) and the Official Plan of the Township of Edwardsburgh/Cardinal (2024) with guidance from the Natural Heritage Reference Manual (OMNR, 2010). This EIS includes an assessment of the identified environmental constraints and the potential for Species at Risk.

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This EIS will provide the methodology to mitigate, as required, negative impacts on natural heritage features and their functions. Potential Species at Risk in the general area were identified from the Ministry of Natural Resources and Forestry databases, the Department of Fisheries and Ocean databases, the Ontario Breeding Bird Atlas, Ontario Reptile and Amphibian Atlas, iNaturalist and the Global Biodiversity Information Facility.

Colour aerial photography was used to assess the natural environment features in the general vicinity of the proposed building.

A field survey of the subject and adjacent lands was completed by BCH Environmental (S.St.Pierre & C.Fontaine) on October 30, 2024, from 1045h to 1345h (air temperature was 15°C, 25% cloud cover and gentle breeze). Staff qualifications are available in Appendix B.

The area was extensively walked and surveyed for natural heritage features, potential species at risk and their associated habitat.

Significant Wildlife Habitat was determined from the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement (OMNRF 2010).

Upland vegetation communities were described utilising the Ecological Land Classification Southern Manual (Lee et al. 1998), while wetland communities if present were described utilising the Ontario Wetland Evaluation System Southern Manual (MNRF 2022).

A snag survey for bat habitat was completed during the field visit. This survey followed the methods present in the 'Maternity Roost Surveys protocol submitted to BCH by MECP on March 18, 2024. The protocol suggest walking transects and identifying suitable snags. As per the protocol if the snag density is calculated to be ≥10 snags/hectare then this the ELC polygon should be considered high quality potential maternity roost habitat. If maternity roost habitat is identified using ELC, acoustic monitoring is recommended to determine if little brown myotis, eastern small-footed myotis, tri-colored and/or northern myotis are recorded in the area.

Observed plants were recorded for each individual community, the plants utilized in the descriptions are the most abundant specimens observed. A complete observed species list is provided in Appendix A. Plants that could not be identified in the field were collected for a more detailed examination. Nomenclature used in this report follows the Southern Ontario Vascular Plant List (Bradley, 2013) which aligns with the Integrated Taxonomic Information System (ITIS).

BCH ENVIRONMENTAL CONSULTING INC.

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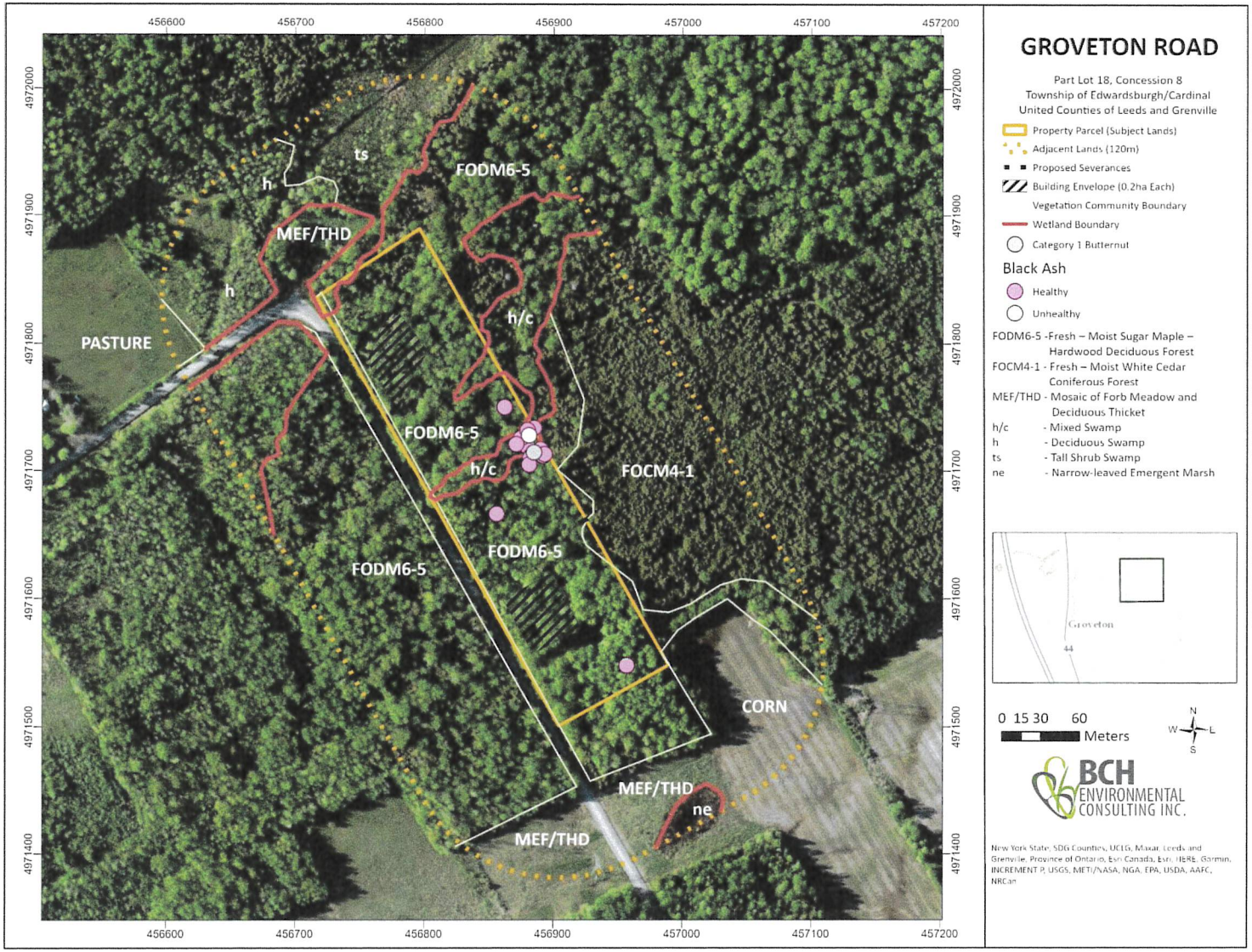
FIGURE 1: SUBJECT LANDS



BCH ENVIRONMENTAL CONSULTING INC.

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K0C 2C0
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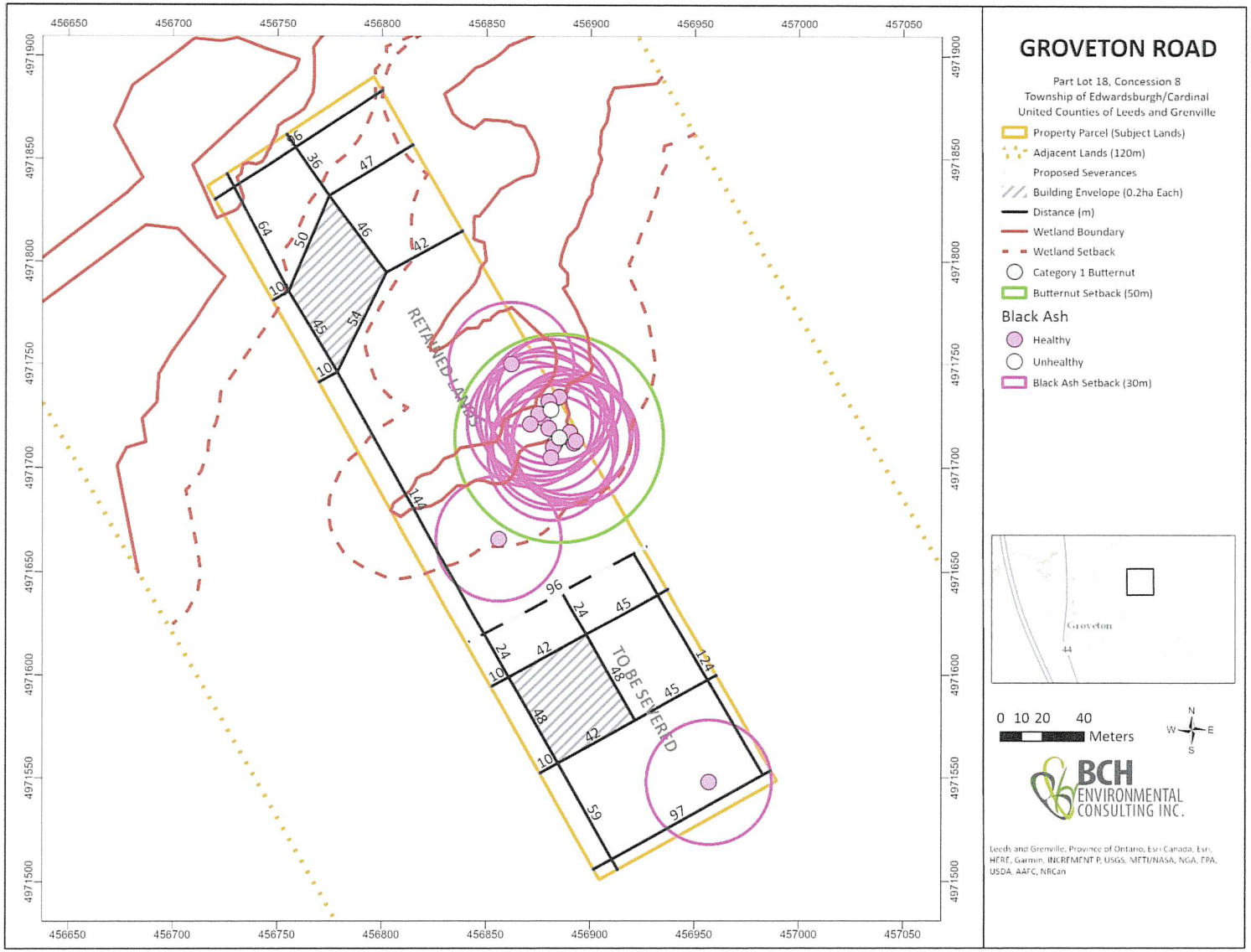
shaun@bchenviro.ca

FIGURE 2: SUBJECT LANDS WITH PLANS



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613.571.8883
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3.0. Field Surveys

A butternut/black ash survey was conducted along with a search for cavity trees and raptor nest by systematically moving through the subject lands and adjacent lands (discussed in section 3.2, 4.3 and 4.4). Vegetation communities are described in section 3.1.

3.1. Existing Conditions

The subject lands consisted almost entirely of deciduous forest, with small portions of wetland which extend into the adjacent lands. Within the adjacent lands there is deciduous forest, coniferous forest, wetland, meadow and corn fields. The soil present within the southern portion of the subject lands are within the Grenville soils series which generally consists of very deep, well drained loam formed in calcareous, dense till (MAFRA 2024). The soil present centrally within the subject lands are within the Achigan soils series which generally consists of very shallow and shallow, well drained very cobbly loam that formed in residuum and colluvium derived from limestone and dolomite (MAFRA 2024). The soil present within the northern portion of the subject lands are within the Matilda soils series which consists of imperfectly-drained members of the Grenville catena. The soil parent material is a moderately stony calcareous till. The Matilda soils occupy gently sloping sites in association with the moderately sloping Grenville soils, and receive runoff from the higher elevations. These soils are therefore moister than the Grenville soils for a longer period of the year (MAFRA 2024).

3.1.1. Fresh – Moist Sugar Maple – Hardwood Deciduous Forest (FODM6-5)

This forest community was present throughout the majority of the subject lands, continues into the northeastern adjacent lands and is present within the western adjacent lands (across the road). Deciduous cover was 98% and coniferous cover was 2%. The average DBH was 20-30cm and the canopy was the dominant layer. The canopy (90-95% cover; 12-14m tall) was dominated by sugar maple which was much more than trembling aspen which was more than eastern hemlock which was more than white ash which was more than yellow birch which was more than red maple. The sub-canopy (7-10m tall; 5-10% cover) was dominated by sugar maple which was much more than trembling aspen which was more than eastern hemlock which was more than white ash which was more than yellow birch which was more than red maple. The understory (1-5m tall; 1-90% cover highly variable) included sugar maple, American beech and some thick patches of common buckthorn within the northern portion of this community. The ground cover appeared to be 5% (assessment was limited do to timing of the study) and consisted of grasses. Small areas white cedar clumps were present throughout with the occasional eastern hemlock.

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Photo 1: Fresh – Moist Sugar Maple – Hardwood Deciduous Forest (October 30, 2024)

3.1.2. Fresh – Moist White Cedar Coniferous Forest (FOCM4-1)

This forest community was present within the eastern adjacent lands. Deciduous cover was 5-10% and coniferous cover was 90-95%. The average DBH was 20-30cm and the canopy was the dominant layer. The canopy (100% cover; 6-8m tall) was dominated by white cedar which was much much more than sugar maple which was more than white birch. There was no sub-canopy. The understory (0.5-2m tall; 5% cover) included common buckthorn, green ash and glossy buckthorn. The ground cover appeared to be 40-60% (assessment was limited do to timing of the study) consisted of grasses, moss and ground-ivy. Rock fences were noted within this community along with an old rock well.

Photo 2: Fresh – Moist White Cedar Coniferous Forest (October 30, 2024)

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3.1.3. Mosaic of Forb Meadow and Deciduous Thicket (MEF/THD)

This community is present within the southern adjacent lands, under maintained powerlines along with a small clump within the northern adjacent lands. This community consisted of a mosaic of meadow and thicket habitat. Woody vegetation provided 40%-60% cover and consisted of common buckthorn, staghorn sumac, common blackberry and pussy willow. Ground cover provided 100% cover and consisted of goldenrods, reed canary grass and wild carrot.

Photo 3: Mosaic of Forb Meadow and Deciduous Thicket (October 30, 2024)

3.1.4. Wetlands

Four wetland vegetation communities were present within the subject lands and adjacent lands. None of the wetlands have been evaluated. No defined channels were present within these communities. They do not represent turtle or fish habitat; amphibian habitat is possible during the early spring.

3.1.4.1. Mixed Swamp (h/c)

This wetland community was present centrally within the subject lands and extends into the adjacent lands. This community consisted of 3 forms: deciduous tree (red maple, American elm, green ash and black ash), coniferous tree (white cedar), and herbaceous plant (ferns). No surface water was present during the time of the site visit with the exception of a small 3m x 5m ponded area with a max depth of 30cm.

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Photo 4: Mixed Swamp (October 30, 2024)

Photo 5: Ponded Area (October 30, 2024)

3.1.4.2. Deciduous Swamp (h)

This wetland community was present within the northern adjacent lands. This community consisted of 1 form: deciduous tree (red maple, American elm, green ash and gray birch). This area was private property, and the assessment was limited to what could be observed from the road.

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Photo 6: Deciduous Swamp (October 30, 2024)

3.1.4.3. Tall Shrub Swamp (ts)

This wetland community was present within the northern adjacent lands. This community consisted of 2 forms: tall shrub (glossy buckthorn, willows and red-osier dogwood), and ground cover (sensitive fern, royal fern and purple loosestrife). This area was private property, and the assessment was limited to what can be observed from the edge of the property boundary. The border of this community had treed portions consisting of green ash, gray birch, American elm and red maple.

Photo 7: Tall Shrub Swamp (October 30, 2024)

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3.1.4.4. Narrow-leaved Emergent Marsh (ne)

This wetland community was present within the southern adjacent lands. This community consisted of 2 forms: narrow-leaved emergent (reed canary grass), and robust emergent (narrow-leaved cattail).

Photo 8: Narrow-leaved Emergent Marsh (October 30, 2024)

3.2. Bird Survey

A raptor nest survey was completed by systematically traveling through the subject lands. No nesting sites were identified.

4.0. Potential Species at Risk

The Make a Map: Natural Heritage online database (OMNRF) was reviewed on October 15, 2024. This database provides sightings of provincially tracked species including Threatened and Endangered species covered by the 2008 Endangered Species Act in 1 km squares across most of Ontario. A search was conducted on the site and adjacent lands (18VQ5671). The following species were identified for these squares:

- Snapping Turtle (Special Concern)

The Ontario Breeding Bird Atlas provides a searchable database in the form of a 10km square grid. A query revealed the following Species at Risk and species of special concern identified within the 10km square that encompasses the site and adjacent lands (18VQ57):

- Eastern Wood-Pewee (Special Concern)
- Barn Swallow (Special Concern)
- Wood Thrush (Special Concern)
- Bobolink (Threatened)

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- Eastern Meadowlark (Threatened)

Similar to the Ontario Breeding Bird Atlas, the Ontario Reptile and Amphibian Atlas provides a searchable database in the form of a 10km square grid. A query revealed the following species of special concern was identified within the 10km square that encompasses the subject lands and adjacent lands (18VQ57):

- Snapping Turtle (Special Concern)
- Blanding's Turtle (Threatened)

iNaturalist and the Global Biodiversity Information Facility provides a searchable database. A query revealed the following Species at Risk in the vicinity of the Subject Lands.

- Snapping Turtle (Special Concern)

The Department of Fisheries and Oceans provide species at risk sightings via their online map tool. A query found no results in the vicinity of the site.

In addition to the above potential Species at Risk, other endangered and threatened species may potentially occur in the general area:

- Little Brown Myotis (Endangered)
- Northern Myotis (Endangered)
- Eastern Small-footed Myotis (Endangered)
- Tri-coloured Bat (Endangered)
- Butternut (Endangered)
- Black Ash (Endangered)

4.1. Turtles and Reptiles

Snapping turtle are designated as special concern under the Ontario Endangered Species Act (ESA). The habitat of species of special concern is not regulated under the Ontario ESA.

Blanding's turtles have been designated as threatened and their habitat is provincially regulated. Blanding's turtles are often observed within clear water eutrophic wetlands and have a strong site fidelity but may use several connected water bodies during the active season. Blanding's turtles were identified as occurring within the 10km search area (Amphibian Atlas).

No turtle habitat was present within the subject lands or within the adjacent lands. No negative impacts to turtle or snakes are anticipated.

4.2. Birds

Eastern wood-pewee, barn swallow and wood thrush are designated special concern under the Ontario Endangered Species Act (ESA). The habitat of species of special concern is not regulated under the Ontario ESA. The eastern wood-pewee is mostly associated with the mid-canopy layer of forest clearings and edges of deciduous and mixed forests (COSEWIC 2012a). This forested habitat was not present within the subject lands or adjacent lands. Barn swallow nest sites are commonly found along the interior or exterior of building structures, under bridges and wharves, and in road culverts (Heagy et al. 2014.). No barn swallow or barn swallow nests were observed. The wood thrush nests mainly in second-

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growth and mature deciduous and mixed forests, with saplings and well-developed understory layers (COSEWIC 2012b). This type of forested habitat was not present within the subject lands.

Bobolink and eastern meadowlark are associated with native and non-native larger grassland habitats such as hayfields (COSEWIC 2010, and COSEWIC 2011). This habitat was not present, no hayfields or grass meadows where present within the subject lands or adjacent lands.

No direct impacts on birds are anticipated, indirect impacts on these species as a result of the proposed addition, indirect impacts can be mitigated provided the mitigation measures in this report are properly implemented.

Further to this, nesting migratory birds are protected under the Migratory Birds Convention Act (MBCA). No work is permitted that would result in the destruction of active nests (nests with eggs or young birds) or the wounding or killing of bird species protected under the MBCA and/or associated regulations.

4.3. Mammals

Little brown Myotis, northern Myotis, Eastern Small-footed Myotis, and tri-coloured bat are designated endangered under the Ontario Endangered Species Act (ESA). All four bats may forage in open areas on-site and may roost in trees or buildings on or adjacent to the Site. The Atlas of Mammals of Ontario (Dobbyn, 1994) suggests that the tri-colored bat is not present within this part of Ontario however, the NatureServe mapping in the COSSARO (2015) includes all of southeastern Ontario. Based on this information, this species is considered to have a very low potential of occurring. To prevent impacts to bats, no clearing of trees greater than 10cm on-site should take place between March 15 and November 30 (inclusive) without a qualified biologist first confirming the absence of bats (i.e., open work timing window from December 1 to March 14). If tree clearing is conducted between December 1 and March 14, no interactions with bats are anticipated, and therefore, significant negative impacts to SAR bats would be avoided.

Maternity colonies are established by females in the summer, often in buildings, or large-diameter trees with suitable cavities (COSEWIC 2013c). No caves, bedrock fissures, mining shafts, abandoned buildings, or other features which may function as bat hibernacula habitat were noted within the subject lands.

During the field visit on October 30, 2024, no suitable bat cavity trees were observed within the subject lands. As per MECP directives if the site is not considered a maternal roost habitat, then no further action/surveys are required.

No negative impacts to bats are anticipated, mitigation measures present within section 10.0 will mitigate any indirect impacts.

4.4. Vegetation

Butternut (designated as endangered by the ESA) tends to reach greatest abundance in rich well-drained mesic loams in floodplains, streambanks, terraces and ravine slopes, but can occur in a wide range of other situations (COSEWIC 2017a). A single butternut was located within the subject lands, all development will occur at a minimum of 50m from this butternut. If removal or encroachment (within 50m) of the Butternut tree is required, a BHE report must be submitted to MECP and the tree registered

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and regulations followed before work around the tree is conducted. As no work is required within 50m of the tree no further action is required.

Black ash (designated as endangered by the ESA) occurs most frequently in floodplain forests, basin, seepage and lacustrine swamp forests, shoreline forest margins, and fens (COSEWIC 2018a). A total of 18 individual black ash tree greater than 8cm DBH was located within the subject lands and flagged with white flagging tape (Figure 1, 2 & 4).

If encroachment (within 30m) or removal of this tree is required, then MECP authorization must be sought. The first step would be to submit a report prepared in accordance with O.Reg 6/24 to the Ministry. As no development is being proposed within 30m of a black ash, no further action is required.

4.5. Species at Risk Summary

In summary, based on the field surveys and habitat present within the subject lands and adjacent lands the species utilising these lands are limited to butternut and black ash. As demonstrated throughout section 4.0. no further action is currently required. Mitigation measures present in section 10.0 will mitigate any potential negative impacts to species at risk.

5.0. Natural Heritage System

A Counties-wide Natural Heritage System (NHS) has been identified, in accordance with the direction of the Provincial Policy Statement, and is based on the work undertaken through Sustaining What We Value: A Natural Heritage System for the Frontenac, Lanark, Leeds and Grenville Area of Eastern Ontario. The Counties-wide Natural Heritage System is intended to reinforce the conservation, restoration and enhancement of identified natural heritage features and areas and promote the overall diversity and interconnectivity of natural heritage features and areas. Promoting linkages or connections between natural heritage features and areas. Natural Heritage Features are identified in section 5.1.

5.1. Natural Heritage Features

A Natural Heritage Features have been identified in accordance with the direction of the Provincial Policy Statement. Its intent is to reinforce the conservation, restoration, and enhancement of identified natural heritage features and areas and promote the overall diversity and interconnectivity of natural heritage features and areas.

A refined search identified the following Natural Heritage Features (discussion below): Significant Woodland, Wetlands, and Significant Wildlife Habitat.

5.1.1. Significant Woodland

The significance of woodlands has been evaluated using the criteria in the Natural Heritage Reference Manual (OMNR, 2010) by The Ministry of Natural Resources and Forestry (MNRF).

The woodland within the subject lands is part of a larger woodland that totals 270.65ha in size. Forest clearing within the subject lands is anticipated to result in the removal of approximately 0.4ha of forest. The significance of this woodland was evaluated using the criteria in the Natural Heritage Reference

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Manual (OMNR, 2010). The PPS does not permit development in significant woodlands south and east of the Canadian Shield unless it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions. Woodlands are significant if they meet the criteria presented in the NHRM: size, ecological function, uncommon characteristics, and economical and social functional values. If the woodland meets any one of these criteria, then it could be deemed to be significant. Table 1 demonstrates the factors determining significance pre and post construction as per the NHRM.

TABLE 1: WOODLAND ANALYSIS

CRITERIA		PRE CONSTRUCTION	POST CONSTRUCTION	DISCUSSION
WOODLAND SIZE		MEETS THE CRITERIA		The woodland is located within the Upper South Nation Subwatershed where the percent forest cover is 39.4%. The NHRM states that where woodland cover is about 30–60% of the land cover, woodlands 50 ha in size or larger should be considered significant. The woodland size is 270.65ha before removal and 270.25ha after removal therefore does meet this criteria before and after removal.
ECOLOGICAL FUNCTION CRITERIA	Woodland Interior	MEETS THE CRITERIA		The NHRM states that where woodland cover is about 30–60% of the land cover, woodlands interior 8 ha in size or larger should be considered significant. The woodland interior is 100.6ha before removal and 99.8ha after removal therefore does meet this criteria before and after removal.
	Proximity to other woodlands or other habitats	MEETS THE CRITERIA		Portions of the woodland is located within a fish habitat (outside of the subject lands) likely receiving ecological benefit from the woodland.
	Linkages	MEETS THE CRITERIA		The woodland is located within a defined natural heritage system.

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CRITERIA		PRE CONSTRUCTION	POST CONSTRUCTION	DISCUSSION
	Water protection	MEETS THE CRITERIA		Portions of the woodland are located within a Significant Groundwater Recharge Areas and a Highly Vulnerable Aquifer.
	Woodland diversity	DOES NOT MEET THE CRITERIA		The Woodland does not appear to have a naturally occurring composition of native forest species that have declined significantly or a high native diversity through a combination of composition and terrain
UNCOMMON CHARACTERISTICS CRITERIA		DOES NOT MEET THE CRITERIA		Within the subject lands there are no uncommon species composition, cover type, age or structure.
ECONOMIC AND SOCIAL FUNCTIONAL VALUES CRITERIA		DOES NOT MEET THE CRITERIA		Within the subject lands the woodlands did not have high economic or social values through particular site characteristics or deliberate management.

As per the criteria set out in the NHRM, this woodland should be considered significant, furthermore the woodland retains this designation of significant even after construction is completed. This woodlands significance was established from the following criteria: size, woodland interior, proximity to other habitats, linkages and water protection. After removal (0.4ha), the woodland (270.25ha after removal) still meets the criteria for significance (Table 1). There are no significant features within the development area.

Removal of 0.4ha of the forest at this location will not negatively impact this feature or its ecological functions. Woodland significance is retained.

Indirect impacts on this woodland as a result of the proposed development can be mitigated provided the mitigation measures in this report are properly implemented.

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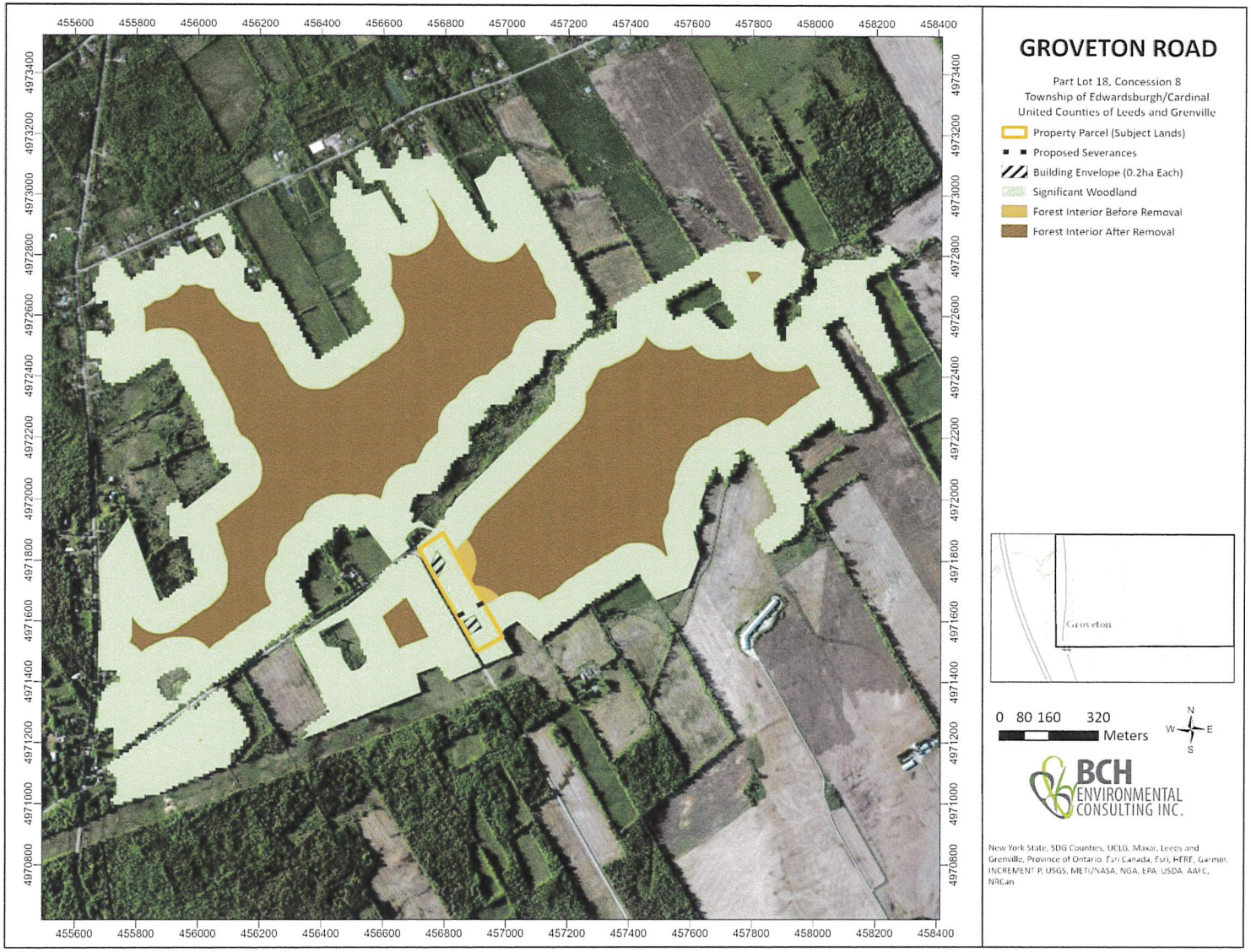
FIGURE 3: SIGNIFICANT WOOLDAND



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5.1.2. Wetland

Figure 1, 2 and 4 identified all the wetlands present within the subject lands and adjacent lands during the field visit. All development is to be greater than 30m from these wetlands. Potential impacts to these wetlands include sedimentation, change in hydrology and change in water quality. Mitigation measures present in this report will limit all potential impacts to these wetlands.

The wetlands will remain unaffected. No negative impacts to any wetland habitat is anticipated and their form and function will remain intact. No watercourses or fish habitat was observed within the subject lands and adjacent lands.

5.1.3. Significant Wildlife Habitat

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNRF (2015). Potential components which may lead to a designation of significant wildlife habitat include seasonal concentration areas of animals, rare vegetation communities or specialized habitat for wildlife, habitat for species of conservation concern, and animal movement corridors. No rare vegetative communities, raptor overwintering sites, old growth forest, valley, or caves were located within the subject or adjacent lands.

There is potential for significant wildlife habitat within the identified wetlands. The wetlands may represent Specialized Habitats of Wildlife (Amphibian Breeding). As demonstrated through this EIS there will be no negative impacts to Significant Wildlife Habitat, there will be a 30m setback from the wetland edges.

No regulatory setbacks are associated with Significant Wildlife Habitat none of these features with the adjacent lands are anticipated to be impacted.

Additionally, it is the responsibility of the municipality to determine what significant wildlife habitat get protected, it appears that this feature is not addressed within the official plans and therefore receive no protection (unless directed by the municipality to do otherwise).

6.0. Groundwater Recharge Area & Highly Vulnerable Aquifer

The municipality has designated portions of the subject lands and surrounding adjacent lands as a Groundwater Recharge Area and Highly Vulnerable Aquifer. The South Nation Conservation Authority has a Source Water Protection Plan in place, different policies apply to different areas because certain areas are more vulnerable to contamination. This proposed residential development should pose no risk to the Groundwater Recharge Area or the Highly Vulnerable Aquifer, the conservation authority should be consulted to have this confirmed. All rules governing septic systems and wells must be followed and be kept in good operational order.

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7.0. Wildland Fire Hazard

The wildland fire policy was introduced in the 2014 Provincial Policy Statement to ensure communities consider and plan for avoiding and mitigating losses to their communities due to wildland fire. As outlined in the Provincial Policy Statement, "Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards".

To assist planning, the county has identified potential hazardous forest types for wildland fire. The subject lands have no designation within this mapping.

7.1. Level 1 Site Assessment

Following review of the available information provided in this report and the guidelines as outlined in the MNRF Wildland Fire Risk Assessment and Mitigation Guidebook the subject lands have been deemed a low risk to wildland fires (subject lands are deciduous forest) as such no further mitigation measures are required for the proposed development.

8.0. Tree Protection

Tree removal will occur as needed and be restricted to the outline proposed addition area. Potential impacts during construction of the proposed buildings and associated removal of trees and other vegetation include impacts on wildlife, increased erosion and release of sediments and other potential contaminants from truck traffic and construction activity, harm to wildlife remaining in the work area during construction, and impacts associated with an increase in noise, dust, and light.

Removal of tree cover within the proposed addition area is not anticipated to result in significant negative impacts to the environmental features and functions of the general area. Any tree in the vicinity of works but not slated for removal will have its critical roots zone protected by temporary fencing (snow fencing) to ensure it is not affected.

Prescribed mitigation measures will limit the potential for indirect impacts.

9.0. Development Constraints and Cumulative Impacts

No significant constraints, regulatory requirements, or buffer requirements have been identified in relation to Significant Woodland and Significant Wildlife Habitat.

Wetland: Has been taken into account while establishing the developable area, the design incorporates a 30m setback from the high-water mark. See section 5.1.2 for discussion.

Species at Risk: Constraints regarding potential species at risk is examined in depth within section 4.0.

The Canadian Environmental Assessment Agency (CEAA) defines cumulative effects as..."the effects on the environment caused by an action in combination with other past, present, and future human actions..." They occur when two or more project-related environmental effects, or two or more

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independent projects, combine to produce an augmented effect. These cumulative effects may be positive or negative.

Given the small nature of these proposed works, there is very little impacts to the natural landscape, but continual development within the surrounding area could result in a slow chipping away at the natural landscape. The EIS limits further development within this property parcel (development limited to the proposed building envelop).

With proper implementation of the mitigation measures described in this report it is anticipated that the potential development will not increase the potential for cumulative effects in the general landscape.

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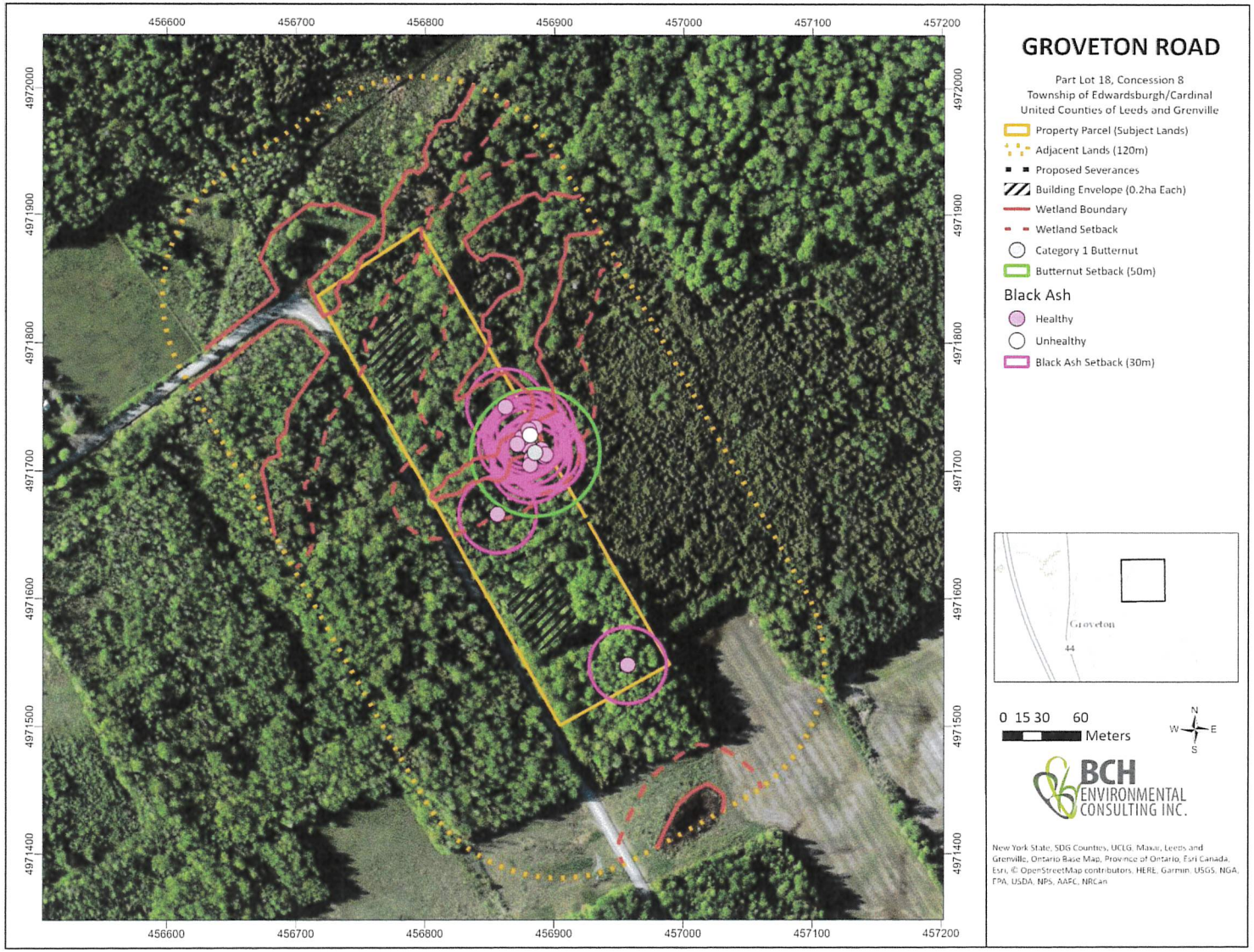
FIGURE 4: ENVIRONMENTAL CONSTRAINTS



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10.0. Recommendations and Conclusion

This study's recommendations are intended to mitigate potential negative impacts due to the proposed addition and should be implemented through a development agreement between the owners and the municipality in order to control development of the site.

10.1. Mitigation for the Species at Risk and Migratory Birds Convention Act

1- To protect breeding birds, no tree or shrub removal should occur between March 31st and August 31st, unless a breeding bird survey is completed by a qualified biologist within five days of the woody vegetation removal and identifies no nesting activity.

2- To prevent impacts to bats, no clearing of trees greater than 10cm on-site should take place between March 15 and November 30 (inclusive) without a qualified biologist first confirming the absence of bats (i.e., open work timing window from December 1 to March 14). If tree clearing is conducted between December 1 and March 14, no interactions with bats are anticipated, and therefore, significant negative impacts to SAR bats would be avoided.

3- A single butternut was located within the subject lands, all development will occur at a minimum of 50m from this butternut. If removal or encroachment (within 50m) of the butternut tree is required, a BHE report must be submitted to MECP and the tree registered, and regulations followed before work

4- A total of 18 individual black ash tree greater than 8cm DBH was located within the subject lands. If encroachment (within 30m) or removal of this tree is required, then MECP authorization must be sought. The first step would be to submit a report prepared in accordance with O.Reg 6/24 to the Ministry. As no development is being proposed within 30m of a black ash, no further action is required.

5- Construction staff is to be made aware of the characteristics of species at risk and in the event that any Species at Risk (SAR) are encountered during site clearing, work in the area will be stopped immediately. Measures will be undertaken to ensure the animal is not harmed and the project biologist and the Ministry of the Environment, Conservation and Parks contacted to discuss how to proceed.

10.2. Wetland Recommendations and Mitigation Measures

1- All buildings or associated services will occur more than 30 m from the edge of the identified wetlands.

2- The hydrology and quality of the wetlands should not be impacted and should be maintained.

3- A 30m setback has been established along the wetlands, no works are to be completed within this setback.

4- It is the landowner's responsibility to make sure all material stocked onsite is kept contained and no material is permitted to enter the wetlands.

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10.3. Mitigation for Tree Protection

1- Any tree in the vicinity of works but not slated for removal will have its critical roots zone protected by sturdy temporary fencing at least 1.3 metres in height installed from the tree trunk to a distance of ten times the retained tree's diameter where possible.
2- No grading, heavy machinery traffic, stockpiling of material, machinery maintenance and refueling, or other activities that may cause soil compaction are to occur within three metres of the critical root zone of the trees to be protected.
3- The root system, trunk, and branches of the trees to be protected are to be protected and not damaged. If any roots of trees to be retained are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth, burlap or woodchips and kept moist until the roots can be buried permanently. A covering of plastic should be used to retain moisture during an extended period when watering may not be possible. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible. Overhanging branches from protected trees that may be damaged during construction are to be pruned by a qualified arborist prior to construction.
4- Exhaust fumes from all equipment during construction will not be directed towards the canopy of the adjacent protected trees.

10.4. Additional Mitigation Measures

1- The extent of any vegetation removal is to be minimized were possible and limited to the identified building envelopes.
2- All rules governing septic systems and wells must be followed and be kept in good operational order.
3- There will be no use of herbicides in clearing of vegetation.
4- Municipal by-laws and provincial regulations for noise will be followed.
5- To discourage wildlife from entering the work areas during construction, the site should be kept clear of food wastes and other garbage. Proper drainage should be provided to avoid accumulation of standing water, which could attract amphibians, birds, and other wildlife to the work areas.

To conclude this EIS, mitigation measures present will limit the impact of the proposed development on any natural heritage features present, or any habitat of species at risk.

Thank you for the opportunity to work with you. If you have any questions or comments, please do not hesitate to contact our office.

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Cody Fontaine, Wildlife Technologist

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APPENDIX A: OBSERVED SPECIES LIST

COMMON NAME	SCIENTIFIC NAME	SRANK	SARA STATUS	SARO STATUS	COEFF. CONSERVATISM
Royal Fern	*Osmunda regalis*	S5			7
Common Lady Fern	*Athyrium filix-femina*	S5			4
Sensitive Fern	*Onoclea sensibilis*	S5			4
Tamarack	*Larix laricina*	S5			7
Eastern White Pine	*Pinus strobus*	S5			4
Eastern Hemlock	*Tsuga canadensis*	S5			7
Eastern White Cedar	*Thuja occidentalis*	S5			4
Narrowleaf Cattail	*Typha angustifolia*	SNA			
Slender Willow	*Salix petiolaris*	S5			3
Common Reed	*Phragmites australis*	S4?			0
Bladder Sedge	*Carex intumescens*	S5			6
Balsam Poplar	*Populus balsamifera*	S5			4
Large-toothed Aspen	*Populus grandidentata*	S5			5
Trembling Aspen	*Populus tremuloides*	S5			2
Bebb's Willow	*Salix bebbiana*	S5			4
Pussy Willow	*Salix discolor*	S5			3
Bitternut Hickory	*Carya cordiformis*	S5			6
Butternut	*Juglans cinerea*	S2?	END	END	6
Yellow Birch	*Betula alleghaniensis*	S5			6
White Birch	*Betula papyrifera*	S5			2
Gray Birch	*Betula populifolia*	S4			5
Ironwood	*Ostrya virginiana*	S5			4
American Beech	*Fagus grandifolia*	S4			6
Bur Oak	*Quercus macrocarpa*	S5			5
American Elm	*Ulmus americana*	S5			3
Wood Nettle	*Laportea canadensis*	S5			6
Common Strawberry	*Fragaria virginiana*	S5			2
Black Cherry	*Prunus serotina*	S5			3
Common Blackberry	*Rubus allegheniensis*	S5			2
Dwarf Raspberry	*Rubus pubescens*	S5			4
Goldenrods	*Solidogo sp.*				
Black Medic	*Medicago lupulina*	SNA			
Red Clover	*Trifolium pratense*	SNA			
White Clover	*Trifolium repens*	SNA			
Cow Vetch	*Vicia cracca*	SNA			
Staghorn Sumac	*Rhus hirta*	S5			1

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COMMON NAME	SCIENTIFIC NAME	SRANK	SARA STATUS	SARO STATUS	COEFF. CONSERVATISM
Red Maple	*Acer rubrum*	S5			4
Sugar Maple	*Acer saccharum*	S5			4
Black Maple	*Acer nigrum*	S4?			7
Common Buckthorn	*Rhamnus cathartica*	SNA			
Glossy Buckthorn	*Frangula alnus*	SNA			
Riverbank Grape	*Vitis riparia*	S5			0
American Basswood	*Tilia americana var. americana*	S5			4
Purple Loosestrife	*Lythrum salicaria*	SNA			
Wild Carrot	*Daucus carota*	SNA			
Red-osier Dogwood	*Cornus sericea*	S5			2
White Ash	*Fraxinus americana*	S4			4
Black Ash	*Fraxinus nigra*	S4	END	END	7
Green Ash	*Fraxinus pennsylvanica*	S4			3
Common Milkweed	*Asclepias syriaca*	S5			0
Ground Ivy	*Glechoma hederacea*	SNA			
Common Mullein	*Verbascum thapsus*	SNA			
Common Plantain	*Plantago major*	SNA			
Tatarian Honeysuckle	*Lonicera tatarica*	SNA			
Nannyberry	*Viburnum lentago*	S5			4
Sedges					
Willows	*Salix sp.*				
Reed Canary Grass	*Phalaris arundinacea var. arundinacea*	S5			0
White Meadowsweet	*Spiraea alba var. alba*	S5			3
Ruffed Grouse	*Bonasa umbellus*	S4			
Black Bear	*Ursus americanus*	S5			
White-tailed Deer	*Odocoileus virginianus*	S5			

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APPENDIX B: QUALIFICATIONS

SHAUN M. ST.PIERRE, B.Sc. Biology

EDUCATION

B.Sc. Biology, Trent University 2007
Fisheries and Wildlife Technology, Frost Campus, Sir Sandford Fleming College, 2005
Fisheries and Wildlife Technician, Frost Campus, Sir Sandford Fleming College, 2004

LANGUAGES

Fluent in French and English

POSITIONS HELD

2018 - :	BCH Environmental Consulting Inc., Biologist / Owner
2006-2017:	Bowfin Environmental Consulting Inc., Biologist / GIS Specialist / Environmental Site Inspector
2005:	St. Lawrence River Institute of Environmental Sciences, Field Research Assistant
2004:	MNR Kawartha Lakes, Field Research Assistant
2003:	DFO- Experimental Lake Area, Field Research Assistant
2001:	Resource Stewardship S, D &G, Stewardship Ranger

CERTIFICATIONS / PROFESSIONAL AFFILIATIONS

MTO/DFO/OMNR Fisheries Protocol, Ecological Land Classification, Certified in Inventory and Identification Methods for Ontario's Reptiles and Amphibians, North American Benthological Society (NABS) Certified Family Level Taxonomist, Ontario Benthos Biomonitoring Network (OBBN), Ontario Stream Assessment Protocol (OSAP), Certified Ontario Wetland Evaluator (OWES), Butternut Health Assessor (BHA), first aid, CPR, Pleasure Craft Operator Card, Marine Radio Operator, WHMIS, WHSA, Hazard Identification, Assessment and Control, All Terrain Vehicle Riders Course (issued by the Manitoba Safety Council), Water Safety Training (Bronze Cross), Possession / Acquisition Firearms Licence, Ontario Hunter Education Course Certificate, Ontario Trapper Education Course Certificate, Wildlife Chemical Immobilization, Vaccination, and Euthanasia- Certificate of Knowledge, South Lancaster Fish and Game Club (SLFGC; president 2012 and 2013; executive member 2014-2018), Ontario class G driver's license, and Snowmobile License.

EXPERIENCE

Experience in environmental impact assessments, environmental monitoring, environmental assessments, terrestrial habitat assessment, species at risk surveys, amphibian surveys, avian surveys, freshwater habitat assessment, collection and identification of plants, collection and identification of aquatic invertebrate, collection and identification of fish, fish salvage, fish behavioral studies, winter bat hibernaculum inventories and fisheries inventories including habitat mapping, electroshocking, FWIN and RIN. Other experience include GIS mapping.

Environmental and Fisheries Inspections

- Provided environmental and fisheries inspections for the construction of the Cataraqui Crossing HWY 401- MTO (Kingston, ON).
- Provided environmental and fisheries inspections for the construction of the Three Nations Bridge including surveys for nesting species at risk (Cornwall, ON).
- Provided environmental and fisheries inspections for construction (Ottawa, ON).
- Conducted nest surveys (Kemptville, ON.; Stittsville, ON.; Cornwall, ON.)
- Conducted environmental inspections for the construction of the Clarkson WWTP outfall, Lake Ontario.
- Conducted environmental inspections for the construction of a new bridge crossing Bearbrook Creek along the 417.

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- Provided environmental and fisheries inspections for the blasting and drilling operation for the Burloak Water Purification Tunnel project (Burlington, ON).
- Provided environmental and fisheries inspections for the construction of the Poole Creek Re-alignment/Huntmar Drive Crossing.

Species at Risk Inventories / Monitoring

- Butternut survey and assessment for proposed developments (Brockville, Carleton Place, Carp, Clarence-Rockland, Cornwall, Munster, Hawkesbury, Kemptville, Ottawa, South Lancaster, Smith Falls, Stittsville, Prospect, Vars, Moose Creek, Prescott, Westminster, Renfrew, Battersea, Jones Falls, and Millbrook).
- American Eel surveys using the boat electrofisher on the Mississippi River (Almonte, ON), South Nation River (Casselman, ON) and Ottawa River (Renfrew, ON; Ottawa, ON: Shawville, QC)
- American Eel collection on the St. Lawrence River for the St. Lawrence River Institute (Cornwall, ON)
- American Ginseng survey for proposed development (Kanata, South Lancaster and Renfrew).
- Whip-poor-will survey for proposed development (Navan, ON; Kemptville, ON; Stittsville, ON; Prescott, ON; Alexandria, ON) and quarries (Avonmore, Moosecreek, Prospect, Stittsville, Kanata, Ottawa)
- Assisted in a Least Bittern survey (Avonmore, ON)
- Conducted turtle surveys: Blanding's turtle, Eastern musk turtle (Carleton Place, ON; Ottawa, ON; Stittsville, ON; Kanata, ON, Prospect, ON)
- Conducted rapid clubtail surveys (Almonte, ON)
- Bat maternal nesting site surveys (Prescott, ON; Battersea, ON; Prescott, ON; Hawkesbury, ON; Russell, ON)

Aquatic Inventories

- Boat electrofishing along the shoreline of the Ottawa River (Chat Falls, ON) along the shoreline of the Cataraqui River (Kingston, ON), downstream of the Carillion Dam (Pointe-Fortune, QC), Lake St. Francis (South Lancaster, ON), South Nation River (Casselman, ON), Raisin River (Lancaster, ON), and the St. Lawrence River (Cornwall, ON)
- Collecting and data entry for benthic macroinvetebrate community surveys on several watercourses within Ontario including: Bonnechere River (Renfrew, ON), Montreal River (Latchford, ON), Jock River (Ottawa, ON), tributaries of the Bonnechere River (Renfrew, ON), tributaries to Feedmill Creek (Ottawa, ON), tributary to Chippewa Creek (North Bay, On) and tributary to the Beaudette River (Alexandria, ON).
- Collecting and data entry for several fish community surveys including: Black Creek (Westminster, ON), Bonnechere River (Renfrew and Douglas, ON), Butler's Creek (Brockville, ON), East Branch of Little Cataraqui Creek (Kingston, ON), Kehoe Ditch (Greely, ON), Lac Opemisca (Ouje-Bougoumou, QC), Marshall Seguin Municipal Drain (Vars, ON), Montreal River (Latchford, ON), tributaries of Lavalle Creek (Carleton Place), tributaries to Feedmill Creek (Ottawa, ON), tributaries to Lafontaine Creek (Clarence-Rockland), tributaries to Shirley's Brook (Kanata, ON), tributaries to the Beaudette River (Alexandria, ON), tributaries to the Bonnechere River (Renfrew, ON), tributaries to the Ottawa River (Carp, ON; Ottawa, ON; Wendover, ON; Clarence-Rockland, ON), tributaries to the South Nation River (Casselman, ON), tributaries to the South Nation River (Jessup Falls, ON), tributary to Hawkesbury Creek (Hawkesbury, ON), Hawkesbury Creek (Hawkesbury , ON), tributary to the St.Lawrence River (Prescott, ON) and tributary to the North Castor River (Greely, ON).
- Mapped fish habitat in many watercourses including: Black Creek (Westminster, ON), Bonnechere River (Renfrew and Douglas, ON), Butler's Creek (Brockville, ON), Kehoe Ditch (Greely, ON), Lac Opemisca/Lac Barlow Bypass channel (Ouje-Bougoumou, QC), Marshall Seguin Municipal Drain (Vars, ON), McKinnons Creek (Navan, ON), Montreal River (Latchford, ON), tributaries of Lavalle Creek (Carleton Place), tributaries of the Bonnechere River (Renfrew, ON), tributaries to Lafontaine Creek (Clarence-Rockland), tributaries to McKinnons Creek (Navan, ON), tributaries to Shirley's Brook (Kanata, ON), tributaries to the North Castor River (Greely, ON), tributaries to the Ottawa River (Ottawa, ON; Wendover, ON), tributaries to the South Nation River (Casselman, ON), tributaries to the South Nation River (Jessup Falls, ON), tributary to the St.Lawrence River (Prescott, ON) and tributary to Hawkesbury Creek (Hawkesbury, ON).
- Assisted in YOY sampling on the Raisin River (Lancaster, ON).
- Conducted riverine index netting on the Bonnechere River (Renfrew, ON).

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- Assisted in gill netting on Bonnechere River (Renfrew, ON), Lac Barlow (Ouje-Bougoumou, QC), Lac Opemisca (Ouje-Bougoumou, QC), Montreal River (Latchford, ON), and Raisin River (Lancaster, ON).
- Assisted in conducting larvae surveys on Bonnechere River, Hoople Creek, Montreal River and Raisin River,
- Collected walleye eggs from the spawning grounds on the Bonnechere River, Montreal River, Raisin River and Hoople Creek.
- Assisted in the monitoring of a new wetland channel created in the Little Cataraqui River.
- Marsh monitoring program breeding amphibian survey at Stittsville, ON; Cornwall, ON; Kanata, ON; Hoople Creek and the Bonnechere River.
- Assisted in conducting fall walleye index netting for the MNR in Kawartha Lakes
- Conducted turtle surveys (Carleton Place, ON; Ottawa, ON)
- Conducted headwater waters assessment (Kanata, ON; Navan, ON, Ottawa, ON)

Terrestrial Inventories

- Multiple Environmental Impact Assessments across Ontario
- Tree Inventory for construction of the light rail (LRT; Ottawa, ON)
- Winter white-tailed deer survey (Edwardsburgh, ON)
- Plant community inventories for proposed developments, quarries, sand pits and road extensions (Brockville, Carleton Place, Carp, Casselman, Elgin, Griffith, Hamilton, Jessup Falls, Navan, Ottawa, Stittsville, Rockland, Simcoe, Cornwall, Kemptville, Hawkesbury, Smith Falls, Wendover, Moosecreek, Westminster, Prescott, Renfrew, Jones Falls, Michipicoten Island and in Ouje-Bougoumou in QC)

Aquatic Habitat Mapping for Municipal, City Roads and Provincial Highways

- Conducted MTO habitat assessments at Galetta Side Road, Torbolton Road, Kinburn Side Road (Ottawa, ON)
- Conducted MTO habitat assessments at Prince of Wales, Fernbank Road, Fallowfield Road, HWY 115, Arbuckle drain, the Carp river, tributaries to the Carp river and tributaries to Mud creek (Ottawa, ON)
- Conducted MTO habitat assessments at Innes Road, Ottawa, ON.
- Conducted MTO habitat assessments at MacLaren Side Road, Ottawa, ON.

Other

- Fish salvage: Mississippi River (Almonte, ON), Monaghan Drain (Ottawa, ON), tributary to the Rideau Canal (Kemptville, ON), and tributary to Feedmill Creek (Ottawa ON), Bonnechere River (Renfrew, ON)
- Assisted in conducting a winter bat hibernaculum inventory (Plantagenet, ON)
- Field research assistant for the Metalicuus study and EDC study (Experimental Lakes Area, ON)
- Captured, pit tagged, telemetry tagged and tracked Northern Pike (Experimental Lakes Area, ON)
- Construction and maintenance of nature trail (the Cornwall Outdoor Recreational Area, ON)
- Conducted frog deformities surveys (Glengarry, ON)
- Organized youth fishing derbies through SLFGC (2011-2013; South Lancaster)
- Organized the St.Francis Walleye Tournament through SLFGC (2012-2013; South Lancaster)

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CODY J.C FONTAINE, Fisheries and Wildlife Technologist

EDUCATION

Fisheries and Wildlife Technology, Frost Campus, Sir Sandford Fleming College, 2012
Fisheries and Wildlife Technician, Frost Campus, Sir Sandford Fleming College, 2011

LANGUAGES

Fluent in English

POSITIONS HELD

2022: BCH Environmental Consulting Inc., Fisheries and Wildlife Technologist
2014: Bowfin Environmental Consulting Inc., Fisheries and Wildlife Technologist
2009: Raisin Region Conservation Authority, Field Research Assistant

CERTIFICATIONS / PROFESSIONAL AFFILIATIONS

MTO/DFO/OMNR Fisheries Protocol, Environmental Monitoring For Construction Projects Practitioner (EMCPP), Ontario Stream Assessment Protocol (OSAP), Class 2 Electroshocking, first aid, CPR, Pleasure Craft Operator Card, WHMIS, WHSA, Hazard Identification, Assessment and Control, Ice Safety Training, Possession / Acquisition Firearms License, Fish Identification Certificate, Radio Telemetry Certificate, Fish Hatchery Operations Certificate, Ontario Hunter Education Course Certificate, Ontario trapper Education Course Certificate, Ontario class G driver's license.

EXPERIENCE

Experience in environmental monitoring, environmental assessments, terrestrial habitat assessment, species at risk surveys, amphibian surveys, freshwater habitat assessment, collection and identification of plants, collection and identification of fish, fish salvage, bat hibernaculum inventories and fisheries inventories including netting and electroshocking. Other experiences include GIS mapping.

Aquatic Inventories

- Assisted with boat electrofishing along the shoreline of the Ottawa River (Chat Falls and Ottawa, ON), Lake St. Francis (South Lancaster, ON), Bonnechere (Renfrew, ON), Raisin River (Lancaster, ON), Buckhorn Lake (Peterborough, ON) and the St. Lawrence River (Cornwall, ON)
- Assisted in collecting and data entry for several fish community surveys including: Bonnechere River (Renfrew, ON), tributaries to Feedmill Creek (Ottawa, ON), tributaries to Shirley's Brook (Kanata, ON), tributaries to the Ottawa River (Ottawa, ON), tributaries to the Rideau River (Manotick, ON), tributaries to the Castor River (Vars, ON), tributaries to the Otonabee River (Lakefield, ON), tributary to the Madawaska River (Arnprior, ON), tributaries to Kemptville Creek (Kemptville, ON), tributary to Blairs Creek (Clarence Creek, ON), tributaries to South Indian Creek River (Russell, ON) tributaries to the South Nation River (Casselman, ON), tributaries to Fraser Clarke Drain (Nepean, ON), tributaries to the Raisin River (Long Sault, ON), Oliver-Magee drain (South Glengarry, ON) and tributary to Hawkesbury Creek (Hawkesbury, ON).
- Assisted in collecting walleye eggs from the spawning grounds on the Raisin River.
- Marsh monitoring program breeding amphibian surveys (Stittsville, Lakefield, Cornwall, Long Sault, South Glengarry, Bourget, Manotick and Kanata, ON).
- Conducted turtle surveys (Carleton Place, Ottawa, Cornwall and Lancaster, ON)
- Conducted Headwater Assessments (Ottawa, Stittsville and Manotick, ON)
- Invasive Species Survey (Ottawa, ON)

Species at Risk Inventories / Monitoring

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- Assisted in butternut surveys, inventories and assessments for proposed developments (Carleton Place, Casselman, Cornwall, South Glengarry, Long Sault, Kemptville, Smiths Falls, Ottawa, Stittsville, Peterborough, Lakefield, Brockville, Alfred, Orleans, Kanata and Prescott, ON).
- American Eel surveys using the boat electrofisher on the Ottawa River (Ottawa, ON)
- American Eel collection on the St. Lawrence River for the St. Lawrence River Institute (Cornwall, ON)
- Conducted tailrace surveys for hydro facilities regarding American eel and lake sturgeon fatalities (Almonte, Renfrew, Ottawa and Fitzroy Harbour, ON)
- Whip-poor-will survey for proposed development (Ottawa, Kemptville, Bourget, Stittsville, Alfred, South Glengarry and Alexandria, ON) and quarries (Ottawa and Cornwall, ON)
- Surveyor for Little Brown bat, Eastern Small Footed Bat and Northern Long Eared Bat surveys at Ernestown Windpark (Ernestown, ON)
- Gray Ratsnake Survey (Smiths Falls and Lakefield, ON)
- Bat Cavity Survey (Lakefield, Smiths Falls, Bourget, Clarence Creek, Casselman, Orleans, Kanata, South Glengarry and Embrun, ON)
- Conducted Least Bittern surveys (Prospect, Alexandria, and Lancaster, ON)
- Conducted Black Tern nest surveys (Alexandria, and Cornwall, ON)
- Conducted turtle surveys: Blanding's turtle, Musk turtle and Northern Map turtle, Painted turtle and Snapping turtle (Carleton Place, Ottawa, Stittsville, Kanata, Rockland, Cornwall, Lakefield, Alfred, Clarence Creek and Lancaster, ON)
- Conducted American Ginseng Survey (Alfred, ON)
- Conducted rapid clubtail surveys (Almonte, ON)
- Conducted Osprey nest surveys (Cornwall, ON)

Terrestrial Inventories

- Assisted plant community inventories for proposed developments (Ottawa, Cornwall and Prescott, ON)
- Assisted in ELC inventories (Ottawa, Lakefield, Alfred, Kanata, Long Sault, South Glengarry and Peterborough ON)
- Nesting Bird Survey (Stittsville and Brockville ON)
- Large Tree Survey (Carp, Kanata and Orleans, ON)
- Deer and Moose Overwintering Survey (Alfred, ON)

Environmental and Fisheries Inspections

- Assisted in providing environmental and fisheries inspections for construction (Ottawa, ON)
- Assisted in turtle salvage during construction at the Cavanagh Snow Dump (Kanata, ON)

Fish Salvage

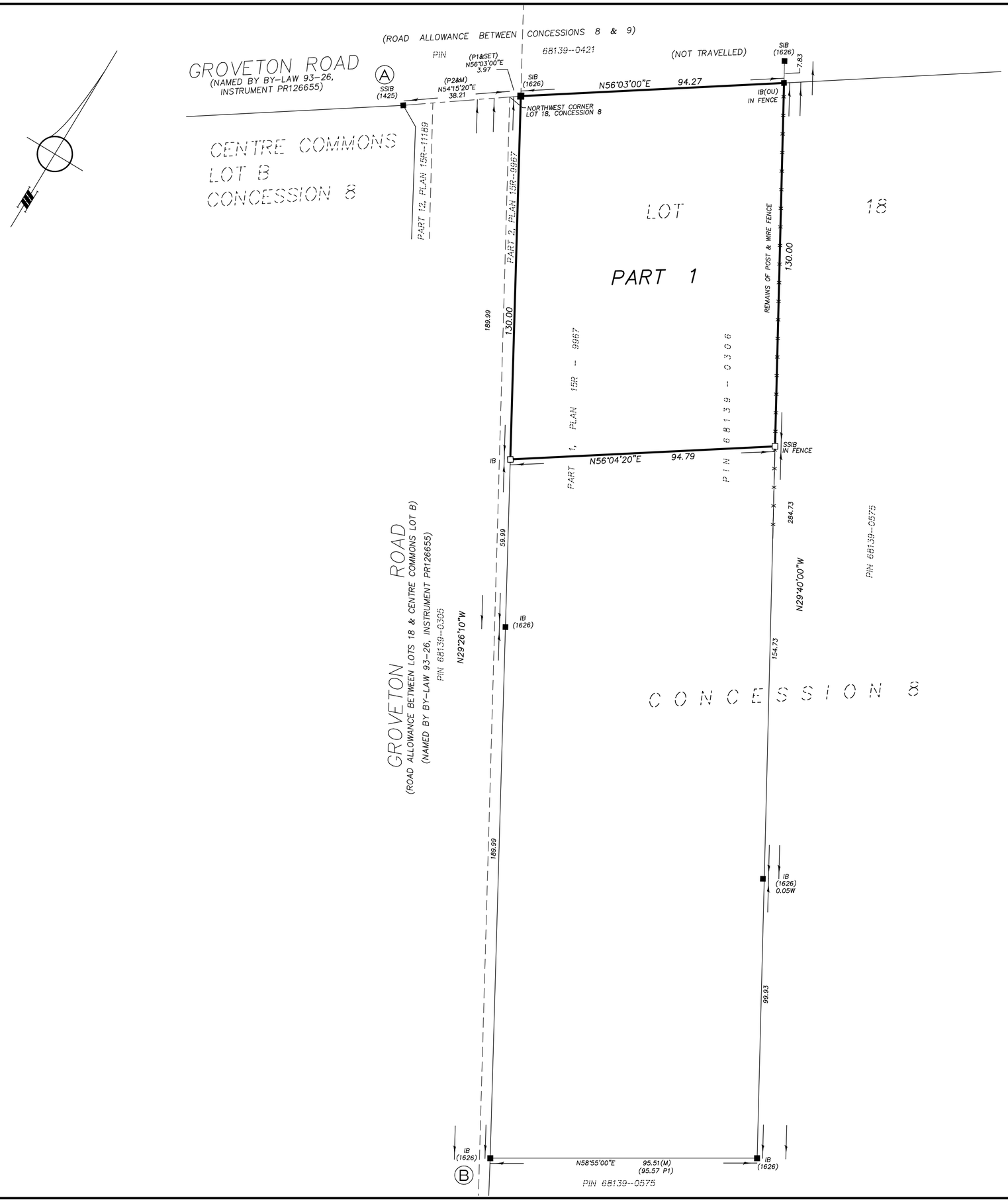
- Highway 401 Fish Salvage – Brockville, ON and Prescott, ON (Cruikshank, MTO Contract)
- Other fish salvages: Cardinal Creek (Ottawa, ON), Monaghan Drain (Ottawa, ON), tributary to the Rideau Canal (Kemptville, ON), tributary to Feedmill Creek (Ottawa ON), Bonnechere River (Renfrew, ON), Mississippi River (Almonte, ON), Ottawa River (Ottawa, ON), Tributary to Fraser Clarke Drain (Nepean, ON), tributary to St.Lawrence River (Newington, ON), Davidson Pond (Ottawa, ON),. Hazeldean tributary (Ottawa, ON), tributary to Jock River (Richmond, ON), culvert on Thunder Road (Gloucester, ON), culvert on Dunning Road (Cumberland, ON)

Other

- Organized fishing derby through RRCA (2008-2012; Cornwall, ON)
- Conducted environmental education presentations to many school groups (Cornwall, and Lancaster, ON)
- Tree Planting (2008-2012; Cornwall, ON)

SCHEDULE “D”

SITE SURVEY 15R-12552



SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 18	8	PART OF 68139-0306

PLAN 15R-12552

Received and deposited

July 22nd, 2025

Kelly Cochrane-nott

Representative for the Land Registrar for the Land Titles Division of Grenville (No.15)

PLAN OF SURVEY OF

PART OF LOT 18, CONCESSION 8

GEOGRAPHIC TOWNSHIP OF EDWARDSBURGH

TOWNSHIP OF EDWARDSBURGH/CARDINAL

COUNTY OF GRENVILLE

SCALE 1 : 1000 METRES

0 5 10 15 20 40 80

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
M	DENOTES MEASURED
P1	DENOTES PLAN 15R-9967
P2	DENOTES PLAN 15R-11189
1626	DENOTES JORDAN & WISEMAN SURVEYING LTD., O.L.S.
1425	DENOTES RON M. JASON SURVEYING LTD., O.L.S.
OU	DENOTES ORIGIN UNKNOWN

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)v7(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1 - 0°25'20" CLOCKWISE
P2 - 0°27'40" CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999614.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 26, 2025.

JUNE 13, 2025 — DATE

CALLY JOHNSTON, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-105525

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)v7(2010).
URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4971812.70	456684.58
B	4971506.38	456905.55

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

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copies available at ProtectYourBoundaries.ca

PARTY CHIEF:MS	DRAWN:MF	CHECKED:*	PLOT DATE: JUNE 13, 2025	A-053110
FILE: A-053110-RPLAN-V4				

TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM

Committee: Regular Council Meeting

Date: August 25, 2025

Department: Community Development/Planning

Topic: Development Agreement, B-25-25, Woods

Purpose: To review a draft development agreement prepared for the severed parcel of severance application B-25-25, at 279 Groveton Road, to satisfy a condition of provisional consent approval to create a new lot.

Background: Consent application B-25-25, is to sever a 0.4 hectare parcel of undeveloped land with approximately 53 metres of road frontage Groveton Road for future residential development. The retained 29.9 hectare parcel of land will have 352 metres of road frontage on Groveton Road and will maintain the single detached dwelling on private services, its agricultural use and outbuildings.

The Consent Granting Authority of the United Counties of Leeds and Grenville granted the provisional approval of the consent application by way of a Notice of Decision, issued on June 5, 2025. As per 53 of the Planning Act, the applicant has up to two years from the issuance date of the Notice to satisfy all conditions of provisional approval.

The applicant is currently satisfying the conditions of provisional approval which includes entering into a Development Agreement with the township to implement the recommendations of Section 10 of the Hydrogeological Study and Terrain Analysis to confirm site conditions are suitable for the long-term provision of private services, and that the owner enter into a development agreement with the Township to implement the recommendations of the study, and to include any additional warning clauses which will inform future owners of their development responsibilities.

A draft development agreement is attached to this report which provides standard wording and warning clauses regarding development in the Township of Edwardsburgh Cardinal. A copy of the Notice of Decision, Hydrogeological Study and Terrain Analysis, and Draft Reference Plan, are attached to the agreement for reference. The draft reference plan has been reviewed by Township and County staff and has no concerns

with the registration of the plan. The applicant's surveyor has submitted the plan to the registry office for registration. The Development Agreement will be updated prior to signing with the plan's registration number.

The surveyor indicated on the draft plan that road widening will be required to bring the width of Groveton Road along the severed and retailed parcel frontages to comply with the minimum road allowance width of 10 metres from centerline of road. This portion of land will be transferred to the township prior to the issuance of the certificate of official.

The scoped hydrogeological study and terrain analysis was prepared by Morey Associates Ltd, dated July 2025. The study determines that sufficient water quantity exists to support the development and water samples meet all the Ontario Drinking Water Standards chemical, physical and bacteriological parameters tested for except for hardness and organic nitrogen. Treatment recommendations for hardness and iron may may be desired by the owner, and that the use of a water softener may introduce relatively higher concentrations of sodium into the drinking water, which may contribute a significant percentage to the daily sodium intake for a consumer on a sodium restricted diet. A separate tap, which bypasses the softener shall be installed to supply softened drinking water.

The terrain analysis finds that impacts of a proposed septic system, if any, to downgradient off property groundwater quality is not expected to exceed the allowance within the MECP's D-5-4 guideline.

By way of registering the development agreement on title of the severed parcel, will ensure that any future development will adhere to the specific recommendations of the hydrogeological study and terrain analysis and inform future landowners regarding the domestic water supply, well construction, water treatment systems and warning clauses regarding elevated sodium levels.

Policy Implications: Sections 51(25) and section 53(12) of the Planning Act allow the approval authority to impose certain conditions of approval for severance decisions, including a condition that the owner enter into an agreement with the municipality. The agreement will be registered on title of the severed lot so that it is available to future owners.

Strategic Plan Implications: This development agreement aligns with the Township's Growth and Economic Development priority by supporting residential development in a manner that ensures sustainable and responsible growth. The hydrogeological study and terrain analysis address the environmental pillar of the plan, ensuring that development protects natural resources and complies with provincial guidelines.

Financial Considerations: The applicant is required to pay a fee to the Township for the preparation and registration of the development agreement, in accordance with the Planning Fees Bylaw 2022-40. This will be collected prior to the registration of the agreement.

Recommendation: THAT Municipal Council enter into a development agreement with the property owner, for the severed parcel of consent application B-25-25.

_____

Municipal Land Use Planner

THE TOWNSHIP OF EDWARDSBUGH/CARDINAL
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made in triplicate, the ___ day of_____2025.

BETWEEN:

JOHN KENNETH WOODS AND ELIZABETH AUDREY WOODS
(the “Owner”)

-and-

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBUGH/CARDINAL
(the “Township”)

FOR LANDS DESCRIBED AS
The severed parcel of severance application B-25-25
of the United Counties of Leeds and Grenville

Part 1 of 15R-12558; EDWARDSBURGH/CARDINAL

RECITALS:

1. The Owner is the owner of the lands described in Schedule "A” to this Agreement and proposes to subdivide it for the purpose of selling, conveying, or leasing it in lots.

2. The said lands are the subject matter of consent application B-25-25 which has received conditional approval from the United Counties of Leeds and Grenville Consent Granting Authority, a copy of which is annexed hereto as Schedule "B";

3. The Township, pursuant to Section 53 of the Planning Act, R.S.O. 1990, as amended, has the authority to enter into an agreement imposed as a condition of the approval of consent.

4. This agreement shall be registered at the cost of the Owner against the land to which it applies subject to the Registry Act and the Land Titles Act;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the other good and valuable consideration and the sum of One ($1.00) Dollar of lawful money of Canada, now paid by each of the other parties hereto (the receipt whereof is hereby acknowledged) the Parties hereby covenant, promise and agree with each other as follows:

1. This Agreement affects the Lands described in Schedule "A" to this Agreement and shall ensure to the benefit of and be binding upon parties hereto, and their respective successors and assigns, The Owner hereby agrees to the registration of this Agreement against the title to the severed lands, at the sole cost of the Owner.

2. The Owner hereby agrees to obtain all required municipal approvals and comply with all applicable Zoning By-Laws of the Township, the Building Code Act, 1992, S.O. 1992, c.23 requirements and approvals required by applicable government authorities which may be required prior to the development of the lands.

3. The Owner hereby acknowledges that the lands described in Schedule "A" to this Agreement are the subject of the Scoped Hydrogeological and Terrain Study, as shown in Schedule “C” to this Agreement, which was completed in order to assess the water quality and quantity for the site and groundwater impacts for a single dwelling on private servicing.

4. The owner hereby acknowledges and agrees that any development on the severed or retained parcel of land shall comply with the professional recommendations and matters provided by Schedules “C”, at the Owner’s sole risk and expense, and that a copy of this report be submitted to the Building Department when applying for a Building Permit.

5. In the event the Owner defaults in the performance of an obligation under this agreement or for reasons of public safety as determined by the Chief Building Official under the Building Code Act of Ontario or the Fire Marshall under the Fire Protection & Prevention Act of Ontario, the Township may, at the expense of the Owner, enter upon the lands and do all such matters and things as may be required to comply with any Order of the Chief Building Official or Assistant to the Fire Marshall (local Fire Chief). Such actual costs incurred by the Township plus an overhead charge of 15%, shall be deemed to be recoverable from the Owner by invoice and may be recovered in like manner as municipal taxes pursuant to the Municipal Act.

6. That the owner be advised that the severed land is located in the rural area and may be adjacent to existing or future agricultural and agricultural diverse uses. Any new residential development on the severed land shall be outside of the required calculated Minimum Distance Separation (MDS) setback from any neighbouring livestock facility or manure storage and all other applicable requirements at the time of building permit issuance.

7. In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the Township's Building Department (613-658-3055) must be immediately contacted.

8. In the event that human remains are encountered, all work must immediately cease, and the site must be secured. The Grenville County Ontario Provincial Police (613-925-4221), the Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8404), the Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132), and the Township's Building Department (613-658-3055) must be immediately contacted.

9. Any notice to be given hereunto shall be in writing to all other parties and either delivered personally or sent by prepaid registered mail, and in the latter case shall be deemed to have been given three (3) business days following the date upon which it was mailed. The address of the parties for the purpose hereof shall be:

to the Owner at:	to the Township at:
John Kenneth Woods; and Elizabeth Audrey Woods 279 Groveton Road Spencerville ON K0E 1X0	Township of Edwardsburgh/Cardinal PO Box 129 Spencerville ON K0E 1X0

10. The following schedules will form part of this agreement:

    SCHEDULE "A" – Description of the Property

    SCHEDULE "B" – Decision of the United Counties of Leeds and Grenville Consent Granting Authority (Application B-25-25)

    SCHEDULE "C" – Scoped Hydrogeological Assessment and Terrain Analysis Prepared by Morey Associates Ltd. Dated July, 2025

    SCHEDULE "D" – Site Survey 15R-12558

IN WITNESS WHEREOF the parties hereto have executed this agreement.

OWNER, JOHN KENNETH WOODS AND ELIZABETH AUDREY WOODS

_____
Owner

_____
Owner

I/We are the registered owners of the property.

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

_____
Mayor

_____
Clerk

I/We have authority to bind the Corporation.

DATED AT Spencerville, ON this _____ day of _____, 2025

SCHEDULE “A”

DESCRIPTION OF THE PROPERTY

The severed parcel of severance application B-25-25
of the United Counties of Leeds and Grenville

Shown as Part 1, on Registered Survey 15R-12558

SCHEDULE "B"

DECISION OF THE UNITED COUNTIES OF LEEDS AND GRENVILLE
CONSENT GRANTING AUTHORITY
APPLICATION B-25-25

Phone 613-342-3840 – Ext. 2414
Fax 613-342-2101
E-Mail: secretary-treasurer@uclg.on.ca

25 Central Avenue West
Suite 100,
Brockville, ON, K6V 4N6

UNITED COUNTIES OF LEEDS AND GRENVILLE
CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-25-25

We the undersigned members of the Consent Granting Authority of the United Counties of Leeds and Grenville; do hereby certify that the following is a decision reached by the Committee on **June 4, 2025.** The said decision was reached on the application of **John & Elizabeth Woods** to sever a parcel of land being; part of Lot 19, Concession 9; **Township of Edwardsburgh Cardinal** having dimensions of approximately 53 metres by 76 metres with an area of 0.4 hectares.

DECISION: **GRANTED** providing the conditions as stated below are met.

REASONS:
Division of land is compatible with the intent and purpose of the Official Plan and meets the criteria in Section 51 (24) of the Planning Act providing conditions are met.

EFFECT OF WRITTEN SUBMISSIONS ON THE DECISION:
No written comment(s) were submitted by a member of the public on this consent application to the approval authority.

CONDITIONS:

(1) That all conditions imposed in the granting of this decision be met and one (1) original paper copy and one (1) digital copy of the deposited reference plan of the subject lands, which conforms substantially with the application as submitted, and the instrument relating to the transaction (deed/transfer, Service Ontario parcel register, grant of right-of-way, etc.) be presented to the Secretary-Treasurer of the Consent Granting Authority for the Certificate of Consent no later than **June 5, 2027.**

(2) That the owner/ applicant shall provide a paper and digital (PDF) copy of the final registered plan (R-Plan) to the Township Planning Department for Township files, and that the plan meets the general intent of the approved consent sketch. It may be beneficial to have the draft plan provided to the Township for review prior to registration.

(3) That the owner/applicant shall have their surveyor confirm in writing to the Township that the existing width of the road allowance along the severed and retained parcels fronting on Groveton Road, is a minimum of 10 metres from centreline of road. If additional lands are required to bring the road allowance up to minimum standards, the additional land shall be shown as part or parts on a draft reference plan for the Township's review. The owner/applicant shall have their lawyer prepare the required transfer documents and provide a copy to the Township for review and signature to have the lands assumed as a public highway. The preparation and registration of the documents shall be at the owner/applicant's expense.

(4) That the owner/applicant submit to the satisfaction of the Township, a Hydrogeological and Terrain Analysis, to be completed by a qualified professional to demonstrate that the site conditions are suitable for the long-term provision of private services with no negative impacts (or cumulative negative impacts) to the environment or public health resulting from the use of on-site private water and sewage services.

(5) That a Development Agreement between the landowner and the Township be registered on title of the severed parcel of land with the following clauses:

- That the owner be advised that the subject lot is located in the rural area and may be in proximity to active or future agricultural operations and may experience odours, sounds and vehicle traffic associated with the standard operation of agricultural uses.
- That the owner be advised that any new or expanding livestock facility or manure storage facility on a lot in the rural area or new residential dwelling is subject to a Minimum Distance Separation (MDS) calculation.
- That the owner be advised that any new or altered entrances require an entrance permit from the Township of Edwardsburgh Cardinal, prior to the commencement of any work.

- That the Hydrogeological and Terrain Analysis and its recommendations be included as clauses in the agreement.
- That the owner be advised that Township encourages the preservation and enhancement of existing natural vegetation on the site and to limit the removal of any vegetation only to the proposed development area. The owner(s) may contact the Township of Edwardsburgh Cardinal or South Nation Conservation Authority for more information.
- That the owner be advised that the Township is not responsible to repair, replace or extend any municipal services to the subject property if its private on-site well or sewage disposal system fails. It is the homeowner's obligation to repair, replace and maintain the private on-site services on the property.

(6) The applicant provides South Nation Conservation (Septic Review) with a signed letter stating that all private sewage systems are a minimum of three (3) metres from the proposed property lines.

(7) That written release of conditions 2, 3, 4 and 5 from the Township be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.

(8) That written release of condition 6 from South Nation Conservation (Septic Review) be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.

NOTES:

(1) The Township had no objection providing conditions 2, 3, 4 and 5 are complied with.

(2) South Nation Conservation had no objection.
- The retained lot contains mapped watercourses. SNC has not completed a floodplain mapping analysis in this area of the watershed.
- A SNC permit may be required before undertaking development activities or other activities in or near the following areas: floodplains; watercourses; unstable slopes; unstable soils and bedrock; hazardous lands; wetlands; and areas within 30 metres of wetlands.
- Any development interference with a watercourse requires a permit from SNC, and restrictions may apply.

(3) South Nation Conservation (Septic Review) had no objection providing the required setbacks in Ontario Building Code, Part 8, Sewage Systems, are maintained and condition 6 is complied with.

OTHER RELATED APPLICATIONS:

There are no known related planning applications.

ADDITIONAL INFORMATION:

- You will be entitled to receive notice of any changes to the conditions of the provisional consent, if you have made a written request to be notified of changes to the conditions of the provisional consent.
- Only the applicant, the Minister, a specified person (under the Planning Act) or any public body (i.e. Municipality) may appeal a consent application to the Ontario Land Tribunal.
- Any appeal to the Ontario Land Tribunal must be received by the Secretary-Treasurer of the Consent Granting Authority at the United Counties of Leeds & Grenville **before 4:00 pm on the appeal date** shown on this notice and it must:
  - Set out the reasons for the appeal.

HOW TO FILE AN APPEAL:

Appeals are to be submitted to the Secretary-Treasurer via the Ontario Land Tribunal's (OLT) online e-file service. Go to https://olt.gov.on.ca/e-file-service/. If the OLT's e-file service is not working, please contact the Secretary-Treasurer at the address shown on the first page in the header. The steps to file an appeal are as follows:

1. Sign in to your My Ontario Account on the e-file service (first-time users will need to register for a My Ontario Account).
2. Submit the appeal via the e-file service and ensure that you select the correct approval authority, which in this case is listed as "Leeds & Grenville (United Counties of)".
3. Pay the fee required by the OLT. The fee schedule and methods of payment can be found on the OLT website at https://olt.gov.on.ca/fee-chart/.
4. Anyone filing an appeal that does not use the OLT's e-file portal may submit the required material directly to the Secretary-Treasurer at the address shown on the first page in the header.

I hereby certify this to be a true and exact copy

Cherie Mills

Chair

K Weidenaar

Secretary-Treasurer

This Decision was mailed on June 5, 2025

The last date for appealing this decision is June 25, 2025

SCHEDULE “C”

SCOPED HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS PREPARED BY MORELY ASSOCIATES LTD. DATED JULY 2025

MOREY ASSOCIATES LTD.
CONSULTING ENGINEERS

2672 Highway 43, PO Box 184
Kemptville, Ontario, K0G 1J0
info@moreyassociates.com
613.215.0605

REPORT ON

SCOPED HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS
279 GROVETON ROAD
TOWNSHIP OF EDWARDSBURGH/CARDINAL
UNITED COUNTIES OF LEEDS AND GRENVILLE, ONTARIO

Submitted to:

Alyssa Davie
279 Groveton Road
Spencerville, Ontario
K0E 1X0

DISTRIBUTION
1 PDF copy – Alyssa Davie

July 2025

File No. 025188

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1.0 INTRODUCTION

Morey Associates Ltd. was retained by Alyssa Davie (hereinafter referred to as the client) to carry out a scoped hydrogeological assessment and terrain analysis in support of one proposed lot severance located at 279 Groveton Road, in the Township of Edwardsburgh/Cardinal, United Counties of Leeds and Grenville, Ontario (see Key Plan, Figure 1).

For the purposes of this report Groveton Road is considered to exist at the south side of the subject site. The subject site of this report consists of the existing property known as 279 Groveton Road and is hereinafter referred to as the "subject site" or "site". For the purposes of this report "proposed dwelling lot" and "proposed severed lot" are used interchangeably.

It is understood that the above mentioned severance will create one proposed dwelling lot with frontage on the north side of Groveton Road (see attached Severance Sketch, Appendix A). A single family dwelling serviced by an on-site private drilled well and on-site private sewage system currently exists at the proposed retained lot. A horse barn and other outbuildings also exist at the proposed retained lot. The proposed dwelling lot consists of, in general, a rectangular shaped parcel of land some 0.4 hectares in plan area and the proposed retained lot consists of, in general, an irregular shaped parcel of land some 29.9 hectares in plan area. It is further understood that the future dwelling at the proposed dwelling lot is to be serviced by a proposed on-site private well and on-site private sewage system (Class 4 septic systems) as municipal servicing (watermain and sanitary sewer) is not available for the subject site.

1.1 ASSESSMENT OBJECTIVES

This scoped assessment report summarizes the results of a review of readily available geological, physiographical, and hydrogeological information for the site and site area, and the results of field work carried out at the subject site that is considered to provide a reasonable expectation of the actual hydrogeological conditions at the subject site.

This scoped assessment addresses our interpretation of the relevant requirements outlined in the Ontario Ministry of the Environment, Conservation and Parks (MECP) technical guideline documents titled "MOEE Hydrogeological Technical Information Requirements For Land

Development Applications" (April 1995), "D-5-5 Private Wells: Water Supply Assessment" (August 1996), and "D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment" (August 1996) in view of the site setting and proposed site development.

The following were the primary objectives of this present scoped hydrogeological assessment and terrain analysis:

- To investigate the potential quantity and quality of groundwater that would be expected from a water supply well drilled at the subject site to service the proposed dwelling lot based on, in general, the results of a well pumping test and water sample laboratory testing of a test well at the site.

- To provide limited recommendations for design of private services, from a scoped hydrogeological assessment point of view, in view of the expected hydrogeological conditions at the site.

1.2 METHODOLOGY

This scoped hydrogeological assessment and terrain analysis involved the review of readily available literature and maps regarding the geology and physiography of the site and the general site region. Aerial and "street level" photographs available from online sources such as, but not necessarily limited to, Google Maps, Google Earth, and County, Provincial, and Conservation Authority Geographic Information System (GIS) mapping websites, were also utilized.

MECP Water Well Records (well records) obtained from the Province of Ontario (MECP) map based well records search website were reviewed to obtain information regarding well construction for wells and to obtain information regarding aquifers utilized for domestic water supply for the general area surrounding the site. A summary of information provided on 7 well records indicated to be for wells located within about a 500 metre radius of the subject site is provided in the attached Table I: MECP Well Records Summary. That summary includes the well record for the selected test well (Well ID 2401138 – servicing the existing dwelling located at 279 Groveton Road) which was used for the above mentioned pumping test and well water sampling and testing. The well records summarized in Table I are provided in the attached Appendix B. The approximate locations

of the wells associated with the above mentioned well records are provided on the attached Figure 4. The approximate well locations indicated on Figure 4 are based on the information provided on the well records by the well drillers. Other well records/wells may be indicated to be within a 500 metre radius of the subject site on the MECP online map based well records search website. However, based on a review of the location information provided by the well drillers on those well records it was either apparent or could not be concluded with confidence that those well records represented wells that are actually located within the 500 metre radius of the subject site. For the purposes of this assessment and to avoid potential misrepresentation of actual hydrogeological conditions, only the well records that could be determined, with a relatively high degree of confidence, to represent wells within about a 500 metre radius of the subject site were summarized in the above mentioned Table I.

Site reconnaissance visits, which included putting down test pits at the proposed severed lot, was carried out by members of our technical field staff between May 14 and June 10, 2025. The results of the above mentioned test pits are provided in the attached Table VI.

A well pumping test, in-situ well water quality testing, and well water sampling was carried out at the previously mentioned test well on June 10, 2025 (hereinafter referred to as “TW1” or the “test well”). As previously mentioned, the test well is located at 279 Groveton Road (at the subject site) and provides domestic water supply to the existing dwelling at 279 Groveton Road. The water samples obtained during the pumping test were delivered to Eurofins Environment Testing laboratories in Ottawa, Ontario for laboratory testing of the MECP “subdivision package” list of parameters and trace metals (Aluminum, Antimony, Arsenic, Barium, Beryllium, Boron, Cadmium, Chromium, Cobalt, Copper, Lead, Mercury, Molybdenum, Nickel, Selenium, Silver, Strontium, Thallium, Uranium, Vanadium and Zinc). The factual results of the pumping test and in-situ water quality testing are provided in Appendix C and Table III, respectively. The laboratory testing results of the test well water samples are provided in Appendix D. Discussion of the results of the well pumping test, in-situ well water quality testing, and laboratory testing results of the well water samples are provided in following sections of this report.

2.0 PHYSICAL SETTING

The subject site is located on the north side of Groveton Road, in the Township of Edwardsburgh/Cardinal, United Counties of Leeds and Grenville, Ontario (see Key Plan, Figure 1 and Appendix A). The site is located within, in general, a sparsely developed, agricultural land and wooded land setting. The proposed dwelling lot is currently, in general, partially wooded and partially vacant grassed field.

The South Nation Conservation (SNC) GIS mapping website indicates watercourses (drainage ditches) exist at the subject site and are, in general, indicated to be distanced from the proposed severed lot (see attached Figure 4). Based on topographical mapping, the above mentioned watercourses are indicated to ultimately drain to the South Nation River which exists some 2 kilometres south/southeast of the subject site.

The attached Aerial Photograph And Well Locations, Figure 4 provides a relatively recent (Google Earth Imagery Date 3/30/2024) aerial photograph of the site and shows an area consisting of approximately a 500 metre radius out beyond the proposed severed lot. The following provides a general description of the physical setting for the lands within about a 500 metre radius of the proposed severed lot.

The proposed severed lot is bordered, in general, on the north by a field with an outbuilding and woodland beyond, on the east by a vacant field, outbuildings, a horse barn, and an existing dwelling at 279 Groveton Road, with agricultural fields and woodland beyond, on the south by Groveton Road with an existing dwelling and woodland beyond, and on the west by woodland, with existing dwelling development and woodland beyond.

2.1 LAND USE

Based on zoning by-law mapping obtained from the Township of Edwardsburgh/Cardinal website the site and surrounding area is indicated to be zoned rural and hamlet residential. The local land use is, in general, rural residential and agricultural.

Some 7 existing dwellings, including the existing dwelling at 279 Groveton Road, are indicated to be located within about a 500 metre radius of the proposed severed lot (based on review of relatively recent available aerial photographs). The Town of Spencerville, considered to be the closest rural settlement to the site, is located some 6 kilometres southwest of the site.

No waste disposal sites are indicated to exist within 2 kilometres of the site.

Based on a search of the MECP Access Environment database search website, no current MECP issued Permits To Take Water are indicated within 2 kilometres of the site.

As mentioned above a horse barn is indicated to exist within the proposed retained lot portion of the site. Based on information provided to us by the client it is understood that the horse barn and vacant field adjacent to the horse barn (indicated to be located greater than some 100 metres east from the proposed severed lot) is used for a relatively small number of horses (up to 3 horses).

2.2 SITE PHYSIOGRAPHY AND DRAINAGE

Based on the SNC website the site is located within the Upper South Nation subwatershed. As previously mentioned, watercourses (drainage ditches) exist at the subject site well beyond the north boundary of the proposed severed lot (see attached Figure 4) and are indicated to ultimately drain to the South Nation River which exists some 2 kilometres south/southeast of the subject site. Roadside ditching exists along Groveton Road adjacent to the site.

The site is located within a mapped area of Sand Plain (as indicated by Chapman and Putnam, 2007). The Sand Plain is indicated to be glacio-fluvial in origin.

As indicated by available topographical information for the site, the ground surface at the site is relatively flat with a gentle slope from about the northwest portion of the site downwards to the south/southeast portions of the site. Based on observations made and measurements carried out using GNSS surveying equipment at the time of the above mentioned site visits the proposed severed lot is, in general, relatively flat. The developed areas of the site, in general, appear to be somewhat moderately drained by the existing roadside ditching system. A relatively small area of surface water (pond) exists near the south boundary of the site, between the proposed severed lot

and the existing dwelling at the site. Based on the SNC website, portions of the site north of the proposed severed lot and developed areas of the site, have been mapped as non-evaluated wetlands. No exposed bedrock was observed at the ground surface within the proposed severed lot and developed areas of the site. Based on the site drainage conditions observed at the time of the site visit and the likely direction of surface drainage flow based on available topographical information, any shallow groundwater flow at the site is inferred to be towards the south/southeast in a direction towards the South Nation River.

3.0 SITE GEOLOGY

3.1 SURFICIAL GEOLOGY

A review of the surficial geology map for the site area (Chapman and Putnam 2007) indicates that the site is underlain by sand plains, see attached Surficial Geology Map, Figure 2.

Karst mapping completed by Brunton and Dodge (2008) indicates that the closest mapped potential karst areas are located some 21 kilometres east of the subject site. No karst features for the general site area are indicated to exist on available karst mapping.

Drift thickness mapping published by the Ontario Geological Survey provides 1 to possibly 2 data points for the subject site and the area within about a 500 metre radius of the proposed severed lot. However, where provided the drift thickness mapping indicates overburden thicknesses of 8.3 and 13.1 metres.

A review of the well records provided in the attached Table I, which includes the test well located at the site and wells indicated to be located within about a 500 metre radius of the proposed severed lot, indicate overburden thicknesses at the wells of between 3.1 to 12.2 metres.

Thin soils as defined in Ontario Regulation 153/04 consists of soil equal to or less than 2 metres in depth (exclusive of any surficial asphaltic concrete, concrete or aggregate). Based on the above surficial geology information, thin soil conditions are not indicated to exist at the subject site.

3.2 BEDROCK GEOLOGY

The bedrock geology map for the site area indicates that the bedrock underlying the site and general site area consists of dolostone, minor shale and sandstone of the Oxford Formation (Ontario Geological Survey 2007), see attached Bedrock Geology Map, Figure 3.

A review of the summarized well records information provided in the attached Table I indicates the bedrock surface at the wells was encountered by the well drillers at depths ranging from between about 3.1 to 12.2 metres below the ground surface.

Limestone bedrock is reported by the well drillers on all of the above mentioned well records.

4.0 REGIONAL HYDROGEOLOGY

4.1 SITE SETTING

The site and surrounding area are within a region where drinking water source protection is regulated by the SNC. Based on the SNC GIS mapping website the site and adjacent surrounding area are not within a wellhead/drinking water source protection area.

4.2 MECP WELL RECORDS

As previously mentioned, a summary of information provided on 7 well records indicated to be for wells located within about a 500 metre radius of the proposed severed lot is provided in the attached Table I: MECP Well Records Summary. Information, relevant to this scoped assessment, provided on those well records is summarized below.

- Well depths range between some 10.7 to 42.7 metres with average and median depths of some 21.6 and 15.2 metres, respectively. The well depths for 5 of the wells are less than 20 metres (10.7 to 18.6 metres) and those wells are indicated to all be located north of Groveton Road. The well depths for the remaining 2 wells are 39.0 and 42.7 metres and

those two wells are indicated to be located south of Groveton Road. The wells are indicated to be completed into a limestone bedrock aquifer.

- The well drillers indicated on the well records that water was found at the wells at depths ranging between about 8.2 to 39.9 metres, with average and median depths of some 16.1 and 10.4 metres.

- Reported well yields (recommended pump rates by the well drillers on the well records) are indicated to range between some 34 L/min to 46 L/min with an average well yield of about 40 L/min.

Based on a review of the information provided on the well records summarized in the attached Table I and on the indicated location of those associated wells, it is considered that a well completed through a sandy overburden and into a limestone bedrock aquifer likely represents the expected hydrogeological conditions at the proposed severed lot.

Based on the above information, it is considered that the test well (Well ID 2401138) located at the site offers a reasonable expectation that the hydrogeological conditions at the test well location should be similar to the conditions at the proposed severed lot. The results of the above mentioned pumping test and discussion regarding well water quantity are provided in the below report Section 5.0.

4.3 REGIONAL WATER QUALITY IMPACTS

Based on the previously mentioned land uses identified for the general site area, it is expected that groundwater impacts would most likely be evident in the form of elevated levels of nitrate, nitrite, sodium and chloride due to effluent loading from sewage systems, nitrogen rich nutrient application/spreading to the ground surface for agriculture, and the application of road salt.

The results of the laboratory testing of the well water samples obtained from the test well (which are discussed in further detail in the below report Section 6.0) indicate nitrate and nitrite levels of less than the laboratory reporting limit (<0.1 mg/L) and levels of sodium and chloride well below the limits provided in the Ontario Drinking Water Standards, Objectives and Guidelines. Based on the

above laboratory testing results and current site setting, it is considered that no significant undue surface impact is identified for the subject site.

5.0 WELL WATER QUANTITY

5.1 PUMPING TEST TW1

As previously mentioned, a pumping test was conducted at TW1 on June 10, 2025, by a member of our technical field staff at the existing well servicing the dwelling located at 279 Groveton Road and consisted of a six hour duration constant discharge rate pumping test. During the pumping test, water level measurements were made on a regular basis to monitor the drawdown of the water level in the well in response to pumping. After the pumping period, the pump was shut off and the recovery of the water level in the well was monitored for a period of time. During the pump test, the pump discharge outlet was located an adequate distance and downgradient from the well to ensure the discharge did not interfere with the natural recharge to the well.

The drawdown and recovery data for the well pumping test is shown in Appendix C. The drawdown and recovery data provided were measured with reference to the top of the test well casing.

The pumping test data for the test well was analyzed using the method of Cooper and Jacob (1946). Although the assumptions on which these equations are based are not strictly met, this method provides a reasonable estimate of the aquifer transmissivity. The analysis of the data obtained during the pumping test is summarized in the attached Table II.

The six hour duration pumping test was carried out at a discharge rate of about 91 litres per minute (20 Igpm). The static water level prior to testing was about 0.43 metres below the top of the test well casing and the water level after six hours of pumping was about 1.33 metres below the top of the test well casing for a total drawdown at the end of pumping of 0.90 metres. The available drawdown in the test well is approximated at about 12.3 metres. The specific capacity of the test well at the pumping test rate is approximately 145.5 cubic metres per day per metre of drawdown. At the end of pumping, about 40 minutes was required for 100 percent recovery of the total drawdown in the static water level created during pumping.

Based on the pumping test drawdown data the transmissivity of the aquifer is estimated to be 68.5 m^2/day. Based on the pumping test recovery data the aquifer transmissivity is estimated to be 74.9 m^2/day. The average transmissivity of the aquifer in the area of the test well is estimated to be 71.7 m^2/day.

Based on the data obtained during the pumping test, it can be concluded that the test well is capable of sustaining a short term yield of at least 91 litres per minute (20 lgpm) and that during the course of the six hour pumping period about 7 percent of the available drawdown in the test well was utilized.

5.2 SUMMARY OF TRANSMISSIVITY ANALYSIS

The above mentioned estimated transmissivity values based on the pumping test drawdown and recovery data are summarized in Table 5.1 and classified regarding magnitude, designation and groundwater supply potential based on Krasny (1993).

Table 5.1: Classification of Transmissivity Values

[1]Magnitude (m^2/day)	[1]Class	[1]Designation	[1]Groundwater Supply Potential	Transmissivity Values Based on Existing On-Site Well Pumping Test		
				Pump.	Rec.	Avg.
>1000	I	Very High	Regional Importance			
100 - 1000	II	High	Lesser Regional Importance			
10 - 100	III	Intermediate	Local Water Supply	68.5	74.9	71.7
1 - 10	IV	Low	Private Consumption			
0.1 - 1	V	Very Low	Limited Consumption			
<0.1	VI	Imperceptible	Very difficult to Utilize for Water Supply			

[1]Kransy (1993) 'Classification of Transmissivity Magnitude and Variation", Vol.31, No.2 - Ground Water

Based on the above, the test well is indicated to be capable of providing an adequate quantity related to a supply potential of local water supply. It is pointed out that a groundwater supply potential of “Private Consumption” is associated with a water supply well typically adequate for rural residential development serviced by individual on-site private wells.

5.3 SUMMARY OF WELL YIELDS

The MECP Guideline D-5-5 Section 4.3.2 states, with regard to water quantity requirements, *"The per-person requirement shall be 450 litres per day. Peak demand occurs for a period of 120 minutes each day. This is equivalent to a peak demand rate of 3.75 litres/minute for each person. The basic minimum pumping test rate is this rate multiplied by the 'likely number of persons per well' which, for a single family residence, shall be the number of bedrooms plus one. Unless it is otherwise established to MOEE's satisfaction, a minimum of four bedrooms shall be used in the calculation. However, regardless of the results of this calculation, this rate shall not be less than 13.7 litres/minute".*

Based on the above, the MECP recommended peak demand rate for a four bedroom dwelling is about 18.8 litres per minute. And for five persons occupying a four bedroom dwelling, a 2,250 litre daily water requirement is indicated.

During the pumping test some 32,760 litres of water was pumped from TW1 at a rate of 91 litres per minute for 6 consecutive hours and resulted in the use of 7 percent of the available test well drawdown depth. Within 40 minutes after the pumping test the water level fully recovered to the static water level measured before the pumping test started. The results of the well pumping test carried out on TW1 for this present scoped assessment indicates that the test well is capable of meeting the MECP minimum demand rate of 13.7 litres per minute and is capable of meeting the MECP peak demand rate for a four bedroom dwelling (about 18.8 litres per minute). The results also indicate that 2,250 litres of water can be removed from the test well aquifer with an expected full well recovery within about 40 minutes.

As mentioned above, the lowest and average well yields for the previously mentioned well records indicated to be completed into a limestone bedrock aquifer located within about 500 metres of the proposed severed lot, which are considered likely representative of the expected hydrogeological conditions at the proposed severed lot, are about 34 and 40 litres per minute, respectively. These well yields indicate that the wells are capable of meeting the MECP minimum demand rate of 13.7 litres per minute and are capable of meeting the MECP peak demand rate for a four bedroom dwelling (about 18.8 litres per minute).

It is considered that, based on the proposed severed and retained lot sizes (0.4 and 29.9 hectares), the existing relatively low density of residential development in the general site area, the results of the

above mentioned pumping test, and the reported well yields on the reviewed well records, sufficient well water quantity is indicated to exist in the limestone bedrock aquifer for the proposed dwelling development at the proposed severed lot.

6.0 WELL WATER QUALITY

Groundwater samples were collected from TW1 at about hours 3 and 6 of the above mentioned pumping test on June 10, 2025, and prepared/preserved in the field using appropriate techniques and submitted to Eurofins Environment Testing Laboratory (Eurofins) in Ottawa, Ontario for laboratory testing of the MECP "subdivision package" list of parameters and trace metals. The water samples were collected in the Eurofins provided sample bottles with appropriate preservatives where required. The sample bottles were placed in a cooler with ice packs for temporary storage prior to and during delivery to Eurofins. The water samples were deemed compliant upon receipt by Eurofins. Prior to sampling, the well water was tested several times for free and total chlorine using a Hanna Instruments HI93414 Turbidity and Free/Total Chlorine Meter. That meter was calibrated by a member of our technical field staff prior to carrying out the pumping test/well water sampling field work and the results of the calibrating indicated that the meter met the HI93414 calibration literature requirements. Sampling of the well water was not carried out until a reading of 0 for free and total chlorine was obtained.

The in-situ temperature, electrical conductivity (EC), pH, total dissolved solids (TDS), turbidity, free and total chlorine levels and apparent colour of the well water were measured just prior to sampling and at other periodic intervals during the above mentioned pumping test. The in-situ temperature, pH, EC and total dissolved solids (TDS) were measured using a Hanna Instruments HI98129 pH/EC/Temp./TDS Meter. That meter was calibrated by a member of our technical field staff prior to carrying out the pumping test/well water sampling field work and the results of the calibrating indicated that the meter met the HI98129 calibration literature requirements. The in-situ apparent colour was measured using a Hanna Instruments HI727 Handheld Color of Water Colorimeter. That colorimeter was calibrated by a member of our technical field staff prior to carrying out the pumping test/well water sampling field work and the results of the calibrating indicated that the colorimeter met the HI727 calibration literature requirements.

The results of the above mentioned in-situ field testing are provided in the attached Table III. Those results indicate that the pH, TDS, turbidity and apparent colour levels measured all met the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG). It is considered that the in-situ measurements obtained during the well pumping test are representative of the raw water from the test well bedrock aquifer.

The results of the above mentioned laboratory testing are provided in the attached Appendix D and are summarized with comparison to the ODWSOG in the attached Table IV.

The laboratory testing results of the well water samples indicate that the water samples meet all the Ontario Drinking Water Standards chemical, physical and bacteriological parameters tested for except for hardness, TDS, iron, turbidity and sodium (advisory level exceedance only).

Hardness

The water samples obtained from the test well are considered to be hard by water treatment standards with a hardness level above the ODWS operational guideline of 80 to 100 mg/L. The hardness for the samples tested was measured at 369 mg/L. The Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, Revised June 2006, states *"Water supplies with a hardness greater than 200 mg/L are considered poor but tolerable. Hardness in excess of 500 mg/L in drinking water is unacceptable for most domestic purposes".*

The hardness levels of the water samples are less than what is considered unacceptable (greater than 500 mg/L) for most domestic purposes and are considered treatable. The levels of hardness measured for the water samples obtained from the test well are well within the acceptable range that is considered reasonably treatable. Water softeners and/or manganese greensand filters are indicated to be adequate to lower hardness to acceptable levels. Water with hardness above 80 to 100 mg/L as $CaC0_3$ is often softened for domestic use. Water softening by conventional sodium ion exchange may introduce relatively high concentrations of sodium into the drinking water, which may contribute a significant percentage to the daily sodium intake for a consumer on a sodium restricted diet. Where ion exchange water softeners are used, a separate unsoftened water supply could be used for drinking and culinary purposes. A recommendation for water treatment specific to hardness is provided in the following report Section 10.2.

Total Dissolved Solids (TDS)

The levels of TDS for the 3 hour and 6 hour water samples were measured at 517 and 519 mg/L, respectively, which is slightly above the ODWS aesthetic objective of 500 mg/L. The in-situ levels of TDS measured during the pumping test were all less than 500 mg/L. The results of Langelier Index (LI) calculations for the well water samples are provided in the attached Table V and gave LI values of 0.28. These LI values can be interpreted (based on Carrier 1965) to indicate potential for the groundwater to be slightly scale-forming with slight corrosion possible (LSI 0.5 to 2.0). The above mentioned calculated LI values are within the range that is generally considered stable (between +0.5 to -0.5) and indicate that significant corrosion or encrustation problems are unlikely to occur.

Water treatment systems do not typically treat for TDS directly. However, water softeners reduce the levels of hardness/calcium in the well water which would reduce the above mentioned scale-forming potential. Based on the above mentioned calculated LI values and considering the previously mentioned conventional water softener treatment for hardness, it is considered that major scale/encrustation and/or corrosion problems are unlikely to occur.

The Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, Revised June 2006, states *"The principal constituents of TDS are chloride, sulphates, calcium, magnesium and bicarbonates. The effects of TDS on drinking water quality depend on the levels of the individual components."* The levels of chloride and sulphate measured in the water samples obtained from the test well are well below the levels indicated to result in a noticeable taste (250 mg/L for chloride and 150 mg/L for sulphate) as indicated in the above mentioned Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, Revised June 2006. Based on the laboratory testing of the water samples obtained from the test well, it is considered that the elevated TDS concentrations are most likely due to hardness. As such, it is considered that the elevated TDS concentrations measured from the test well should not significantly impact the palatability of the water.

Iron

The laboratory measured levels of iron for the 3 hour and 6 hour water samples obtained from the test well were 0.89 and 0.82 mg/L, respectively, and are above the ODWS aesthetic objective of 0.3 mg/L. The Technical Support Document for Ontario Drinking Water Standards, Objectives and

Guidelines, Revised June 2006, states *"The aesthetic objective for iron, set by appearance effects, in drinking water is 0.3 mg/L. Excessive levels of iron in drinking water supplies may impart a brownish colour to laundered goods, plumbing fixtures and the water itself; it may produce a bitter, astringent taste in water and beverages; and the precipitation of iron can also promote the growth of iron bacteria in water mains and service pipes."*

The MECP Guideline D-5-5 indicates that iron is considered reasonably treatable for concentrations of up to a maximum of 5.0 mg/L using water softeners or manganese greensand filters. The above indicated iron levels are well within the above mentioned MECP maximum concentration considered reasonably treatable of 5.0 mg/L. The levels of iron for the water samples are considered treatable using a water softener or manganese greensand filter. A recommendation for water treatment specific to iron is provided in the following report Section 10.2.

Turbidity

The laboratory measured levels of turbidity for the 3 hour and 6 hour water samples tested was 13 and 12.8 NTU, respectively, and are above the ODWS aesthetic objective of 5 NTU. As indicated in the attached Table III the in-situ turbidity of the well water during the pumping test was measured to be between 1.9 to 0.2 NTU. The levels of in-situ measured turbidity decreased over time during the well pumping test.

The 3 hour water sample had a laboratory turbidity level of 13 NTU and an iron level of 0.89 mg/L. The 6 hour water sample had a laboratory turbidity level of 12.8 NTU and an iron level of 0.82 mg/L. It is considered that the elevated iron in the water samples is the major contributor in the elevated laboratory turbidity levels. Iron can precipitate in a water sample between the time the sample is collected and the time the laboratory turbidity testing is performed. The iron flocs that precipitate in the water sample are detected during the laboratory turbidity testing.

Based on the above, it is considered that concerns with the above mentioned laboratory turbidity levels would be effectively addressed by water treatment specific to iron removal. As mentioned above, a recommendation for water treatment specific to iron is provided in the following report Section 10.2.

Sodium (Advisory Limit Exceedance Only)

The levels of sodium for the water samples tested were measured at 35 and 34 mg/L which is below the ODWS aesthetic objective of 200 mg/L. However, according to the MECP the local Medical Office of Health should be notified where sodium levels are above 20 mg/L in order that this information may be relayed to local physicians. Accordingly, the levels of sodium for the well water samples obtained from the test well may be of interest to persons on a sodium restricted diet.

7.0 SCOPED TERRAIN ANALYSIS

7.1 SOIL AND GROUNDWATER CONDITIONS ENCOUNTERED

Two test pits, labelled TP25-1 and TP25-2, were put down at the site using hand excavating/augering equipment at the time of a site visit on May 14, 2025. The logs of the test pits are provided in the attached Table VI, Record of Test Pits. The approximate locations of the test pits are shown on the attached Figure 4. From the ground surface at the test pits about a 0.2 to 0.3 metre thickness of topsoil was encountered underlain by, in general, red brown to grey brown silty sand with a trace of clay. The test pits were terminated within the silty sand material at depths of some 1.1 metres below the existing ground surface.

A sample of the silty sand material encountered at test pit TP25-2 was delivered to a soil laboratory for grain size distribution testing, the results of which are provided in Appendix E.

The grain size distribution testing indicates that the silty sand sample consists of 0 percent gravel, about 50 percent sand, about 45 percent silt and about 5 percent clay. Based on the results of the grain size distribution testing and information published by the MECP relating grain size, percolation rate and permeability, it is estimated that the permeability coefficient for the silty sand sample ranges from some $5x10^{-4}$ to $1x10^{-5}$ cm/s, which relates approximately to percolation times of about 10 to 20 min/cm.

Relatively minor groundwater seepage was observed in test pits TP25-1 and TP25-2 at about 0.7 and 0.8 metres below the existing ground surface, respectively.

7.2 PROPOSED SEPTIC SYSTEMS

Based on the results of the scoped terrain analysis field work it is expected that the septic system for the proposed dwelling lot will consist of a Class 4 partially to fully raised septic system leaching bed.

Based on the results of the above mentioned test pits it is considered that the future septic system leaching bed (septic envelope) at the proposed dwelling lot may be constructed within an area of silty sand. The loading rate for septic envelopes is to be in accordance with the 2024 Ontario Building Code (OBC), Table 8.7.4.1. Prior to establishing the actual/exact septic envelope size and location at the proposed dwelling lot, a site specific investigation should be carried out, meeting the 2024 OBC and South Nation Conservation (sewage system approval authority for the site) requirements.

It is considered that based on the size of the proposed dwelling lot and the existing development adjacent to the proposed dwelling lot, all 2024 OBC septic system clearance distances should be readily achievable for a proposed partially to fully raised septic system leaching bed at the proposed dwelling lot.

It is pointed out that septic system disposal treatment systems that have been approved for use by the OBC for Level IV treatment of effluent (known as tertiary treatment) could be considered for use at the proposed dwelling lot rather than the above mentioned conventional Class IV leaching beds. The Level IV treatment systems are, in general, associated with smaller area dispersal leaching beds than conventional Class IV leaching beds, reduced separation distance between the underside of dispersal leaching bed and low permeability soils, bedrock, and seasonally high groundwater table. It is pointed out that some Level IV treatment systems have been indicated to reduce contaminants from effluent, such as nitrates.

Prior to construction of any sewage system at the proposed dwelling lot a Part 8 – Sewage Permit must be obtained from the local sewage system approval authority.

8.0 GROUNDWATER IMPACT ASSESSMENT

8.1 GENERAL

The previously mentioned MECP D-5-4 guideline provides three general considerations regarding groundwater impact assessment for proposed developments. The first consideration ("Step 1") is in regard to the proposed lot sizes of a residential development. In brief, the proposed severed lot size of 0.4 hectares does not meet the plan area requirement of the above mentioned "Step 1" consideration. The "Step 2" consideration is a consideration regarding sewage effluent being hydrogeologically isolated from an existing or potential supply aquifer(s). A Step 2 assessment is outside the scope of work of this present scoped assessment. A Step 2 assessment can involve relatively extensive subsurface/hydrogeological investigation and analysis at the site and possibly for up to 500 metres beyond the site. It is considered prudent that the feasibility of carrying out an investigation and analysis for a Step 2 consideration be discussed with the consultant prior to carrying out that work. The "Step 3" consideration is a consideration regarding contaminant attenuation. Accordingly, based on the above a Step 3 approach was addressed for the subject site.

Prior to carrying out any of the groundwater impact assessment MECP "Steps", the MECP D-5-4 guideline indicates that it should be demonstrated that the subject site is not obviously hydrogeologically sensitive (i.e.: karstic areas, areas of fractured bedrock exposed at surface, areas of thin soil cover, or areas of highly permeable soils).

8.2 HYDROGEOLOGICAL SENSITIVITY

Based on the results of the review of available site physiographical and geological information and on the results of the field work carried out for this scoped assessment, no karstic areas, areas of fractured bedrock exposed at the ground surface, areas of thin soil cover, or areas of highly permeable soils were encountered or are expected for the subject site.

Based on the above, the subject site is not considered obviously hydrogeologically sensitive.

8.3 STEP 3 – PREDICTIVE ASSESSMENT

To obtain a general indication as to the potential impact of septic effluent on the properties adjoining the proposed severed and retained lots a nitrate dilution model was utilized. The annual water surplus for the site was estimated using meteorological data from the Environment Canada station at Kemptville and the potential evapotranspiration for the site calculated using the Thornthwaite Method. The estimate of water surplus using the Thornthwaite Method is shown in Appendix F. It is pointed out that the Town of Kemptville is located some 14 kilometres north of the subject site and based on the limited available meteorological stations available from Environment Canada is considered adequately representative of the weather at the subject site.

With regard to nitrate dilution calculations, the MECP D-5-4 guideline document states *"For the purposes of predicting the potential for groundwater impacts, a nitrate loading of at least 40 grams/lot/day per residential dwelling unit shall normally be used".* That guideline document also states in relation to the 40 grams/lot/day, *"This is based on expected actual flows of 1000 L/day and a minimum value of 40 mg/L nitrate-nitrogen in the discharge from a Class 4 or Class 6 system treating domestic/household sewage".* As such, a daily effluent loading of 1000 L/day was assumed per dwelling unit at the site in accordance with the MECP D-5-4 guideline document. It is important to note that the Ontario Building Code (OBC) daily design sewage flow is not to be used in nitrate dilution calculations for residential development as per the MECP D-5-4 guideline. The above mentioned effluent loading of 1000 litres per day indicated in the MECP D-5-4 guideline represents expected actual daily effluent flows. It is considered that the OBC daily design sewage flow does not represent actual expected daily effluent flows.

With regard to treatment and dispersal of effluent from a leaching bed, the expected impact on the groundwater of a proposed septic system servicing a dwelling at the proposed severed lot and the septic system servicing the existing dwelling at the retained lot was determined by considering the attenuation of nitrate in the effluent from an assumed 40 mg/L (as N) at the septic tank to 10 mg/L (as N) at the site boundaries by dilution as a result of the infiltration of meteoric water. The results of the calculation indicate that the expected concentration of nitrate at the down gradient boundary for the site is 0.33 mg/L, which meets the MECP nitrate impact limit of 10 mg/L (see Appendix F). The results of additional calculations indicate that a total of 4 dwelling units for the proposed severed and retained lots at the site would meet the MECP nitrate impact limit (with an expected

concentration of nitrate at the down gradient boundary for the site calculated as 0.66 mg/L, see Appendix F). This additional calculation is provided as it may relate to possible future secondary dwelling units constructed at the subject site.

9.0 PROPOSED WELL CONSTRUCTION

The future well at the proposed severed lot must be constructed, as a minimum, in accordance with Ontario Regulation 903 (O.Reg 903), as amended, and constructed in accordance with the recommendations outlined in this present assessment report (see report Section 10.0) and any municipal requirements.

10.0 CONCLUSIONS AND RECOMMENDATIONS

10.1 SUMMARY AND CONCLUSIONS

A scoped hydrogeological assessment and terrain analysis was carried out in support of a proposed lot severance that will create a proposed dwelling lot located on the north side of Groveton Road at 279 Groveton Road, in the Township of Edwardsburgh/Cardinal, United Counties of Leeds and Grenville, Ontario. The scoped assessment consisted of a review of readily available information from a hydrogeological point of view and on-site observations, field work and in-situ and laboratory testing.

Based on the results of the scoped assessment, the following conclusions are provided by Morey Associates Ltd. and are based on our interpretation of the relevant sections of the previously mentioned MECP guideline documents.

1) The results of this scoped assessment, discussed in the preceding report sections, indicate that there is a sufficient quantity of groundwater of acceptable drinking water quality in the bedrock aquifer system to satisfy the water requirements of the proposed future dwelling at the site.

2) The proposed severed and retained lots are indicated to be of sufficient size that the impact, if any, to the downgradient off property groundwater quality due to proposed septic system

loading at the subject site, is not expected to exceed the acceptable impact as outlined in the MECP D-5-4 guideline.

3) Based on the results of this scoped assessment, the proposed severed and retained lots are considered suitable for development using private services, from a scoped hydrogeological and terrain analysis point of view.

10.2 RECOMMENDATIONS

Morey Associates Ltd. provides the following recommendations regarding the proposed groundwater supply well and sewage system at the proposed severed lot. The reader(s) of this report should read/reference the entire report.

1) The future well at the proposed severed lot must be constructed, as a minimum, in accordance with Ontario Regulation 903 (O.Reg 903), as amended, and constructed in accordance with the recommendations outlined in this present assessment report and any municipal requirements.

2) The future well drilled at the proposed severed lot should be constructed with a minimum 6 metre length of casing extending through overburden materials and set at least 1.5 metres into sound, competent bedrock. The entire annular space between the steel casing and the overburden/bedrock should be filled with a suitable cement and/or bentonite grout.

3) Once the steel well casing has been suitably sealed, the well should be advanced uncased in the bedrock. The proposed well may have to be drilled to depths of up to some 11 to 19 metres below the ground surface (based on a review of the well depths indicated on the attached Table I). However, due to possible changes in topography and because it is impossible to predict with certainty the depth(s) at which water-producing factures will be encountered during drilling, the above mentioned depths of some 11 to 19 metres below the ground surface should be considered an approximate target depth only.

4) Any new wells drilled significantly deeper than 19 metres depth may require additional water quality testing and review to ensure the well water quality is in keeping with the findings of this present scoped assessment.

5) The final landscaping at the site should be graded such that surface water (including any eavestrough downspout discharge and sumpline discharge) is not directed to or ponds around the well head. New constructed wells should have casing heights extending not less than 0.4 metres above the ground surface. Future drilled wells at the site should be located up gradient of septic leaching beds and meet the clearance distances to septic system leaching beds and septic tanks indicated in the most recent version of the Ontario Building Code as amended.

6) In order to encourage domestic supply well education and best management practices future residents at the site should be made aware of and refer to the province of Ontario web-doc-publication: ontario.ca/document/water-supply-wells-requirements-and-best-practices

7) Future residents at the site should be made aware that it is considered prudent to adhere to the regulatory well maintenance requirements, general maintenance for well owners (Table 11-1: Well Maintenance Checklist Items), and well water quality laboratory testing outlined in the above mentioned province of Ontario web-doc publication.

8) Future residents at the site should be made aware of and refer to the Province of Ontario publications titled “Septic Smart! Understanding Your Home’s Septic System (available for download at time of preparation of this report on the Province of Ontario website, www.ontario.ca/files/2022-10/omafra-septic-smart-understanding-home-wastewater-system-en-2022-10-14.pdf).

9) Water treatment specific to hardness and iron may be desired to mitigate hard water concerns. Commercially available water softeners are indicated to be adequate to treat hardness concentrations encountered at the test well. Commercially available water softeners and manganese greensand filters are indicated to be adequate to treat iron concentrations encountered at the test well.

10) Future residents at the site should be made aware that the use of conventional sodium ion exchange water softeners may introduce relatively high concentrations of sodium into the drinking water, which may contribute a significant percentage to the daily sodium intake for a consumer on a sodium restricted diet. Where sodium ion exchange water softeners are used, a separate unsoftened water supply could be used for drinking and culinary purposes.

11) In addition to the above mentioned recommendation (recommendation No. 10) and as per the MECP D-5-5 Guideline Document, if water softening is utilized, a warning should be registered on title with a recommendation that a separate tap, which by-passes the softener, be installed to supply unsoftened drinking water.

12) Future residents at the site should be made aware that the sodium level in the water samples obtained from the on-site test well for this scoped hydrogeological assessment has been measured to be above the MECP advisory limit of 20 mg/L and as such the levels of sodium in the well water at the proposed severed lot may be of interest to person on a sodium restricted diet.

13) In addition to the above mentioned recommendation (recommendation No. 12) and as per the MECP D-5-5 Guideline Document, in cases where raw water sodium levels exceed 20 mg/L, warning clauses should be addressed to people on sodium restricted diets and should be registered on title.

14) Future residents at the site should be made aware that water wells should be adequately disinfected prior to use, and that wells must be accessible in perpetuity for maintenance, repair and replacement, as per O.Reg 903.

11.0 LIMITATIONS AND USE OF REPORT

This report was prepared for the exclusive use of Alyssa Davie. This report may not be relied upon by any other person or entity without the express written consent of Alyssa Davie and Morey Associates Ltd.

This scoped hydrogeological assessment and terrain analysis does not address the design/construction of earth/groundwater energy systems at the site. Should earth/groundwater energy systems be considered for construction at the site hydrogeological studies and subsurface investigations may be required for obtaining approvals of such systems.

This report documents work that was carried out with generally accepted professional standards at the time and location in which the services were provided and in a manner consistent with a level of care and skill normally exercised by other professional engineering and geoscientist firms practicing under similar conditions and subject to the time limits and financial and physical constraints applicable to the services.

Any third party use of this report, including reliance of this report and/or decisions made based on this report, is the sole responsibility of the third party. Morey Associates Ltd. accepts no responsibility for damages, whether direct or indirect, suffered by any third party as a result of any third party use of this report.

The conclusions provided herein represent an opinion of Morey Associates Ltd. as of the time of preparation of this report. It is recognized that the passage of time affects the information provided in this report. This report should not be construed as legal advice, nothing in this report is intended to provide a legal opinion. If new information is discovered during future work, including excavations, borings or other studies, Morey Associates Ltd. should be requested to re-evaluate the conclusions presented in this report and provide amendments as required.

12.0 SIGNATURE

We trust that this report is sufficient for your present requirements. If you have any questions concerning this report, please do not hesitate to contact our office.

Yours truly,
Morey Associates Ltd.

D. G. Morey, P.Eng.
Principal | Consulting Engineer

13.0 REFERENCES

Chapman, L.J. and Putnam, D.F. 2007. Physiography of Southern Ontario; Ontario Geological Survey, Miscellaneous Release-Data 228.

Armstrong, D.K. and Dodge, J.E.P. 2007. Paleozoic Geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release-Data 219.

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Ontario Ministry of the Environment, Conservation and Parks: MOEE Hydrogeological Technical Information Requirements for Land Development Applications, 1995.

Ontario Ministry of the Environment, Conservation and Parks: Procedure D-5-5: Technical Guideline for Private Wells: Water Supply Assessment, August 1996.

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Ontario Ministry of the Environment, Conservation and Parks: On line map-based water well records search website.

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Kransy: Classification of Transmissivity Magnitude and Variation, Vol.31, No.2 - Ground Water, dated 1993.

Province of Ontario: Web-doc publication – Water Supply Wells: Requirements and Best Practices, revised April 2015.

Province of Ontario: Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, revised June 2006.

South Nation Conservation: GeoPortal Website.

Google Earth: Google Earth Pro Application Imagery.

TABLE I
MECP WELL RECORDS SUMMARY

Well ID	Stratum Description	Geology Stratum Top Depth (m)	Geology Stratum Bottom Depth (m)	Well Completion Date (mm/yyyy)	Drill Method	Casing Depth Below Ground Surface (m)	Depth at which Water was Found (m)	[1] Well Yield (L/min)
2401138 279 Groveton Rd (Test Well)	Gravel, sand	0.0	7.9	11/1967	-	8.2	8.2, 10.7	38
	Limestone	7.9	12.2					
A091121 299 Groveton Rd	Clay, stone	0.0	5.5	10/2009	Rotary & Air Percussion	7.2	14.9	46
	Limestone	5.5	18.6					
A116821 307 Groveton Rd	Sand	0.0	1.2	09/2012	Cable Tool	6.1	10.1	38
	Hardpan, stone	1.2	3.7					
	Limestone	3.7	10.7					
A282998 Possibly 272 Groveton Rd	Sand, clay	0.0	12.2	11/2021	Air Percussion	14.6	36.0	38
	Limestone	12.2	39.0					
A105338 316 Groveton Rd	Sand, gravel, boulders	0.0	5.2	11/2011	Air Percussion	7.3	10.1, 39.9	45
	Limestone	5.2	42.7					
A151575 Possibly 327 Groveton Rd	Sand, stones	0.0	3.1	05/2014	Cable Tool	6.1	9.1, 13.7	38
	Limestone	3.1	15.2					
A134954 Possibly 323 Groveton Rd	Hardpan	0.0	3.4	08/2013	Cable Tool	6.1	8.2	34
	Limestone	3.4	12.5					

[1] Recommended pumping rate indicated by well driller on well records & assuming US gpm on well records

TABLE II
SUMMARY OF PUMPING TEST RESULTS AND WELL PARAMETERS
FOR TEST WELL

Well	Tp (m^2/day)	Tr (m^2/day)	Tav (m^2/day)	Q (m^3/day)	SC (m^3/day/m)	ho m	hf m	Td m	TD m	CS m	AD m
Test Well (279 Groveton Rd)	68.5	74.9	71.7	130.9	145.5	0.43	1.33	0.90	12.2	0.5	12.3

Well	% Available Drawdown Used
	7%

Note:
- Tp: Transmissivity as calculated from pumping data (m^2/day)
- Tr: Transmissivity as calculated from recovery data (m^2/day)
- Tav: Average transmissivity (average of pumping and recovery) (m^2/day)
- Q: Test pumping rate (m^3/day)
- SC: Specific Capacity (m^3/day/m)
- ho: Static water level (below top of casing) at beginning of pumping test (metres)
- hf: Water level (below top of casing) at end of 6 hour pumping test (metres)
- Td: Total drawdown (metres)
- TD: Total depth of well (below ground surface) (metres)
- CS: Casing stickup above ground surface, as measured at time of pumping test (metres)
- AD: Approximate available drawdown (metres)

TABLE III
RESULTS OF IN-SITU WATER QUALITY MEASUREMENTS
FOR TEST WELL

Test Well	Hours Since Pumping Started	Temp. (°C)	Conductivity (uS/cm)	pH (pH units)	TDS (ppm)	Turbidity (NTU)	Colour [Apparent] (TCU)	Free Chlorine (mg/L)	Total Chlorine (mg/L)	Odour[1,2]	Sample
Test Well (279 Groveton Rd)	1	13.7	813	7.45	398	1.9	0	-	-	none	-
	2	12.9	824	7.45	412	1.4	0	-	-	none	-
	3	13.2	832	7.42	415	0.5	0	0.00	0.00	none	3hr sample
	4	12.6	805	7.44	403	0.3	0	0.00	0.00	none	-
	5	12.9	808	7.41	397	0.3	0	0.00	0.00	none	-
	6	13.1	817	7.42	407	0.2	0	0.00	0.00	none	6hr sample

[2]Olfactory detection used for odour.

[1]Chlorination of the test well was carried out prior to commencement of pumping test.

In-Situ Water Quality Testing Equipment:

Hanna Instruments HI93414 Turbidity and Free/Total Chlorine Meter - Calibrated and battery check prior to field work.

Hanna Instruments HI98129 pH/EC/Temp./TDS Meter - Calibrated and battery check prior to field work.

Hanna Instruments HI727 Handheld Color of Water Colorimeter - Calibrated and battery check prior to field work.

TABLE IV - SUMMARY OF TEST WELL LABORATORY WATER QUALITY TESTING

Parameter	RL	Units	[1]Guideline	3hr sample	6hr sample
Anions					
Chloride	0.5	mg/L	AO 250	72.2	72.1
Nitrate (as Nitrogen)	0.1	mg/L	MAC 1	<0.1	<0.1
Nitrite (as Nitrogen)	0.1	mg/L	MAC 10	<0.1	<0.1
Sulphate	1	mg/L	AO 500	34	34
Calculations					
Ion Balance	0.1	-	-	1.03	1.02
General Chemistry					
Alkalinity (as CaCO3)	5	mg/L	OG 30-500	300	300
Colour (true)	2	TCU	AO 5, T[2] 7	<2	<2
Conductivity (at 25 degree C)	5	uS/cm	-	796	798
Dissolved Organic Carbon	0.5	mg/L	AO 5, T[2] 10	1.1	1.2
Fluoride	0.1	mg/L	MAC 1.5	0.20	0.21
Hardness (as CaCO3)	1	mg/L	OG 80-100, 500[4]	***369***	***369***
pH (at 25 degree C)	1	-	OG 6.5-8.5	7.95	7.63
Phenols-4AAP	0.001	mg/L	-	<0.001	<0.001
Sulphide (S2-)	0.01	mg/L	AO 0.05	<0.01	<0.01
Tannin and Lignin	0.1	mg/L	-	0.1	0.1
Total Dissolved Solids	5	mg/L	AO 500	***517***	***519***
Turbidity	0.1	NTU	AO 5.0	***13***	***12.8***
Metals					
Aluminum	0.01	mg/L	OG 0.1	<0.01	<0.01
Antimony	0.0005	mg/L	IMAC 0.006	<0.0005	<0.0005
Arsenic	0.001	mg/L	IMAC 0.025	<0.001	<0.001
Barium	0.001	mg/L	MAC 1	0.319	0.318
Beryllium	0.0005	mg/L	-	<0.0005	<0.0005
Boron	0.01	mg/L	IMAC 5	0.06	0.06
Cadmium	0.0001	mg/L	MAC 0.005	<0.0001	<0.0001
Calcium	1	mg/L	-	82	82
Chromium	0.001	mg/L	MAC 0.05	<0.001	<0.001
Cobalt	0.0002	mg/L	-	<0.0002	<0.0002
Copper	0.001	mg/L	AO 1	<0.001	<0.001
Iron	0.03	mg/L	AO 0.3, [2]T 5.0	***0.89***	***0.82***
Lead	0.001	mg/L	MAC 0.01	<0.001	<0.001
Magnesium	1	mg/L	-	40	40
Manganese	0.01	mg/L	AO 0.05	0.02	0.02
Mercury	0.005	mg/L	MAC 0.001	<0.0001	<0.0001
Molybdenum	0.005	mg/L	-	<0.005	<0.005
Nickel	0.005	mg/L	-	<0.005	<0.005
Potassium	1	mg/L	-	2	2
Selenium	0.001	mg/L	MAC 0.05	<0.001	<0.001
Silver	0.0001	mg/L	-	<0.0001	<0.0001
Sodium	1	mg/L	AO 200, A 20	***35***	***34***
Strontium	0.001	mg/L	7 [Health Canada Proposed]	0.418	0.426
Thallium	0.0001	mg/L	-	<0.0001	<0.0001
Uranium	0.001	mg/L	MAC 0.02	0.002	0.002
Vanadium	0.001	mg/L	-	<0.001	<0.001
Zinc	0.01	mg/L	AO 5	<0.01	<0.01
Microbiology					
E. Coli	0	CFU/100mL	MAC Not detectable	0	0
Total Coliforms	0	CFU/100mL	MAC Not detectable	0	0
Fecal Coliforms	0	CFU/100mL	-	0	0
Heterotrophic Plate Count	0	CFU/1mL	-	1	0
Nutrients					
Ammonia (Total, as Nitrogen)	0.02	mg/L	-	0.072	0.078
Total Kjeldahl Nitrogen	0.1	mg/L	-	0.112	0.155
[5]Organic Nitrogen	-	mg/L	OG 0.15	0.04	0.08

[1] Guideline = Ontario Drinking Water Standards Objectives and Guidelines

[2] MOE Maximum Concentration Considered Reasonably Treatable (See MOE Guideline `D-5-5 Private Wells: Water Supply Assessment`)

[3] Table 2, Appendix, MOE Guideline `D-5-5 Private Wells: Water Supply Assessment` document

[4] "Hardness in excess of 500mg/L in drinking water is unacceptable for most domestic purposes" - Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, Revised June 2006, Province of Ontario.

[5] Organic Nitrogen=Total Kjeldahl Nitrogen - N-NH3, and should not exceed 0.15 mg/L

RL = Reporting Limit
AO = Aesthetic Objective
OG = Operational Guideline
MAC = Maximum Acceptable Concentration
IMAC = Interim Maximum Acceptable Concentration
T = Treatability Limit (See Note 2)
A = Advisory Limit (See Note 3)
Bold Italic = AO, OG, A, T, or MAC Guideline Exceedence

TABLE V
LANGELIER SATURATION INDEX CALCULATION

	Field Testing			Laboratory Testing									
Well Sample	pH	TDS (mg/L)	Temp. (°C)	Ca (mg/L)	Ca as CaCO3 (mg/L)	Alkalinity as CaCO3 (mg/L)	A	B	C	D	pHs	Langelier Saturation Index (pH - pHs)	*Comment
3 hour	7.42	415	13.2	82	369	300	0.162	2.318	2.167	2.477	7.136	0.28	Slight scale-forming and slight corrosion possible
6 hour	7.42	407	13.1	82	369	300	0.161	2.320	2.167	2.477	7.137	0.28	Slight scale-forming and slight corrosion possible

Notes:

Ca as CaCO3 = Ca / 0.4

A = $(Log_{10}[TDS] -1)/10$

B = $-13.12[(Log_{10}(Temp. + 273)]+34.55$

C = $Log_{10}[Ca\ as\ CaCO3]-0.4$

D = $Log_{10}[alkalinity\ as\ CaCO3]$

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

Langelier Saturation Index = pH-pHs

*Based on (Carrier 1965) -2 to -0.5 indicates serious corrosion

*Based on (Carrier 1965) -0.5 to <0 indicates slight corrosion, non scale-forming

*Based on (Carrier 1965) 0 indicates balanced but pitting corrosion possible

*Based on (Carrier 1965) >0 to 0.5 indicates slight scale-forming, and slight corrosion possible

*Based on (Carrier 1965) 0.5 to 2.0 indicates scale-forming, non corrosive

TABLE VI
RECORD OF TEST PITS

279 GROVETON ROAD
TOWNSHIP OF EDWARDSBURGH/CARDINAL
UNITED COUNTIES OF LEEDS AND GRENVILLE, ONTARIO

TEST PIT NUMBER	DEPTH (METRES)	DESCRIPTION
TP25-1	0.00 – 0.20	TOPSOIL
	0.20 – 1.10	Red brown to grey brown SILTY SAND, trace clay
	1.10	End of test pit

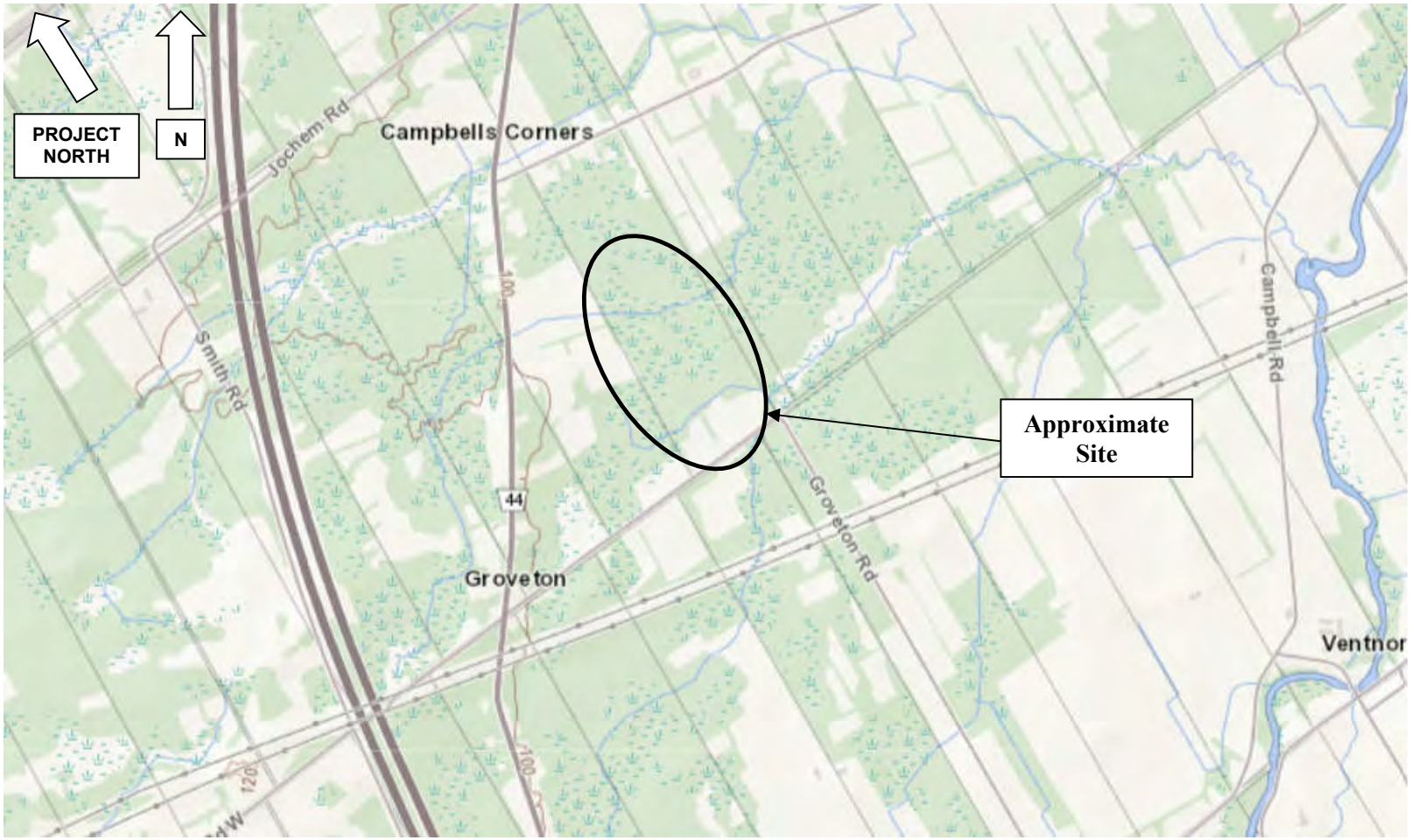
Relatively minor groundwater seepage into test pit observed at about 0.7 metres below existing ground surface, May 14, 2025.

TP25-2	0.00 – 0.25	TOPSOIL
	0.25 – 1.10	Red brown to grey brown SILTY SAND, trace clay
	1.10	End of test pit

Relatively minor groundwater seepage into test pit observed at about 0.8 metres below existing ground surface, May 14, 2025.

KEY PLAN

FIGURE 1



NOT TO SCALE

Reference: Province of Ontario COSINE Website

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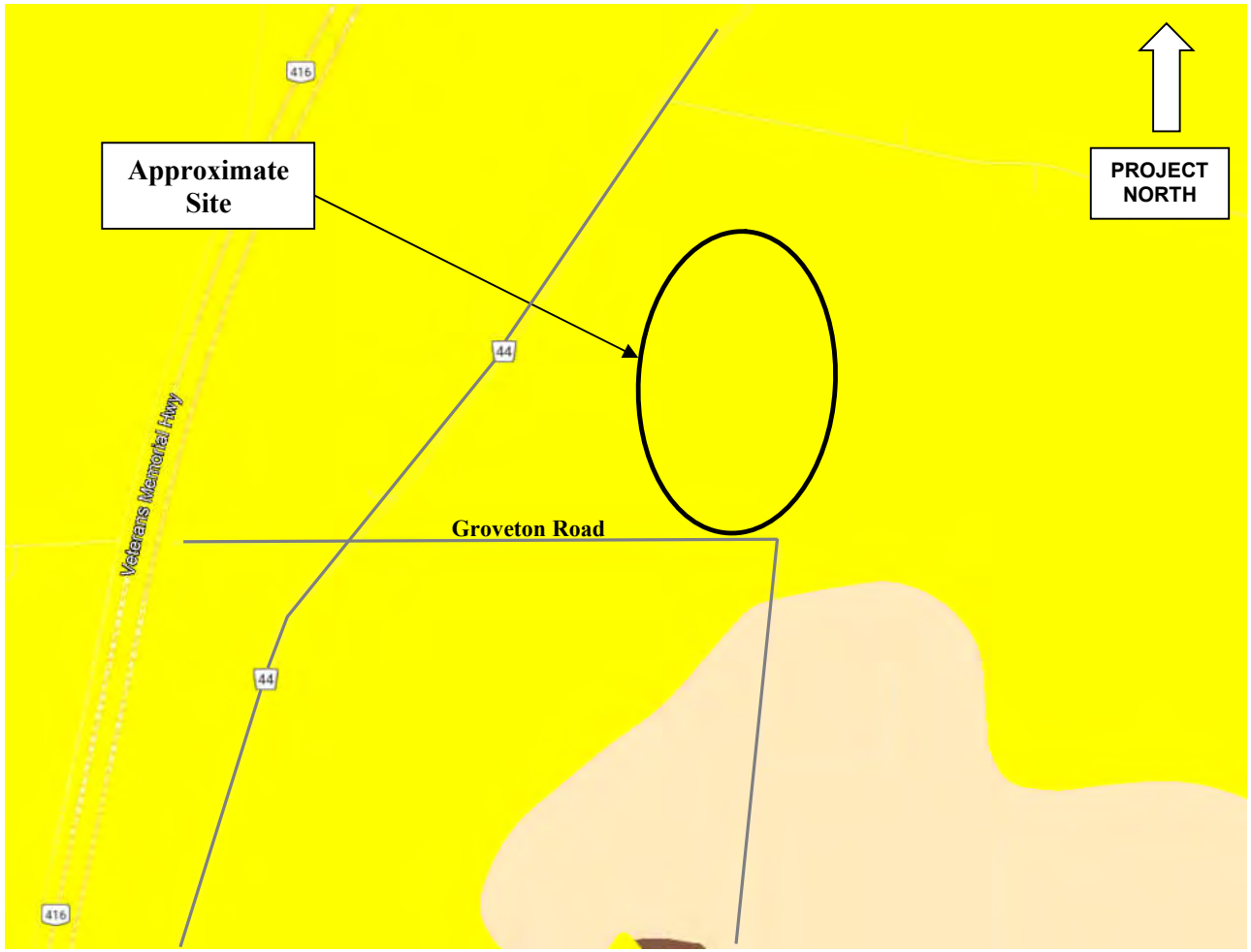
CONSULTING ENGINEERS

Project No. 025188

Date June 2025

SURFICIAL GEOLOGY MAP

FIGURE 2



NOT TO SCALE

11 Sand Plains 6 Till Plains (Drumlinized)

Reference: Chapman and Putnam, Ontario Geological Survey, 2007

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CONSULTING ENGINEERS

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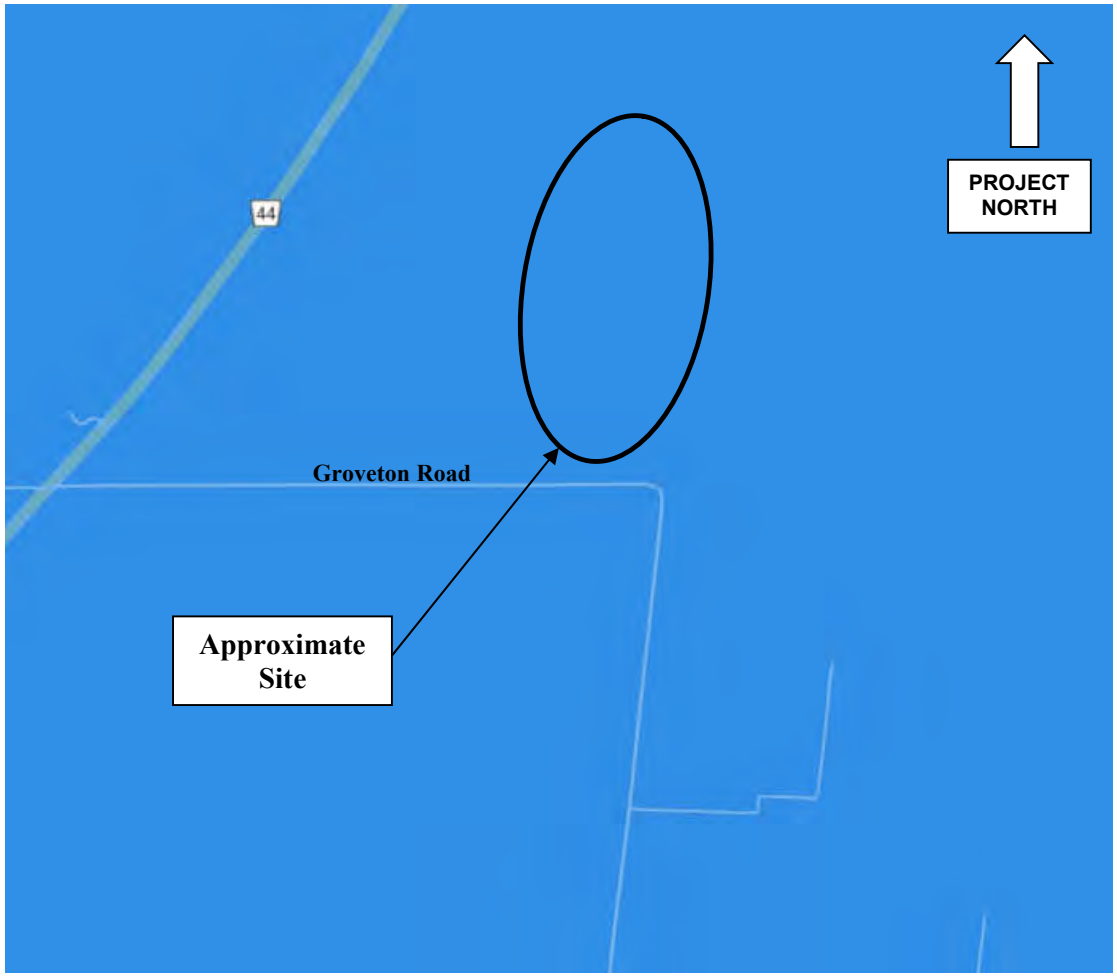
Date June 2025

BEDROCK GEOLOGY MAP

FIGURE 3



NOT TO SCALE

5 **Oxford Formation**: dolostone, minor shale and sandstone

Reference: Armstrong and Dodge, Ontario Geological Survey, 2007

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Date June 2025

AERIAL PHOTOGRAPH AND WELL LOCATIONS	FIGURE 4

NOT TO SCALE

Reference: Google Earth Website imagery, 2024

- Indicates Approximate Possible Well Location (based on available information) and Well ID
- Indicates Approximate Test Well Location
- Inferred Regional Groundwater Flow Direction (approximate)

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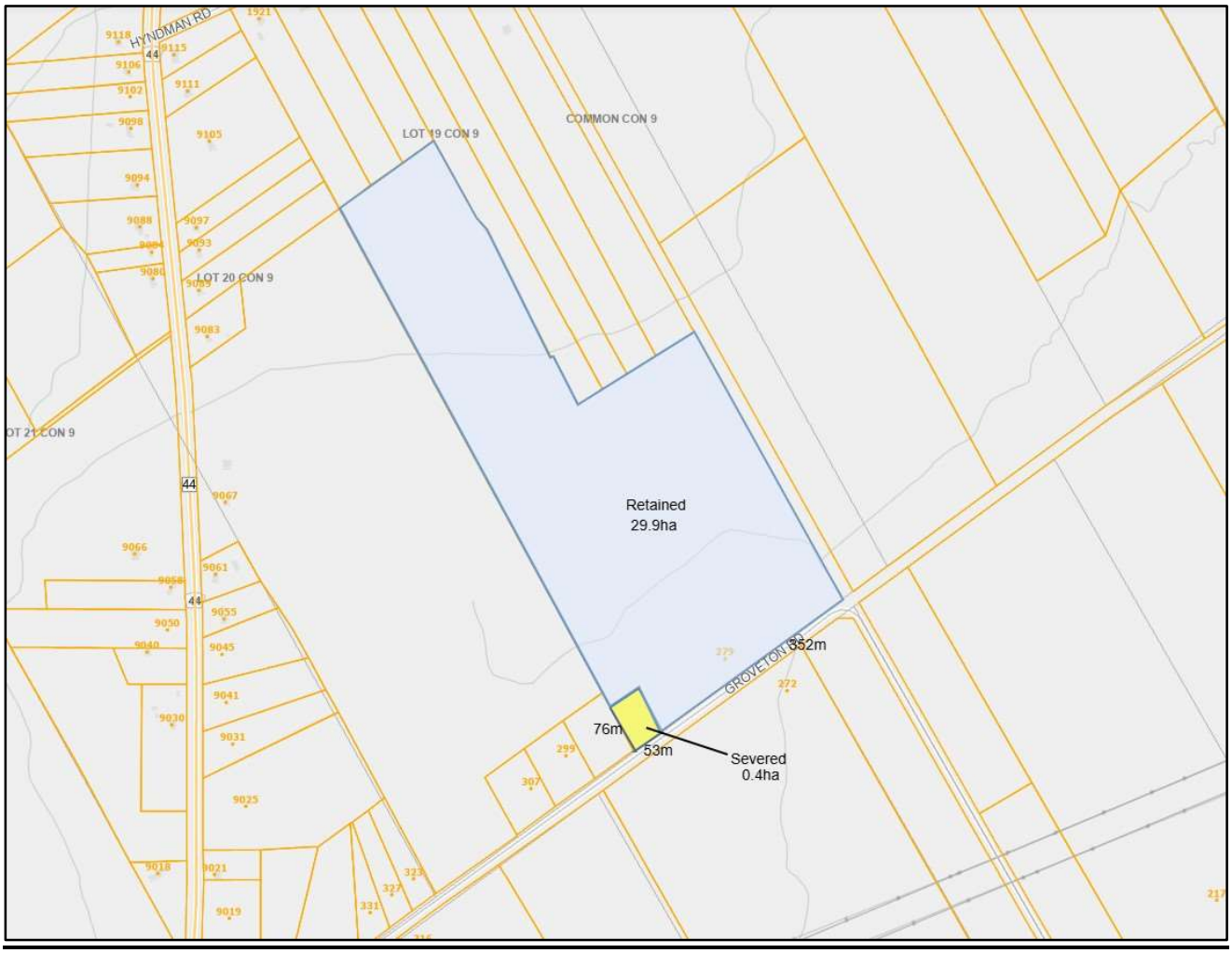
Date June 2025

APPENDIX A

SEVERANCE SKETCH

SEVERANCE SKETCH



APPENDIX B

MECP WELL RECORDS

SUBJECT SITE TEST WELL

UTM 12 X E
18 R Compiled N
Elev. 56 R 02715

24 No 1138

The Ontario Water Resources Commission Act

WATER WELL RECORD

Basin 12 15 Grenville
County or District Middle Common
Township, Village, Town or City Edwardsburg

Con. 9 Lot 19
Date completed 20th (day) November (month) 1967 (year)

[redacted]
Address R.R. 2 - Spencerville, Ont.

Casing and Screen Record

Inside diameter of casing	6 3/16
Total length of casing	27
Type of screen	-
Length of screen	-
Depth to top of screen	-
Diameter of finished hole	6

Pumping Test

Static level	1
Test-pumping rate	2000 GPH
Pumping level	20
Duration of test pumping	1/2 hr.
Water clear or cloudy at end of test	clear
Recommended pumping rate	10 G.P.M.
with pump setting of	38 feet below ground surface

Well Log

Overburden and Bedrock Record	From ft.	To ft.	Water Record: Depth(s) at which water(s) found	Water Record: Kind of water (fresh, salty, sulphur)
gravel - sand	0	26	27	fresh
limestone	26	40	35	

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

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

Drilling or Boring Firm J.B. DUFRESNE & CO. LIMITED

Address 1014 Maitland Ave.,
Ottawa 5, Ont.

Licence Number

Name of Driller or Borer R. Laniel

Address 6 Bellevue Cr. - Lucerne, Que.

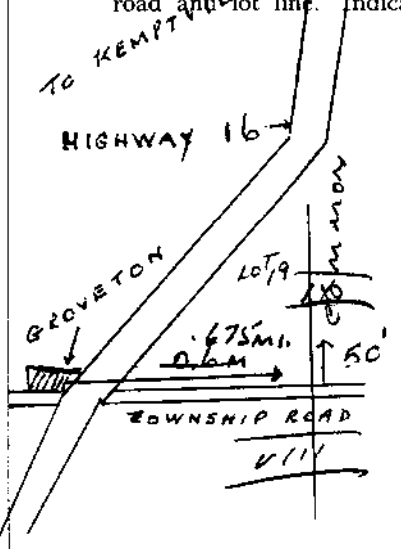
Date November 20th 1967

(Signature of Licensed Drilling or Boring Contractor)
for: J.B. Dufresne & Co. Limited

Form 7 15M-60-4138

Location of Well

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



OWRC COPY

Ontario — Ministry of the Environment

Well Tag No. (I) A 091121

Well Record

Regulation 903 Ontario Water Resources Act

Page ____ of ____

Measurements recorded in: [X] Metric [ ] Imperial

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	Well Constructed by Well Owner
1504107 Ontario Inc o/a Lockwood Brothers Construction			[ ]

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
2010 Totem Ranch Rd West	Oxford Station	ON	K0G 1T0	6132584225

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
299 Groveton Rd	Edwardsburgh	29	9

County/District/Municipality	City/Town/Village	Province	Postal Code
Grenville	Spencerville	Ontario	K0E 1X0

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	456266	4971597	Part 2 on Plan 15R-10645	

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
Brown	Clay	Stones	Fill	0	.91
Brown	Clay	Stones	Packed	.91	5.49
Grey	Limestone		Broken	5.49	6.40
Grey	Limestone		Hard	6.40	18.59

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
7.16	0	Cement Pressure Grouted	.65

Method of Construction

[ ] Cable Tool [ ] Diamond
[X] Rotary (Conventional) [ ] Jetting
[ ] Rotary (Reverse) [ ] Driving
[ ] Boring [ ] Digging
[X] Air percussion
[ ] Other, specify

Well Use

[ ] Public [ ] Commercial [ ] Not used
[X] Domestic [ ] Municipal [ ] Dewatering
[ ] Livestock [ ] Test Hole [ ] Monitoring
[ ] Irrigation [ ] Cooling & Air Conditioning
[ ] Industrial
[ ] Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
25.08	Open Hole		0	7.16
15.88	Steel	.48	0	7.16
15.55	Open Hole		7.16	18.59

Construction Record - Screen

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

Status of Well

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

Water Details

Water found at Depth (m/ft)	Kind of Water	
14.94	[ ] Fresh [X] Untested	[ ] Gas [ ] Other, specify
	[ ] Fresh [ ] Untested	[ ] Gas [ ] Other, specify
	[ ] Fresh [ ] Untested	[ ] Gas [ ] Other, specify

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
0	7.16	25.08
7.16	18.59	15.55

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Splash Well Drilling	4877

Business Address (Street Number/Name)	Municipality
PO Box 1083	Prescott

Province	Postal Code	Business E-mail Address
ON	K0E 1T0	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
6139254885	Ferguson, Todd

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
T478	Todd Ferguson	2009 10 26

Results of Well Yield Testing

After test of well yield, water was:
[X] Clear and sand free
[ ] Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 15.24

Pumping rate (l/min / GPM): 81.9

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (m/ft): 1.14

If flowing give rate (l/min / GPM):

Recommended pump depth (m/ft): 15.24

Recommended pump rate (l/min / GPM): 45.5

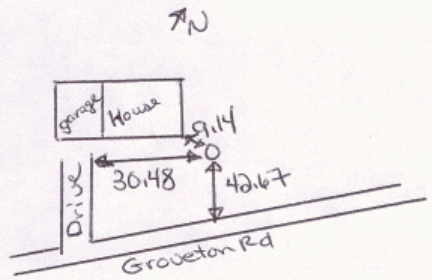
Well production (l/min / GPM):

Disinfected? [X] Yes [ ] No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	.40		1.14
1	.40	1	.90
2	.45	2	.65
3	.47	3	.40
4	.51	4	
5	.55	5	
10	.64	10	
15	.68	15	
20	.71	20	
25	.77	25	
30	.90	30	
40	.92	40	
50	.94	50	
60	1.14	60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered: [X] Yes [ ] No

Date Package Delivered: 2009 10 20

Date Work Completed: 2009 10 16

Ministry Use Only

Audit No. Z 104954

NOV 17 2009 Received

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Ontario — Ministry of the Environment

Measurements recorded in: ☐ Metric ☐ Imperial

A116821 (Print Below) A116821

Well Record

Regulation 903 Ontario Water Resources Act

Page ____ of ____

[redacted]

Address of Well Location (Street Number/Name): 307 Groveton Rd

County/District/Municipality: Greenville County

Township: Edwardsburgh

City/Town/Village: Spencerville

Lot: 20 Concession: 9

Province: Ontario

Postal Code: K0E 1X0

Other

UTM Coordinates: Zone ____ Easting ____ Northing ____

NAD 8 3 1 8 4 5 6 1 9 1 4 9 7 1 5 8 4 LOT 20 CON 9

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
	Sand			0	4
	Hard pan	Stones		4	12
	Lime Stone		Hard	12	35

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	20	Cement	50 gal

Method of Construction

☑ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☐ Air percussion
☐ Other, specify ____

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify ____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
6 5/8	Steel	154	0	20
6 5/8	Open Hole		20	35

Construction Record - Screen

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

Status of Well

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

Water Details

Water found at Depth (m/ft)	Kind of Water	Fresh	Untested	Gas	Other, specify
33		☑	☐	☐	
		☐	☐	☐	
		☐	☐	☐	

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
0	20	8 5/8
20	35	6 5/8

Well Contractor and Well Technician Information

Business Name of Well Contractor: Donald Gauthier

Well Contractor's Licence No.: 2345

Business Address (Street Number/Name): 16967 Merrill Rd

Municipality: Moose Creek

Province: Ont

Postal Code: K0C 1W0

Business E-mail Address

Bus. Telephone No. (inc. area code): 6137385549

Name of Well Technician (Last Name, First Name): Gauthier Donald

Well Technician's Licence No.: T3910

Signature of Technician and/or Contractor: Donald Gauthier

Date Submitted: 2012 09 10

Results of Well Yield Testing

After test of well yield, water was:
☑ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 30 FT

Pumping rate (l/min / GPM): 5 GPM

Duration of pumping: 2 hrs + ____ min

Final water level end of pumping (m/ft): 5 FT

If flowing give rate (l/min / GPM): ____

Recommended pump depth (m/ft): 30 FT

Recommended pump rate (l/min / GPM): 10 GPM

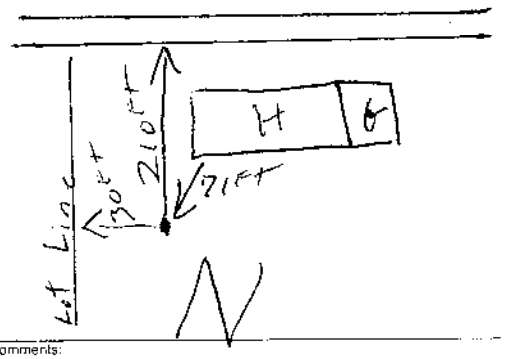
Well production (l/min / GPM): 15 GPM

Disinfected? ☑ Yes ☐ No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	1 FT 6 IN		5 FT
1	3-8	1	2-2
2	4-7	2	1-9
3	5 GPM	3	1-8
4	5	4	1-7
5	5	5	1 FT 6 IN
10	5	10	1-6
15	5 FT	15	1-6
20	5	20	1-6
25	5	25	1-6
30	5	30	1-6
40	5	40	1-6
50	5 FT	50	1-6
60	5	60	1-6

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered: ☑ Yes ☐ No

Date Package Delivered: 2012 09 10

Date Work Completed: 2012 09 10

Ministry Use Only

Audit No. Z 154282

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Ministry's Copy

Possibly 272 Groveton Road

Ontario — Ministry of the Environment, Conservation and Parks

Well Tag No. (Place Sticker and/or Print Below) **Tag#:A282998**

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☐ Imperial

Page _____ of _____

[redacted]

Location of Well Location (Street Number/Name): Groveton Rd Spencerville

Township: Edwardsburg Cardinal

Lot: 19

Concession: 6

County/District/Municipality: Leeds

City/Town/Village: Spencerville

Province: Ontario

Postal Code: K0E1X0

UTM Coordinates Zone: 18 Easting: 0456414 Northing: 4971519

NAD 8[3]

Municipal Plan and Sublot Number:

Other:

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
Brown	Sand Blue Clay			0	40
Gray	Limestone			40	48
Gray	Limestone			48	90
Gray	Limestone			90	128

Chlorine Reziduals Collected And Recorded At 125 Milligrams Per Liter

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	48	Quick Grout	4 Bags

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Rotary (Conventional) ☐ Jetting ☐ Rotary (Reverse) ☐ Driving ☐ Boring ☐ Digging ☒ Air percussion ☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used ☒ Domestic ☐ Municipal ☐ Dewatering ☐ Livestock ☐ Test Hole ☐ Monitoring ☐ Irrigation ☐ Cooling & Air Conditioning ☐ Industrial ☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
6 5/8	Steel	188	0	48

Status of Well

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

Construction Record - Screen

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

Water Details

Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☒ Untested ☐ Gas ☐ Other, specify	Hole Diameter Depth (m/ft) From	To	Diameter (cm/in)
118		0	48	10 in
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify	48	128	6 1/8 in
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify			

Well Contractor and Well Technician Information

Business Name of Well Contractor: 1382845 Ont Limited

Well Contractor's Licence No.: 6565

Business Address (Street Number/Name): 850 County Rd 15 N, Augusta

Municipality: Augusta

Province: Ont

Postal Code: K0E1R0

Business E-mail Address:

Bus. Telephone No. (inc. area code): (343) 998-9251

Name of Well Technician (Last Name, First Name): Davis

Well Technician's Licence No.: T-144

Signature of Technician and/or Contractor:

Date Submitted: 2021/11/26

Results of Well Yield Testing

After test of well yield, water was: ☒ Clear and sand free ☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 110 Ft

Pumping rate (l/min / GPM): 10 GPM

Duration of pumping: ___ hrs + ___ min

Final water level end of pumping (m/ft): 60 Ft

If flowing give rate (l/min/GPM):

Recommended pump depth (m/ft): 110 Ft

Recommended pump rate (l/min/GPM): 10 GPM

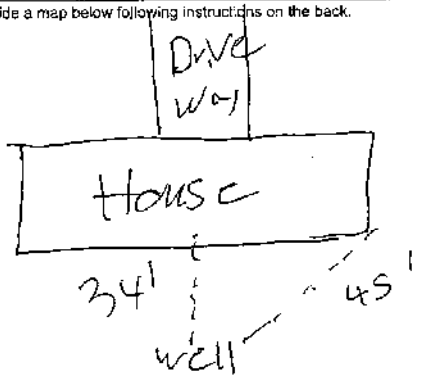
Well production (l/min/GPM): 10 GPM

Disinfected? ☒ Yes ☐ No 125 MPL

Draw Down Time (min)	Water Level (m/ft)	Recovery Time (min)	Water Level (m/ft)
Static Level	2		6
1	3	1	2
2	4	2	2
3	5	3	2
4	6	4	2
5	6	5	2
10	6	10	2
15	6	15	2
20	6	20	2
25	6	25	2
30	6	30	2
40	6	40	2
50	6	50	2
60	6	60	2

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered: ☒ Yes ☐ No

Date Package Delivered: 2021/11/26

Date Work Completed: 2021/11/26

Ministry Use Only

Audit No. Z374348

Received DEC 03 2021

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Ministry's Copy

A105338

Ontario — Ministry of the Environment

Well T... (see below) A105338

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☒ Imperial

Page ... of ...

[redacted]

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
316 Groveton Road	Edwardsburgh	[redacted] 20	8
County/District/Municipality: Grenville	City/Town/Village: Spencerville	Province: Ontario	Postal Code
UTM Coordinates: Zone 18	Easting 456023	Northing 4971300	Municipal Plan and Subiot Number
NAD 8 3			Other

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
	Sand & Gravel	Boulders		0	17
Grey	Limestone			17	33
Grey	Limestone			33	131
Grey	Limestone			131	140

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used *(Material and Type)*	Volume Placed (m³/ft³)
24	14	Neat cement Slurry	9.36
14	0	Bentonite slurry	12.6

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☒ Air percussion
☐ Other, *specify*

Well Use

☐ Public ☐ Commercial ☐ Not used
☒ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, *specify*

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
6"	Steel	.188	+2	24
6"	Open Hole		24	140

Construction Record - Screen

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

Status of Well

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

Water Details

Water found at Depth (m/ft)	Kind of Water	
33	☐ Gas	☐ Fresh ☐ Untested ☒ Other, *specify* —
131	☐ Gas	☐ Fresh ☐ Untested ☒ Other, *specify*
	☐ Gas	☐ Fresh ☐ Untested ☐ Other, *specify*

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	140	6"

Results of Well Yield Testing

After test of well yield, water was:
☐ Clear and sand free
☐ Other, *specify* Not tested

If pumping discontinued, give reason: X

Pump intake set at (m/ft): 130

Pumping rate (l/min / GPM): 12

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (m/ft): 21.9

If flowing give rate (l/min / GPM): X

Recommended pump depth (m/ft): 1/2HP-10gpm 120'

Recommended pump rate (l/min / GPM): 12

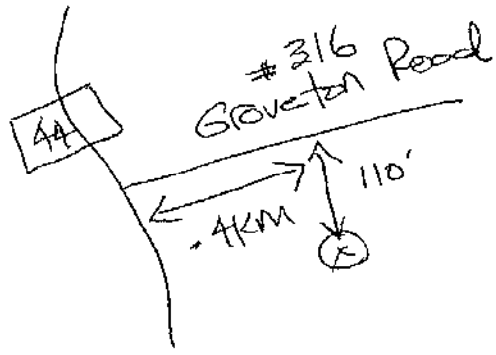
Well production (l/min/GPM): 12

Disinfected? ☒ Yes ☐ No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	11.2		21.9
1	16.4	1	14.8
2	17.6	2	14.1
3	18.1	3	13.8
4	18.4	4	13.4
5	18.8	5	13
10	19.6	10	12.5
15	20.1	15	12.1
20	20.4	20	11.9
25	20.6	25	11.5
30	20.8	30	11.2
40	21.5	40	11.2
50	21.9	50	11.2
60	21.9	60	11.2

Map of Well Location

Please provide a map below following instructions on the back.



Comments:
1/2 HP-10gpm@120'

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Air Rock Drilling Co. Ltd.	1119
Business Address (Street Number/Name): 6659 Franktown Road, RR#1	Municipality: Richmond
Province: ON	Postal Code: K0A 2Z0
Business E-mail Address: air-rock@sympatico.ca	
Bus. Telephone No. (inc. area code): 6138382170	Name of Well Technician (Last Name, First Name): Graham, Ryan
Well Technician's Licence No.: T3484	Signature of Technician and/or Contractor
Date Submitted: 2011 12 30	

Well owner's information package delivered: ☒ Yes ☐ No

Date Package Delivered: 2011 12 18

Date Work Completed: 2011 12 17

Ministry Use Only

Audit No.: Z137102

Received: DEC 23 2011

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Ministry's Copy

Possibly 327 Groveton Rd

Ontario Ministry of the Environment

Measurements recorded in: ☐ Metric ☑ Imperial

Well Tag#: A151575 (...nt Below)

A151575

Well Record

Regulation 903 Ontario Water Resources Act

Page ____ of ____

Well Owner's Information

First Name: Bob | Last Name / Organization: Carpentry Service | [redacted] | ☐ Well Constructed by Well Owner

Mailing Address (Street Number/Name): 4048 County Rd 43 | Municipality: North Grenville | Province: Ont | Postal Code: K0E 1J0 | [redacted]

Well Location

Address of Well Location (Street Number/Name): Groveton Rd | Township: Edwardsburgh/Cardinal | Lot: 21 | Concession: 9

County/District/Municipality: South Grenville | City/Town/Village: Spencerville | Province: Ontario | Postal Code: K0E 1X0

UTM Coordinates: NAD 8 3 | Zone: 18 | Easting: 455962 | Northing: 4971387 | Municipal Plan and Sublot Number: 15R8723 part 2 - middle lot | Other:

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
	Sand	Stones		0	10
	Lime Stone			10	50

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	20	Cement	60 gal

Method of Construction

☑ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
6 5/8	Steel	188	0	20
6 1/8	open Hole		20	50

Construction Record - Screen

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

Status of Well

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

Water Details

Water found at Depth (m/ft)	Kind of Water: Fresh / Untested / Gas / Other, specify
30 FT	☑ Fresh ☐ Untested ☐ Gas ☐ Other, specify
45 FT	☑ Fresh ☐ Untested ☐ Gas ☐ Other, specify
	☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	20	8 5/8
20	50	6 1/8

Well Contractor and Well Technician Information

Business Name of Well Contractor: Donald Gauthier | Well Contractor's Licence No.: 2348

Business Address (Street Number/Name): 16967 McNeil Rd | Municipality: Moose Creek

Province: Ont | Postal Code: K0C 1W0 | Business E-mail Address:

Bus. Telephone No. (inc. area code): 6137385549 | Name of Well Technician (Last Name, First Name): Gauthier, Donald

Well Technician's Licence No.: T3910 | Signature of Technician and/or Contractor: Donald Gauthier | Date Submitted: 2014052[illegible]

Results of Well Yield Testing

After test of well yield, water was: ☑ Clear and sand free ☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 40 FT

Pumping rate (l/min / GPM): 10 gpm

Duration of pumping: 2 hrs + min

Final water level end of pumping (m/ft): 4FT 2in

If flowing give rate (l/min / GPM):

Recommended pump depth (m/ft): 40 FT

Recommended pump rate (l/min / GPM):

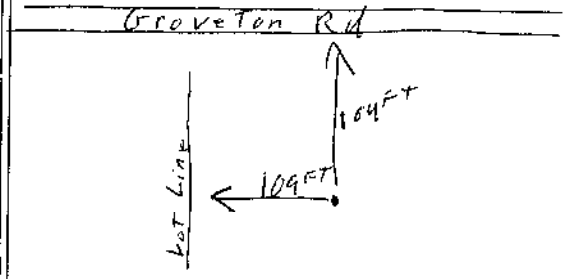
Well production (l/min / GPM): 10 gal/pm / 20 gpm

Disinfected? ☑ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level		6 in		4-2
1	3-4		1	3-6
2	4-1		2	3-1
3	4-2		3	2-9
4	4-2		4	2-6
5	4-2		5	2-3
10	4-2		10	1-9
15	4-2		15	1-2
20	4-2		20	1 FT
25	4-2		25	10 in
30	4-2		30	9 in
40	4-2		40	7 in
50	4-2		50	7 in
60	4-2		60	7 in

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered: ☑ Yes ☐ No

Date Package Delivered: 2014 05 21

Date Work Completed: 2014 05 21

Ministry Use Only

Audit No.: Z154245

JUN 19 2014

Possibly 323 Groveton Rd

Ontario — Ministry of the Environment

Well Record

Regulation 903 Ontario Water Resources Act

Tag#: A134954 (Print Below)

A134954

Measurements recorded in: ☐ Metric ☑ Imperial

Page ____ of ____

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
	BOB'S CARPENTRY SERVICE	bobscarpentry@bellnet.ca	

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
4048 COUNTY RD 43	NORTH GRENVILLE	Ont	K0G1J0	6132584959

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
Groveton Rd	Edwardsburgh/Cardinal	21	9

County/District/Municipality	City/Town/Village	Province	Postal Code
South Grenville	Spencerville	Ontario	K0E1X0

UTM Coordinates Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 8 3 1	456003	4971415	15R8723 part 2	

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
	Hard pan			0	11
	Lime Stone			11	41

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	20	Cement	50 gal

Method of Construction

☑ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
6 ½	Steel	188	0	20
6 ½	Open Hole		20	41

Construction Record - Screen

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

Status of Well

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

Water Details

Water found at Depth (m/ft)	Kind of Water: Fresh	Untested	Gas	Other, specify
27 FT	☑	☐	☐	
Water found at Depth (m/ft)	Kind of Water: Fresh	Untested	Gas	Other, specify
	☑	☐	☐	
Water found at Depth (m/ft)	Kind of Water: Fresh	Untested	Gas	Other, specify
	☐	☐	☐	

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	20	8 ½
20	41	6 ½

Results of Well Yield Testing

After test of well yield, water was:
☑ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 35 FT +

Pumping rate (l/min / GPM): 10 gpm

Duration of pumping: 2 hrs + ____ min

Final water level end of pumping (m/ft): 13 FT 2 IN

If flowing give rate (l/min / GPM):

Recommended pump depth (m/ft): 35 FT +

Recommended pump rate (l/min / GPM): 9 GPM

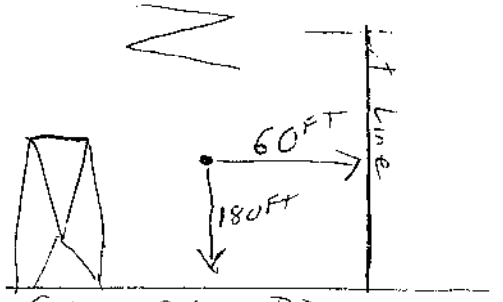
Well production (l/min / GPM): 15 gpm

Disinfected? ☑ Yes ☐ No

Draw Down Time (min)	Water Level (m/ft)	Recovery Time (min)	Water Level (m/ft)
Static Level	8 FT 1 IN		13 FT 2 IN
1	12-4	1	10-5
2	13-3	2	8 FT 4 IN
3	13-2	3	8-7
4	13-2	4	8 FT 6
5	13-2	5	8 FT 5 IN
10	13-2	10	8-3
15	13 FT 2 IN	15	8-2
20	13-2	20	8 FT 2 IN
25	13 FT 2 IN	25	8-1
30	13-2	30	8-1
40	13-2	40	8-1
50	13-2	50	8-1
60	13 FT 2	60	8 FT 1 IN

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Donald Gauthier	2348

Business Address (Street Number/Name)	Municipality
16967 McNeil Rd	Moose Creek

Province	Postal Code	Business E-mail Address
Ont	K	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
6135385549	Gauthier, Donald

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
T390	Donald Gauthier	2013 08 23

Well owner's information package delivered: ☑ Yes

Date Package Delivered: 20130823

Date Work Completed: 20130823

Ministry Use Only

Audit No. Z154250

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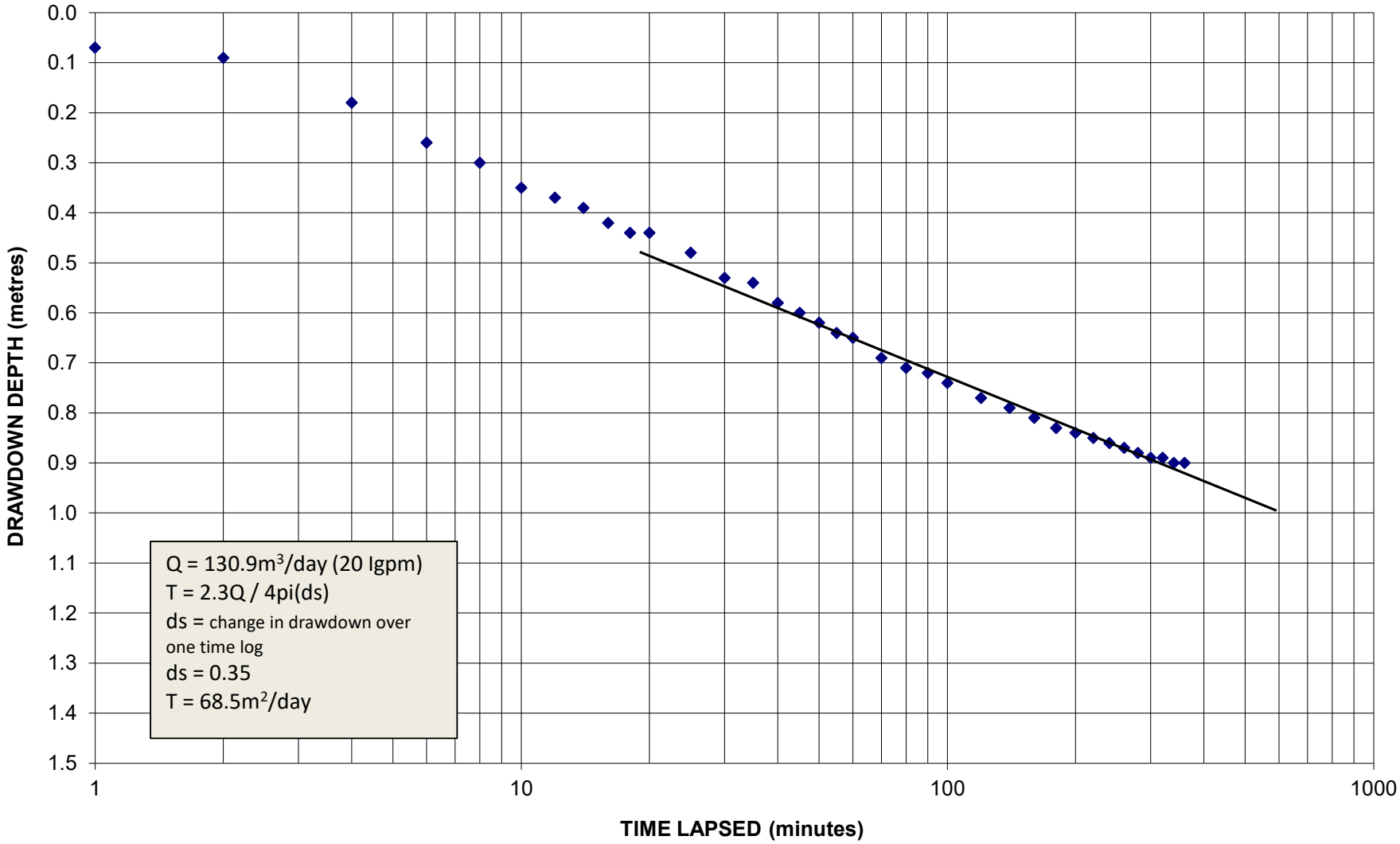
APPENDIX C

PUMPING TEST DATA FOR TEST WELL

DRAWDOWN DATA TEST WELL

Time of Day	Time Lapsed (minutes)	Depth (metres)	h-ho (metres)
9:00	0	0.43	0.00
9:01	1	0.50	0.07
9:02	2	0.52	0.09
9:04	4	0.61	0.18
9:06	6	0.69	0.26
9:08	8	0.73	0.30
9:10	10	0.78	0.35
9:12	12	0.80	0.37
9:14	14	0.82	0.39
9:16	16	0.85	0.42
9:18	18	0.87	0.44
9:20	20	0.87	0.44
9:25	25	0.91	0.48
9:30	30	0.96	0.53
9:35	35	0.97	0.54
9:40	40	1.01	0.58
9:45	45	1.03	0.60
9:50	50	1.05	0.62
9:55	55	1.07	0.64
10:00	60	1.08	0.65
10:10	70	1.12	0.69
10:20	80	1.14	0.71
10:30	90	1.15	0.72
10:40	100	1.17	0.74
11:00	120	1.20	0.77
11:20	140	1.22	0.79
11:40	160	1.24	0.81
12:00	180	1.26	0.83
12:20	200	1.27	0.84
12:40	220	1.28	0.85
13:00	240	1.29	0.86
13:20	260	1.30	0.87
13:40	280	1.31	0.88
14:00	300	1.32	0.89
14:20	320	1.32	0.89
14:40	340	1.33	0.90
15:00	360	1.33	0.90

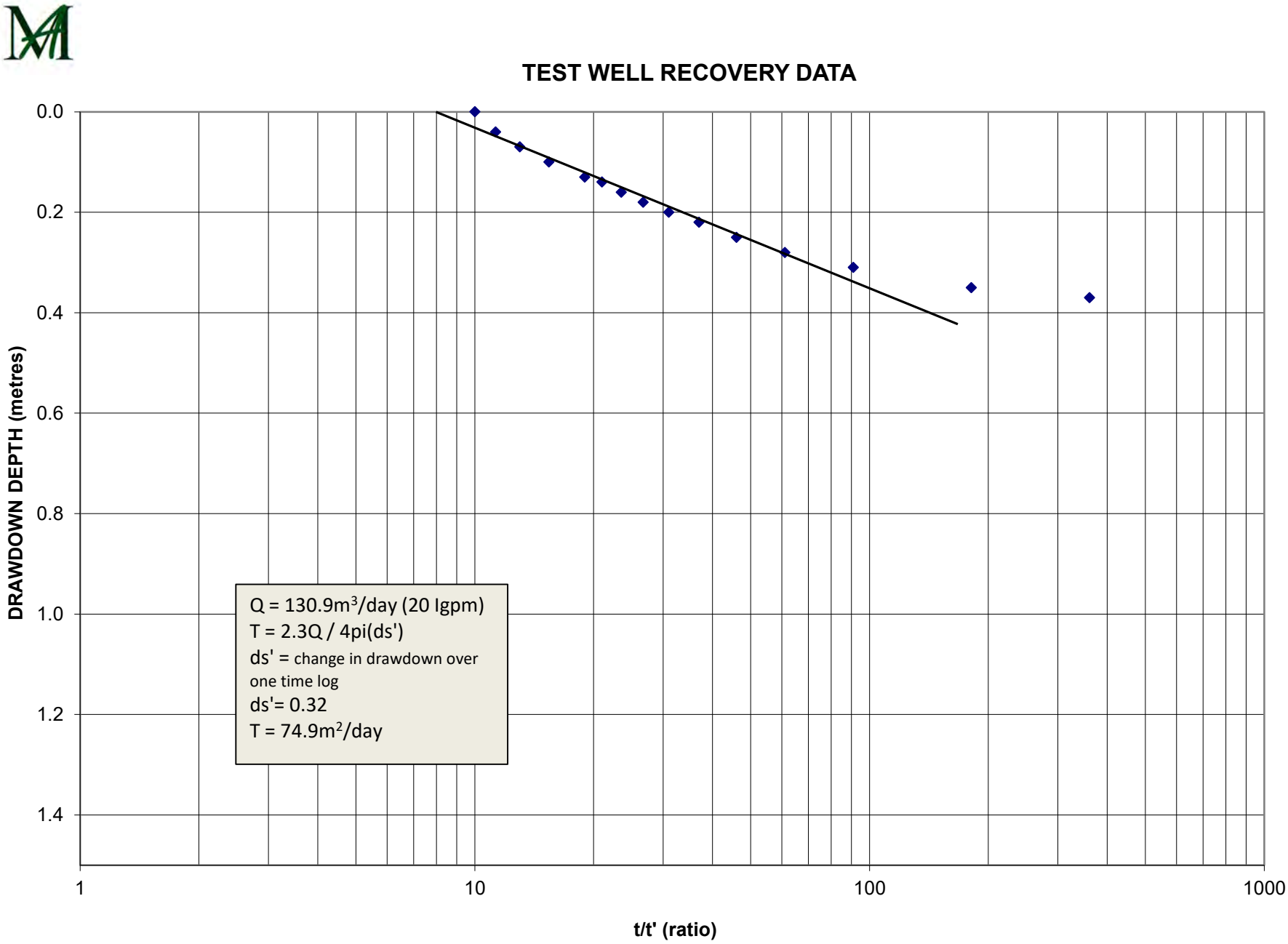
TEST WELL DRAWDOWN VS. TIME



RECOVERY DATA TEST WELL

Recovery Time t' (minutes)	t / t' (ratio)	Depth (metres)	h-ho (metres)
0		1.33	0.90
1	361	0.80	0.37
2	181	0.78	0.35
4	91	0.74	0.31
6	61	0.71	0.28
8	46	0.68	0.25
10	37	0.65	0.22
12	31	0.63	0.20
14	27	0.61	0.18
16	24	0.59	0.16
18	21	0.57	0.14
20	19	0.56	0.13
25	15	0.53	0.10
30	13	0.50	0.07
35	11	0.47	0.04
40	10	0.43	0.00

100% **RECOVERY AFTER** **40** **MINUTES**


TEST WELL RECOVERY DATA
DRAWDOWN DEPTH (metres)
0.0
0.2
0.4
0.6
0.8
1.0
1.2
1.4
1
10
100
1000
t/t' (ratio)
Q = 130.9m3/day (20 Igpm)
T = 2.3Q / 4pi(ds')
ds' = change in drawdown over one time log
ds'= 0.32
T = 74.9m2/day

APPENDIX D

RESULTS OF LABORATORY TESTING OF TEST WELL WATER SAMPLES

eurofins | Environment Testing
146 Colonnade Rd, Unit 8, Ottawa, ON K2E 7Y1 (613) 727-5692

OFFICIAL CERTIFICATE OF ANALYSIS : 4358814

WORK REQUEST : 100361910

Report Date : 2025-06-17

Morey Associates
2672 Highway 43
Kemptville, ON
K0G 1J0
Attention : Dan Morey

Reception Date : 2025-06-10
Project : 025188
Sampler : NA
PO Number : Not Applicable
Temperature : 16 °C

Analysis	Quantity	External Method
Alkalinity (Water, Automated)	1	Modified from SM 2320 B
Ammonia, Total (Water, Colorimetry)	1	Modified from EPA 350.1
Chloride (Water, IC)	1	Modified from SM 4110 B and C
Colour, True (Water, Spectrophotometry)	1	Modified from SM 2120 C
Conductivity (Water, Automated)	1	Modified from SM 2510 B
DOC (Water, IR)	1	Modified from SM 5310 B
E.Coli and Total Coliforms (DC Plate)	1	Modified from MECP E3407
Fecal Coliforms (mFC)	1	Modified from SM 9222 D
Fluoride (Water, Auto/ISE)	1	Modified from SM 4500-F A and 4500-F C
Hardness (Water, Calculation Only)	1	SM 2340 B
Heterotrophic Plate Count (mHPC)	1	Modified from SM 9215 D
Ion Balance (Water, Calculation)	1	Modified from SM1030 E
Metals Scan (Water, ICP/MS)	1	Modified from EPA 200.8
Metals Scan (Water, ICP/OES)	1	Modified from SM 3120 B
Nitrate (Water, IC)	1	Modified from SM 4110 B and C
Nitrite (Water, IC)	1	Modified from SM 4110 B and C
pH (25°C) (Water, Automated)	1	Modified from SM 4500-H+ B
Phenols (Water, Colorimetry)	1	Modified from EPA 420.2
Sulphate (Water, IC)	1	Modified from SM 4110 B and C
Sulphide (Water, Colorimetry)	1	Modified from SM 4500-S2 D
Tannin and Lignin (Water, Spec)	1	Modified from SM 5550 B
TDS (Estimated)	1	Modified from SM 2510 A
Total Kjeldahl Nitrogen (Water, Colorimetry)	1	Modified from EPA 351.2
Turbidity (Water, Turbidimeter)	1	Modified from SM 2130 B

Criteria :
A : Ontario Regulation 169/03 (Non-Regulated Drinking Water)

Sample status upon receipt :
8686084
Compliant

Notes :
- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :
RL : Reporting limit
QC : Reference material (QC)
N/A : Not applicable
1 : Results in annex
* : Analysis conducted by external subcontracting
^ : Analysis not accredited

This certificate of analysis corrects and replaces any previous version. The analysis results refer only to what was provided for testing.
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Method references and/or additional QA/QC information available on request.

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OFFICIAL CERTIFICATE OF ANALYSIS - EXCEEDENCE SUMMARY

Client : Morey Associates
Project : 025188

Reception Date : 2025-06-10

Eurofins Sample No	Client Sample Identification	Analyte	Result	Units	Exceeded Criteria		
					A	B	C
Hardness (Water, Calculation Only)							
8686084	TW1 3Hr	Hardness as CaCO3 (Calculation)	369	mg/L	80-100		
Metals Scan (Water, ICP/MS)							
8686084	TW1 3Hr	Iron	0.89	mg/L	0.3		
TDS (Estimated)							
8686084	TW1 3Hr	TDS (Estimated)^	517	mg/L	500		
Turbidity (Water, Turbidimeter)							
8686084	TW1 3Hr	Turbidity	13	NTU	5		

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

					Eurofins Sample No :	8686084				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
Anions			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Nitrate (as Nitrogen)	0.1	mg/L	10.0			<0.1				
Nitrite (as Nitrogen)	0.1	mg/L	1.0			<0.1				
Sulphate	1	mg/L	500			34				

					Eurofins Sample No :	8686084				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
Anions & Nutrients			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Chloride	0.5	mg/L	250			72.2				

					Eurofins Sample No :	8686084				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
Calculations	**RL**	**Unit**								
Ion Balance (Calculation)^	0.1		1.03							

					Eurofins Sample No :	8686084				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
General Chemistry			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Alkalinity (as CaCO3)	5	mg/L	500			300				
Colour (True)	2	TCU				<2				
Conductivity @ 25°C	5	µS/cm				796				
Dissolved Organic Carbon	0.5	mg/L	5			1.1				
Fluoride	0.1	mg/L	1.5			0.20				
Hardness as CaCO3 (Calculation)	1	mg/L	80-100			369				
pH @ 25°C	1		6.5-8.5			7.95				
Phenols-4AAP	0.001	mg/L				<0.001				
Sulphide (S2-)	0.01	mg/L	0.05			<0.01				
Tannin and Lignin	0.1	mg/L				0.1				
TDS (Estimated)^	5	mg/L	500			517				
Turbidity	0.1	NTU	5			13				

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

					Eurofins Sample No :	**8686084**				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
Metals			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Metals Scan (Water, ICP/MS)										
Aluminum	0.01	mg/L	0.1			<0.01				
Antimony	0.0005	mg/L	0.006			<0.0005				
Arsenic	0.001	mg/L	0.01			<0.001				
Barium	0.001	mg/L	1			0.319				
Beryllium	0.0005	mg/L				<0.0005				
Boron	0.01	mg/L	5			0.06				
Cadmium	0.0001	mg/L	0.005			<0.0001				
Chromium	0.001	mg/L	0.05			<0.001				
Cobalt	0.0002	mg/L				<0.0002				
Copper	0.001	mg/L	1			<0.001				
Iron	0.03	mg/L	0.3			0.89				
Lead	0.001	mg/L	0.01			<0.001				
Manganese	0.01	mg/L	0.05			0.02				
Mercury	0.0001	mg/L	0.001			<0.0001				
Molybdenum	0.005	mg/L				<0.005				
Nickel	0.005	mg/L				<0.005				
Selenium	0.001	mg/L	0.05			<0.001				
Silver	0.0001	mg/L				<0.0001				
Strontium	0.001	mg/L				0.418				
Thallium	0.0001	mg/L				<0.0001				
Uranium	0.001	mg/L	0.02			0.002				
Vanadium	0.001	mg/L				<0.001				
Zinc	0.01	mg/L	5			<0.01				
Metals Scan (Water, ICP/OES)										
Calcium	1	mg/L				82				
Magnesium	1	mg/L				40				
Potassium	1	mg/L				2				
Sodium	1	mg/L	200			35				

					Eurofins Sample No :	**8686084**				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
Microbiology			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
E.Coli and Total Coliforms (DC Plate)										
Escherichia coli (DC)	0	CFU/100mL	0			0				
Total Coliforms (DC)	0	CFU/100mL	0			0				
Fecal Coliforms (mFC)	0	CFU/100mL	0			0				
Heterotrophic Plate Count (mHPC)	0	CFU/1 mL				1				

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Eurofins Sample No :			**8686084**						
Matrix :			Drinking water						
Sampling Date :			2025-06-10						
Client Sample Identification :			TW1 3Hr						
Nutrients	**RL**	**Unit**							
Ammonia (Total, as Nitrogen)	0.02	mg/L	0.072						
Total Kjeldahl Nitrogen	0.1	mg/L	0.112						

Approved by :
Patrick Jacques, B.Sc, C.Chem,
Environmental Chemist, Ottawa

Approved by :
Jason Kennedy,
Project Manager

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Alkalinity (Water, Automated)									
Method : Alkalinity (water, titration to pH 4.5, automated). Internal method: OTT-I-AT-WI45398.									
Alkalinity (as CaCO3)	mg/L	5	<5	96	95-105			2	0-20
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
Ammonia, Total (Water, Colorimetry)									
Method : Ammonia (Water, Colorimetry). Internal method: OTT-I-NUT-WI46201.									
Ammonia (Total, as Nitrogen)	mg/L	0.02	<0.020	101	80-120	99	80-120	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Chloride (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Chloride	mg/L	0.5	<0.5	107	80-120	113	80-120	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Colour, True (Water, Spectrophotometry)									
Method : Colour (Water, Spectrophotometric). Internal method: OTT-I-SPEC-WI45980.									
Colour (True)	TCU	2	<2	115	78-116			-	0-40
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
Conductivity (Water, Automated)									
Method : Conductivity (Water, Autotitrator). Internal Method: OTT-I-AT-WI45398.									
Conductivity @ 25°C	uS/cm	5	<5	100	98-102			0	0-20
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
DOC (Water, IR)									
Method : Organic carbon (water, IR, combustion). Internal method: OTT-I-DEM-WI46148.									
Dissolved Organic Carbon	mg/L	0.5	<0.5	104	85-115	92	80-120	3	0-15
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
E.Coli and Total Coliforms (DC Plate)									
Method : Total Coliforms and E.Coli by MF (Water, DC plate). Internal method: OTT-M-BAC-WI45296.									
Escherichia coli (DC)	CFU/100mL	0	0						-
Total Coliforms (DC)	CFU/100mL	0	0						-
Associated Samples : 8686084								Prep Date: 2025-06-10 Analysis Date: 2025-06-11	
Fluoride (Water, Auto/ISE)									
Method : Fluoride by autotitrator, ion selective electrode. Internal method: OTT-I-AT-WI45398.									
Fluoride	mg/L	0.1	<0.10	94	90-110			-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Metals Scan (Water, ICP/MS)									
Method : Metals (Water, ICP/MS). Internal method: AMMTFQE1.									
Aluminum	mg/L	0.01	<0.01	100	80-120	104	70-130	-	0-20
Antimony	mg/L	0.0005	<0.0005	81	80-120	92	70-130	-	0-20
Arsenic	mg/L	0.001	<0.001	98	80-120	101	70-130	-	0-20
Barium	mg/L	0.001	<0.001	100	80-120	91	70-130	0	0-20
Beryllium	mg/L	0.0005	<0.0005	105	80-120	103	70-130	-	0-20
Boron	mg/L	0.01	<0.01	100	80-120	99	70-130	0	0-20
Cadmium	mg/L	0.0001	<0.0001	102	80-120	98	70-130	-	0-20
Chromium	mg/L	0.001	<0.001	110	80-120	110	70-130	-	0-20
Cobalt	mg/L	0.0002	<0.0002	102	80-120	102	70-130	-	0-20
Copper	mg/L	0.001	<0.001	100	80-120	99	70-130	-	0-20
Iron	mg/L	0.03	<0.03	90	80-120	104	70-130	-	0-20
Lead	mg/L	0.001	<0.001	100	80-120	95	70-130	-	0-20
Manganese	mg/L	0.01	<0.01	100	80-120	102	70-130	-	0-20
Mercury	mg/L	0.0001	<0.0001	99	80-120	80	70-130	-	0-20
Molybdenum	mg/L	0.005	<0.005	90	80-120	103	70-130	2	0-20
Nickel	mg/L	0.005	<0.005	100	80-120	100	70-130	-	0-20
Selenium	mg/L	0.001	<0.001	99	80-120	88	70-130	-	0-20
Silver	mg/L	0.0001	<0.0001	110	80-120			-	0-20
Strontium	mg/L	0.001	<0.001	100	80-120	85	70-130	0	0-20
Thallium	mg/L	0.0001	<0.0001	103	80-120	96	70-130	-	0-20
Uranium	mg/L	0.001	<0.001	90	80-120	102	70-130	0	0-20
Vanadium	mg/L	0.001	<0.001	100	80-120	111	70-130	-	0-20
Zinc	mg/L	0.01	<0.01	110	80-120	90	70-130	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-11 Analysis Date: 2025-06-10	
Metals Scan (Water, ICP/OES)									
Method : Metals (Water, ICP/OES). Internal method: OTT-I-MET-WI48491.									
Calcium	mg/L	1	<1	101	86-115	100	70-130	2	0-20
Magnesium	mg/L	1	<1	98	91-109	100	70-130	0	0-20
Potassium	mg/L	1	<1	103	87-113	100	70-130	-	0-20
Sodium	mg/L	1	<1	103	85-115	100	70-130	0	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-10	
Nitrate (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Nitrate (as Nitrogen)	mg/L	0.1	<0.1	101	80-120	112	80-120	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Nitrite (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Nitrite (as Nitrogen)	mg/L	0.1	<0.1	100	80-120	104	80-120	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
pH (25°C) (Water, Automated)									
Method : pH (Water, Automated Meter). Internal method: OTT-I-AT-WI45398.									
pH @ 25°C		1	7.02	100	97-103			1	0-20
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Phenols (Water, Colorimetry)									
Method : Phenols (Water, Colorimetry). Internal method: OTT-I-4AAP-WI46150.									
Phenols-4AAP	mg/L	0.001	<0.001	117	80-120	122	70-130	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Sulphate (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Sulphate	mg/L	1	<1	107	90-110	112	80-120	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Sulphide (Water, Colorimetry)									
Method : Sulphide, S2- (Water, Colorimetry). Internal method: OTT-I-SPEC-WI45931.									
Sulphide (S2-)	mg/L	0.01	<0.01	82	80-120			-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Tannin and Lignin (Water, Spec)									
Method : Tannin and Lignin (Water, Spec), Internal method: OTT-I-SPEC-WI57693.									
Tannin and Lignin	mg/L	0.1	<0.1	100	80-120			-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Total Kjeldahl Nitrogen (Water, Colorimetry)									
Method : TKN (Water, colorimetry). Internal method: OTT-I-NUT-WI46201.									
Total Kjeldahl Nitrogen	mg/L	0.1	<0.100	78	70-130	90	70-130	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-13 Analysis Date: 2025-06-13	
Turbidity (Water, Turbidimeter)									
Method : Turbidity (Water, Turbidimeter). Internal method: OTT-I-TUR-WI46288.									
Turbidity	NTU	0.1	<0.1	102	80-120			1	0-30
Associated Samples : 8686084								Prep Date: 2025-06-11 Analysis Date: 2025-06-12	
Method : Fecal Coliforms by MF (mFC Media). Internal method: OTT-M-BAC-WI45296.									
Fecal Coliforms (mFC)	CFU/100mL	0	0						-
Method : Heterotrophic Plate Count by MF (mHPC Media). Internal method: OTT-M-BAC-WI45296.									
Heterotrophic Plate Count (mHPC)	CFU/1 mL	0	0					-	0-30
Associated Samples : 8686084								Prep Date: 2025-06-10 Analysis Date: 2025-06-12	

Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

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OFFICIAL CERTIFICATE OF ANALYSIS : 4358816

WORK REQUEST : 100361912

Report Date : 2025-06-17

Morey Associates
2672 Highway 43
Kemptville, ON
K0G 1J0
Attention : Dan Morey

Reception Date : 2025-06-10
Project : 025188
Sampler : NA
PO Number : Not Applicable
Temperature : 16 °C

Analysis	Quantity	External Method
Alkalinity (Water, Automated)	1	Modified from SM 2320 B
Ammonia, Total (Water, Colorimetry)	1	Modified from EPA 350.1
Chloride (Water, IC)	1	Modified from SM 4110 B and C
Colour, True (Water, Spectrophotometry)	1	Modified from SM 2120 C
Conductivity (Water, Automated)	1	Modified from SM 2510 B
DOC (Water, IR)	1	Modified from SM 5310 B
E.Coli and Total Coliforms (DC Plate)	1	Modified from MECP E3407
Fecal Coliforms (mFC)	1	Modified from SM 9222 D
Fluoride (Water, Auto/ISE)	1	Modified from SM 4500-F A and 4500-F C
Hardness (Water, Calculation Only)	1	SM 2340 B
Heterotrophic Plate Count (mHPC)	1	Modified from SM 9215 D
Ion Balance (Water, Calculation)	1	Modified from SM1030 E
Metals Scan (Water, ICP/MS)	1	Modified from EPA 200.8
Metals Scan (Water, ICP/OES)	1	Modified from SM 3120 B
Nitrate (Water, IC)	1	Modified from SM 4110 B and C
Nitrite (Water, IC)	1	Modified from SM 4110 B and C
pH (25°C) (Water, Automated)	1	Modified from SM 4500-H+ B
Phenols (Water, Colorimetry)	1	Modified from EPA 420.2
Sulphate (Water, IC)	1	Modified from SM 4110 B and C
Sulphide (Water, Colorimetry)	1	Modified from SM 4500-S2 D
Tannin and Lignin (Water, Spec)	1	Modified from SM 5550 B
TDS (Estimated)	1	Modified from SM 2510 A
Total Kjeldahl Nitrogen (Water, Colorimetry)	1	Modified from EPA 351.2
Turbidity (Water, Turbidimeter)	1	Modified from SM 2130 B

Criteria :
A : Ontario Regulation 169/03 (Non-Regulated Drinking Water)

Sample status upon receipt :
8686088
Compliant

Notes :
- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :
RL : Reporting limit
QC : Reference material (QC)
N/A : Not applicable
1 : Results in annex
* : Analysis conducted by external subcontracting
^ : Analysis not accredited

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OFFICIAL CERTIFICATE OF ANALYSIS - EXCEEDENCE SUMMARY

Client : Morey Associates
Project : 025188

Reception Date : 2025-06-10

Eurofins Sample No	Client Sample Identification	Analyte	Result	Units	Exceeded Criteria		
					A	B	C
Hardness (Water, Calculation Only)							
8686088	TW1 6Hr	Hardness as CaCO3 (Calculation)	369	mg/L	80-100		
Metals Scan (Water, ICP/MS)							
8686088	TW1 6Hr	Iron	0.82	mg/L	0.3		
TDS (Estimated)							
8686088	TW1 6Hr	TDS (Estimated)^	519	mg/L	500		
Turbidity (Water, Turbidimeter)							
8686088	TW1 6Hr	Turbidity	12.8	NTU	5		

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

					Eurofins Sample No :	8686088				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
Anions			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Nitrate (as Nitrogen)	0.1	mg/L	10.0			<0.1				
Nitrite (as Nitrogen)	0.1	mg/L	1.0			<0.1				
Sulphate	1	mg/L	500			34				

					Eurofins Sample No :	8686088				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
Anions & Nutrients			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Chloride	0.5	mg/L	250			72.1				

					Eurofins Sample No :	8686088				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
Calculations	**RL**	**Unit**								
Ion Balance (Calculation)^	0.1		1.02							

					Eurofins Sample No :	8686088				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
General Chemistry			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Alkalinity (as CaCO3)	5	mg/L	500			300				
Colour (True)	2	TCU				<2				
Conductivity @ 25°C	5	µS/cm				798				
Dissolved Organic Carbon	0.5	mg/L	5			1.2				
Fluoride	0.1	mg/L	1.5			0.21				
Hardness as CaCO3 (Calculation)	1	mg/L	80-100			369				
pH @ 25°C	1		6.5-8.5			7.63				
Phenols-4AAP	0.001	mg/L				<0.001				
Sulphide (S2-)	0.01	mg/L	0.05			<0.01				
Tannin and Lignin	0.1	mg/L				0.1				
TDS (Estimated)^	5	mg/L	500			519				
Turbidity	0.1	NTU	5			12.8				

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

					Eurofins Sample No :	8686088				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
Metals			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Metals Scan (Water, ICP/MS)										
Aluminum	0.01	mg/L	0.1			<0.01				
Antimony	0.0005	mg/L	0.006			<0.0005				
Arsenic	0.001	mg/L	0.01			<0.001				
Barium	0.001	mg/L	1			0.318				
Beryllium	0.0005	mg/L				<0.0005				
Boron	0.01	mg/L	5			0.06				
Cadmium	0.0001	mg/L	0.005			<0.0001				
Chromium	0.001	mg/L	0.05			<0.001				
Cobalt	0.0002	mg/L				<0.0002				
Copper	0.001	mg/L	1			<0.001				
Iron	0.03	mg/L	0.3			0.82				
Lead	0.001	mg/L	0.01			<0.001				
Manganese	0.01	mg/L	0.05			0.02				
Mercury	0.0001	mg/L	0.001			<0.0001				
Molybdenum	0.005	mg/L				<0.005				
Nickel	0.005	mg/L				<0.005				
Selenium	0.001	mg/L	0.05			<0.001				
Silver	0.0001	mg/L				<0.0001				
Strontium	0.001	mg/L				0.426				
Thallium	0.0001	mg/L				<0.0001				
Uranium	0.001	mg/L	0.02			0.002				
Vanadium	0.001	mg/L				<0.001				
Zinc	0.01	mg/L	5			<0.01				
Metals Scan (Water, ICP/OES)										
Calcium	1	mg/L				82				
Magnesium	1	mg/L				40				
Potassium	1	mg/L				2				
Sodium	1	mg/L	200			34				

					Eurofins Sample No :	8686088				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
Microbiology			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
E.Coli and Total Coliforms (DC Plate)										
Escherichia coli (DC)	0	CFU/100mL	0			0				
Total Coliforms (DC)	0	CFU/100mL	0			0				
Fecal Coliforms (mFC)	0	CFU/100mL	0			0				
Heterotrophic Plate Count (mHPC)	0	CFU/1 mL				0				

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Eurofins Sample No :			8686088						
Matrix :			Drinking water						
Sampling Date :			2025-06-10						
Client Sample Identification :			TW1 6Hr						
Nutrients	**RL**	**Unit**							
Ammonia (Total, as Nitrogen)	0.02	mg/L	0.078						
Total Kjeldahl Nitrogen	0.1	mg/L	0.155						

Approved by : Patrick Jacques, B.Sc, C.Chem, Environmental Chemist, Ottawa

Approved by : Jason Kennedy, Project Manager

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Alkalinity (Water, Automated)									
Method : Alkalinity (water, titration to pH 4.5, automated). Internal method: OTT-I-AT-WI45398.									
Alkalinity (as CaCO3)	mg/L	5	<5	96	95-105			2	0-20
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
Ammonia, Total (Water, Colorimetry)									
Method : Ammonia (Water, Colorimetry). Internal method: OTT-I-NUT-WI46201.									
Ammonia (Total, as Nitrogen)	mg/L	0.02	<0.020	101	80-120	99	80-120	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Chloride (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Chloride	mg/L	0.5	<0.5	107	80-120	113	80-120	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Colour, True (Water, Spectrophotometry)									
Method : Colour (Water, Spectrophotometric). Internal method: OTT-I-SPEC-WI45980.									
Colour (True)	TCU	2	<2	115	78-116			-	0-40
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
Conductivity (Water, Automated)									
Method : Conductivity (Water, Autotitrator). Internal Method: OTT-I-AT-WI45398.									
Conductivity @ 25°C	uS/cm	5	<5	100	98-102			0	0-20
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
DOC (Water, IR)									
Method : Organic carbon (water, IR, combustion). Internal method: OTT-I-DEM-WI46148.									
Dissolved Organic Carbon	mg/L	0.5	<0.5	104	85-115	92	80-120	3	0-15
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
E.Coli and Total Coliforms (DC Plate)									
Method : Total Coliforms and E.Coli by MF (Water, DC plate). Internal method: OTT-M-BAC-WI45296.									
Escherichia coli (DC)	CFU/100mL	0	0						-
Total Coliforms (DC)	CFU/100mL	0	0						-
Associated Samples : 8686088								Prep Date: 2025-06-10 Analysis Date: 2025-06-11	
Fluoride (Water, Auto/ISE)									
Method : Fluoride by autotitrator, ion selective electrode. Internal method: OTT-I-AT-WI45398.									
Fluoride	mg/L	0.1	<0.10	94	90-110			-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Metals Scan (Water, ICP/MS)									
Method : Metals (Water, ICP/MS). Internal method: AMMTFQE1.									
Aluminum	mg/L	0.01	<0.01	100	80-120	104	70-130	-	0-20
Antimony	mg/L	0.0005	<0.0005	81	80-120	92	70-130	-	0-20
Arsenic	mg/L	0.001	<0.001	98	80-120	101	70-130	-	0-20
Barium	mg/L	0.001	<0.001	100	80-120	91	70-130	0	0-20
Beryllium	mg/L	0.0005	<0.0005	105	80-120	103	70-130	-	0-20
Boron	mg/L	0.01	<0.01	100	80-120	99	70-130	0	0-20
Cadmium	mg/L	0.0001	<0.0001	102	80-120	98	70-130	-	0-20
Chromium	mg/L	0.001	<0.001	110	80-120	110	70-130	-	0-20
Cobalt	mg/L	0.0002	<0.0002	102	80-120	102	70-130	-	0-20
Copper	mg/L	0.001	<0.001	100	80-120	99	70-130	-	0-20
Iron	mg/L	0.03	<0.03	90	80-120	104	70-130	-	0-20
Lead	mg/L	0.001	<0.001	100	80-120	95	70-130	-	0-20
Manganese	mg/L	0.01	<0.01	100	80-120	102	70-130	-	0-20
Mercury	mg/L	0.0001	<0.0001	99	80-120	80	70-130	-	0-20
Molybdenum	mg/L	0.005	<0.005	90	80-120	103	70-130	2	0-20
Nickel	mg/L	0.005	<0.005	100	80-120	100	70-130	-	0-20
Selenium	mg/L	0.001	<0.001	99	80-120	88	70-130	-	0-20
Silver	mg/L	0.0001	<0.0001	110	80-120			-	0-20
Strontium	mg/L	0.001	<0.001	100	80-120	85	70-130	0	0-20
Thallium	mg/L	0.0001	<0.0001	103	80-120	96	70-130	-	0-20
Uranium	mg/L	0.001	<0.001	90	80-120	102	70-130	0	0-20
Vanadium	mg/L	0.001	<0.001	100	80-120	111	70-130	-	0-20
Zinc	mg/L	0.01	<0.01	110	80-120	90	70-130	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-11 Analysis Date: 2025-06-10	
Metals Scan (Water, ICP/OES)									
Method : Metals (Water, ICP/OES). Internal method: OTT-I-MET-WI48491.									
Calcium	mg/L	1	<1	101	86-115	100	70-130	2	0-20
Magnesium	mg/L	1	<1	98	91-109	100	70-130	0	0-20
Potassium	mg/L	1	<1	103	87-113	100	70-130	-	0-20
Sodium	mg/L	1	<1	103	85-115	100	70-130	0	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-10	
Nitrate (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Nitrate (as Nitrogen)	mg/L	0.1	<0.1	101	80-120	112	80-120	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Nitrite (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Nitrite (as Nitrogen)	mg/L	0.1	<0.1	100	80-120	104	80-120	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
pH (25°C) (Water, Automated)									
Method : pH (Water, Automated Meter). Internal method: OTT-I-AT-WI45398.									
pH @ 25°C		1	7.02	100	97-103			1	0-20
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Phenols (Water, Colorimetry)									
Method : Phenols (Water, Colorimetry). Internal method: OTT-I-4AAP-WI46150.									
Phenols-4AAP	mg/L	0.001	<0.001	117	80-120	122	70-130	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Sulphate (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Sulphate	mg/L	1	<1	107	90-110	112	80-120	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Sulphide (Water, Colorimetry)									
Method : Sulphide, S2- (Water, Colorimetry). Internal method: OTT-I-SPEC-WI45931.									
Sulphide (S2-)	mg/L	0.01	<0.01	82	80-120			-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Tannin and Lignin (Water, Spec)									
Method : Tannin and Lignin (Water, Spec), Internal method: OTT-I-SPEC-WI57693.									
Tannin and Lignin	mg/L	0.1	<0.1	100	80-120			-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Total Kjeldahl Nitrogen (Water, Colorimetry)									
Method : TKN (Water, colorimetry). Internal method: OTT-I-NUT-WI46201.									
Total Kjeldahl Nitrogen	mg/L	0.1	<0.100	78	70-130	90	70-130	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-13 Analysis Date: 2025-06-13	
Turbidity (Water, Turbidimeter)									
Method : Turbidity (Water, Turbidimeter). Internal method: OTT-I-TUR-WI46288.									
Turbidity	NTU	0.1	<0.1	102	80-120			1	0-30
Associated Samples : 8686088								Prep Date: 2025-06-11 Analysis Date: 2025-06-12	
Method : Fecal Coliforms by MF (mFC Media). Internal method: OTT-M-BAC-WI45296.									
Fecal Coliforms (mFC)	CFU/100mL	0	0						-
Method : Heterotrophic Plate Count by MF (mHPC Media). Internal method: OTT-M-BAC-WI45296.									
Heterotrophic Plate Count (mHPC)	CFU/1 mL	0	0					-	0-30
Associated Samples : 8686088								Prep Date: 2025-06-10 Analysis Date: 2025-06-12	

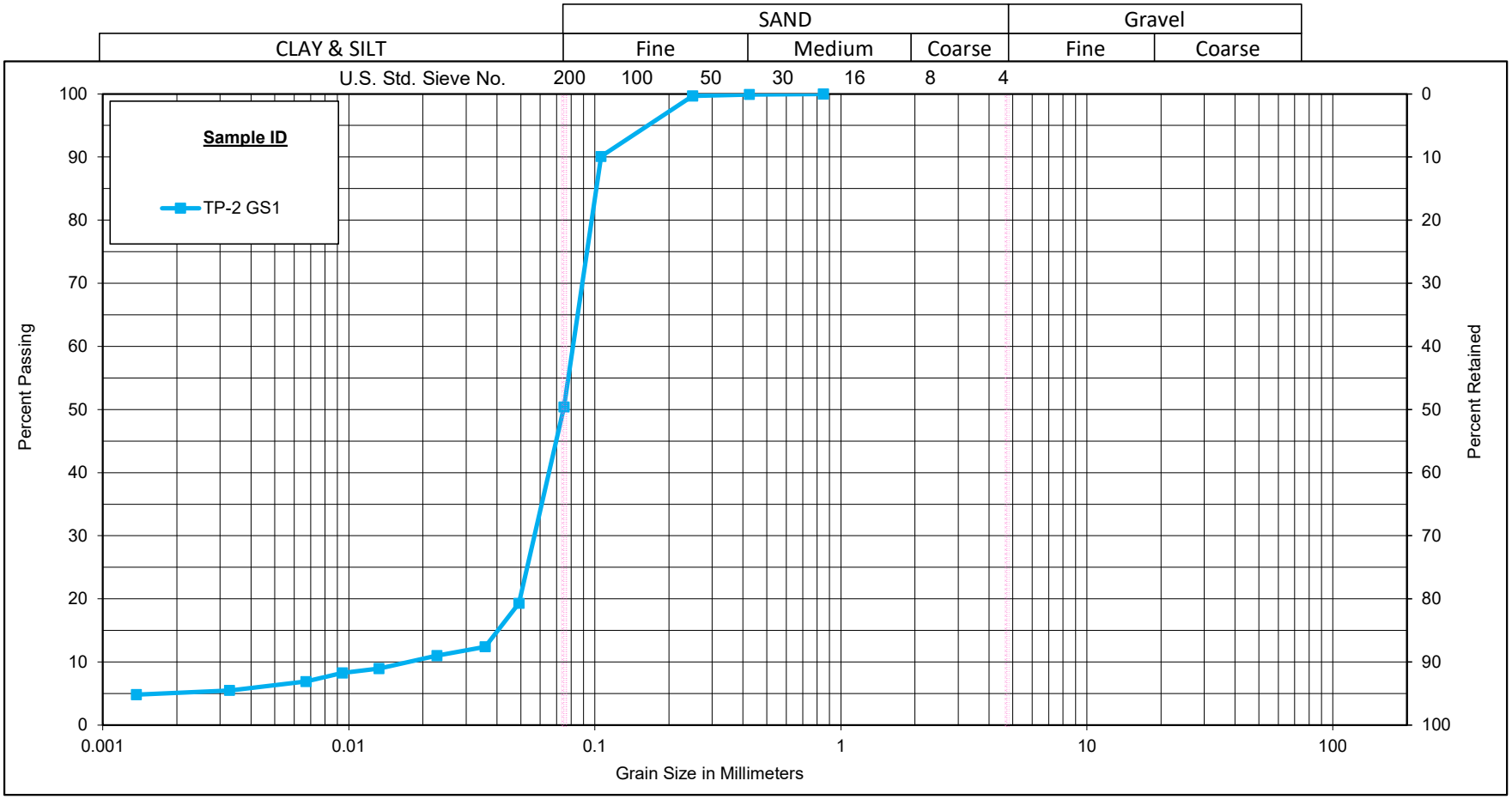
Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

This certificate of analysis corrects and replaces any previous version. The analysis results refer only to what was provided for testing.
This certificate shall not be reproduced except in full, without the written approval of Eurofins Environment Testing Canada Inc.
Method references and/or additional QA/QC information available on request.

APPENDIX E

RESULTS OF LABORATORY GRAIN SIZE DISTRIBUTION TESTING OF SOIL SAMPLE

Unified Soil Classification System



Sample ID	Depth	% Gravel	% Sand	% Silt	% Clay
TP-2 GS1	±28"	0.0	49.6	45.4	5.0

Stantec

GRAIN SIZE DISTRIBUTION

Morey Associates, File #025188

Materials Testing

Figure No.

Project No. 121625580

Stantec

Particle-Size Analysis of Soils

LS702

AASHTO T88

PROJECT DETAILS			
Client:	**Morey Associates, File #025188**	Project No.:	**121625580**
Project:	**Materials Testing**	Test Method:	**LS702**
Material Type:	**Soil**	Sampled By:	**Morey Associates**
Source:	**TP-2**	Date Sampled:	**May 14, 2025**
Sample No.:	**GS1**	Tested By:	**Brian Prevost**
Sample Depth	**±28"**	Date Tested:	**May 20, 2025**

WASH TEST DATA	
Oven Dry Mass In Hydrometer Analysis (g)	70.99
Sample Weight after Hydrometer and Wash (g)	41.01
Percent Passing No. 200 Sieve (%)	**42.2**
Percent Passing Corrected (%)	**42.23**

PERCENT LOSS IN SIEVE	
Sample Weight Before Sieve (g)	**3417.00**
Sample Weight After Sieve (g)	**3416.20**
Percent Loss in Sieve (%)	**0.02**

SOIL INFORMATION		
Liquid Limit (LL)		
Plasticity Index (PI)		
Soil Classification		
Specific Gravity (G_s)	2.750	
Sg. Correction Factor (α)	0.978	
Mass of Dispersing Agent/Litre	24	g

CALCULATION OF DRY SOIL MASS	
Oven Dried Mass (W_o), (g)	170.86
Air Dried Mass (W_a), (g)	171.46
Hygroscopic Corr. Factor ($F=W_o/W_a$)	0.9965
Air Dried Mass in Analysis (M_a), (g)	71.24
Oven Dried Mass in Analysis (M_o), (g)	70.99
Percent Passing 2.0 mm Sieve (P_{10}), (%)	100.00
Sample Represented (W), (g)	70.99

SIEVE ANALYSIS		
Sieve Size mm	**Cum. Wt. Retained**	**Percent Passing**
75.0		100.0
63.0		100.0
53.0		100.0
37.5		100.0
26.5		100.0
19.0		100.0
13.2		100.0
9.5		100.0
4.75		100.0
2.00	0.0	100.0
Total (C + F)[1]	3416.20	
0.850	0.00	100.00
0.425	0.05	99.93
0.250	0.22	99.69
0.106	7.04	90.08
0.075	35.20	50.42
PAN	40.68	

Note 1: (C + F) = Coarse + Fine

HYDROMETER DETAILS	
Volume of Bulb (V_B), (cm^3)	63.3
Length of Bulb (L_2), (cm)	14.2
Length from '0' Reading to Top of Bulb (L_1), (cm)	10.3
Scale Dimension (h_s), (cm/Div)	0.17
Cross-Sectional Area of Cylinder (A), (cm^2)	27.25
Meniscus Correction (H_m), (g/L)	1.0

START TIME 10:15 AM **Sedimentation Cylinder No:** 4

HYDROMETER ANALYSIS

Date	Time	Elapsed Time T Mins	H_s Divisions g/L	H_c Divisions g/L	Temperature T_c °C	Corrected Reading $R = H_s - H_c$ g/L	Percent Passing P %	L cm	η Poise	K	Diameter D mm
20-May-25	10:16 AM	1	16.0	2.0	19.0	14.0	19.29	13.34798	10.34409	0.013452	0.04915
20-May-25	10:17 AM	2	11.0	2.0	19.0	9.0	12.40	14.19798	10.34409	0.013452	0.03584
20-May-25	10:20 AM	5	10.0	2.0	19.0	8.0	11.03	14.36798	10.34409	0.013452	0.02280
20-May-25	10:30 AM	15	8.5	2.0	19.0	6.5	8.96	14.62298	10.34409	0.013452	0.01328
20-May-25	10:45 AM	30	8.0	2.0	19.0	6.0	8.27	14.70798	10.34409	0.013452	0.00942
20-May-25	11:15 AM	60	7.0	2.0	19.0	5.0	6.89	14.87798	10.34409	0.013452	0.00670
20-May-25	2:25 PM	250	6.0	2.0	19.5	4.0	5.51	15.04798	10.21619	0.013369	0.00328
21-May-25	10:15 AM	1440	5.5	2.0	19.5	3.5	4.82	15.13298	10.21619	0.013369	0.00137

Remarks:

Reviewed By: Brian Prevost

Date: May 22, 2025

V:\01216\active\laboratory_standing_offers\2025 Laboratory Standing Offers\121625580 Morey Associates\May 14, Hyd, TP2_GS1, Lascelles #025188\Hydrometer-Standing Offers_Traceability.xlsx

APPENDIX F

THORNTHWAITE CALCULATIONS AND SEPTIC EFFLUENT DILUTION CALCULATIONS

Thornthwaite Method Calculation

Month	Precipitation (cm)	Mean Temp. °C (monthly)	I (Heat Index)	a	c (Daylight Factor)	E (cm)	PET (cm)	Net Water Surplus (cm)
January	6.38	-10.3	0.00	1.054	0.80	0.00	0.00	6.38
February	6.11	-8.8	0.00		0.81	0.00	0.00	6.11
March	7.00	-2.5	0.00		1.02	0.00	0.00	7.00
April	8.05	5.6	1.19		1.13	2.66	3.00	5.05
May	8.38	12.7	4.10		1.28	6.29	8.05	0.33
June	7.79	17.8	6.84		1.29	8.98	11.58	-3.79
July	9.75	20.4	8.41		1.31	10.37	13.58	-3.83
August	8.41	19.1	7.61		1.21	9.67	11.70	-3.29
September	9.28	14.1	4.80		1.04	7.02	7.31	1.97
October	8.18	7.8	1.96		0.94	3.76	3.54	4.64
November	8.37	1.3	0.13		0.79	0.57	0.45	7.92
December	8.47	-6.6	0.00		0.75	0.00	0.00	8.47
TOTALS	96.17		35.03			49.32	59.21	***36.96***

Notes:

Tm = Mean Monthly Temperative (from Environment Canada information)

I = (Tm/5)^1.514

a = 67.5(10^-8)(I^3) - 77.1(10^-6)(I^2) + 0.0179(I) + 0.492

c = based on latitude of 45 degrees

E = 1.62(10Tm/∑I)^a

PET = Ec

Net Water Surplus = Precipitation - PET

Nitrate Dilution Calculation - 2 Dwelling Units

Number of Lots	2		(Severed and retained lots as per Severance Sketch)
Number of Dwelling Units	***2***		(Number of dwelling units, including existing dwelling at 279 Groveton Rd)
Gross Site Area	303000	m^2	(As per Severance Sketch)
Net Potential Infiltration (NPI)	369.6	mm/year	(As per Thornthwaite Method Calculation)

Infiltration Reduction Factors (IRF):

Topography	0.25	(Relatively flat with gentle slope across site)
Soil	0.35	(Silty sand, trace clay subgrade)
Cover	0.18	(Mostly wooded, some cultivated lands)
Total	0.78	

$$\frac{[1](\text{Number of Dwelling Units}) \times 365\ m^3 \text{ Effluent Per Year} \times 40\ mg/L\ NO_3}{[2](\text{Number of Lots}) \times 365\ m^3 \text{ Effluent Per Year} + (\text{Net Infiltration Area} \times \text{NPI} \times \text{IRF})} = \textbf{\textit{0.33}}\ mg/L\ NO_3 \text{ as N}$$

[1]Number of Dwelling Units is used as per MOE D-5-4 guidelines document, section 5.6.2.(a) which states *"For the purposes of predicting the potential for groundwater impacts, a nitrate loading of at least 40 grams/lot/day* ***per residential dwelling unit*** *shall normally be used."*

[2]Number of Lots is used as per MOE D-5-4 guidelines document, section 5.6.2.(b)(v) which states *"The volume of sewage effluent, if used as dilution water in mass balance calculations, should not exceed 1000 L/day/lot"*

Nitrate Dilution Calculation - 4 Dwelling Units

Number of Lots	2		(Severed and retained lots as per Severance Sketch)
Number of Dwelling Units	***4***		(Number of dwelling units, including existing dwelling at 279 Groveton Rd)
Gross Site Area	303000	m^2	(As per Severance Sketch)
Net Potential Infiltration (NPI)	369.6	mm/year	(As per Thornthwaite Method Calculation)

Infiltration Reduction Factors (IRF):

Topography	0.25	(Relatively flat with gentle slope across site)
Soil	0.35	(Silty sand, trace clay subgrade)
Cover	0.18	(Mostly wooded, some cultivated lands)
Total	0.78	

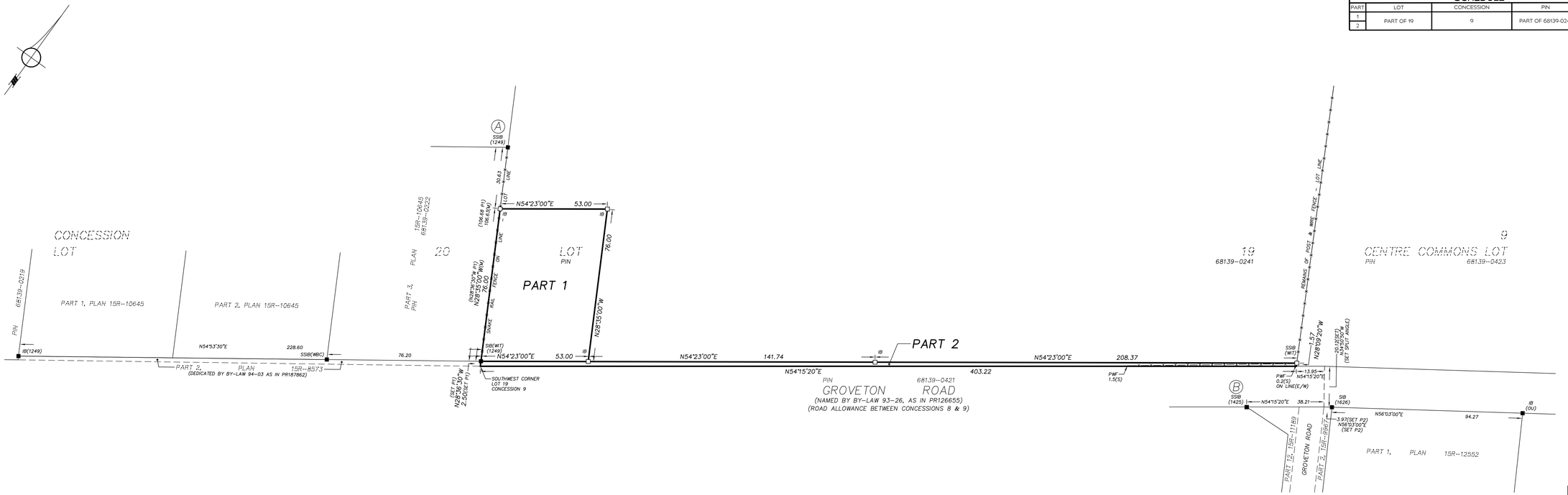
$$\frac{[1](\text{Number of Dwelling Units}) \times 365\ m^3 \text{ Effluent Per Year} \times 40\ mg/L\ NO_3}{[2](\text{Number of Lots}) \times 365\ m^3 \text{ Effluent Per Year} + (\text{Net Infiltration Area} \times \text{NPI} \times \text{IRF})} = \textbf{\textit{0.66}}\ mg/L\ NO_3 \text{ as N}$$

[1]Number of Dwelling Units is used as per MOE D-5-4 guidelines document, section 5.6.2.(a) which states *"For the purposes of predicting the potential for groundwater impacts, a nitrate loading of at least 40 grams/lot/day* ***per residential dwelling unit*** *shall normally be used."*

[2]Number of Lots is used as per MOE D-5-4 guidelines document, section 5.6.2.(b)(v) which states *"The volume of sewage effluent, if used as dilution water in mass balance calculations, should not exceed 1000 L/day/lot"*

SCHEDULE “D”

SITE SURVEY 15R-12558



SCHEDULE

PART	LOT	CONCESSION	PIN	AREA
1	PART OF 19	9	PART OF 68139-0241	3998 sq.m.
2				809 sq.m.

LEGEND

- ■ DENOTES SURVEY MONUMENT FOUND
- □ DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- ø DENOTES ROUND
- M DENOTES MEASURED
- PWF DENOTES POST & WIRE FENCE
- P1 DENOTES PLAN 15R-10645
- P2 DENOTES PLAN 15R-12552
- 1249 DENOTES M.H. KALDEWAY, O.L.S.
- 1425 DENOTES RONI M. JASON SURVEYING LTD., O.L.S.
- 1626 DENOTES JORDAN & WISEMAN SURVEYING LTD., O.L.S.
- WBC DENOTES COLLETT SURVEYING LTD., O.L.S.
- OU DENOTES ORIGIN UNKNOWN

SSIB'S HAVE BEEN SET AT LOCATIONS WHERE THE LACK OF OVERBURDEN WILL NOT ALLOW FOR SETTING SIB'S.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)v7(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1 - 1°02'00" CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999614.

PLAN 15R-12558

Received and deposited

August 20th, 2025

George Dsouza

Representative for the Land Registrar for the Land Titles Division of Grenville (No.15)

PLAN OF SURVEY OF

PART OF LOT 19 CONCESSION 9

GEOGRAPHIC TOWNSHIP OF EDWARDSBURGH

TOWNSHIP OF EDWARDSBURGH/CARDINAL

COUNTY OF GRENVILLE

SCALE 1 : 1000 METRES

0 5 10 15 20 40 80

THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 10, 2025.

AUGUST 14, 2025
DATE

ANDREJS LUCIKS, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-114628

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)v7(2010).
URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4971703.68	456313.46
B	4971812.70	456684.58

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696

copies available at ProtectYourBoundaries.ca

PARTY CHIEF:MS	DRAWN:DEB	CHECKED:AL	PLOT DATE:AUGUST 14, 2025	A-054504

FILE: A-054504-RPLAN_v2

TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM

Committee: Regular Council

Date: August 25, 2025

Department: Clerk's

Topic: 2026 Municipal Election – Alternative Voting Methods

Purpose: To recommend authorization for the use of electronic voting (internet and telephone) in addition to paper ballots for the 2026 Municipal Election.

Background: In accordance with the Municipal Elections Act, municipal elections are to be held every fourth year and voting day is to be held on the fourth Monday in October. The upcoming municipal election will be held on October 26, 2026. Various alternative voting methods have been available to municipalities in Ontario. Three common benefits for such methods include; improved convenience for voters, enhanced accessibility, and the opportunity for increased voter turnout.

In the past five municipal elections, 2006, 2010, 2014, 2018, and 2022 a combination of internet, telephone, and paper balloting methods were used.

Through the alternative electronic voting methods, the following results have been achieved in past election cycles for the Township:

- The percentage of voter turnout has increased overall since the introduction of alternative voting methods, with an average turnout rate of 49.95% between 2006 to 2022, compared to only 35% in 2003 when only paper ballots were offered.
- Increase in voter participation:
    - 2006: 46.26%
    - 2010: 47.4%
    - 2014: 55.1%
    - 2018: 53.1%
    - 2022: 47.9%
- According to AMO municipal election statistics, with 417 municipalities reporting, there was on average 36.3% voter turnout provincially, compared to Edwardsburgh Cardinal's 47.9%.
- Of those who voted in the 2022 election, 30.4% chose to vote by paper ballot, 59% by internet, and 10.5% by telephone.
- Provides more accessibility to the election for people with disabilities that did not want to or were not able to attend in-person for the paper ballots.

- The increased public awareness of the election through direct mailing of voter information letters to each elector was continued in 2022 to assist in maintenance of a more accurate voters' list.

In recent elections, many electors have become more comfortable and involved in various types of electronic and technological devices that can be used for electronic voting. This view may be supported if voter letters, and electronic voting methods, with paper ballots remain consistent in the 2026 election.

The Clerks of the municipalities within UCLG area have in the past created a subcommittee to review the electronic voting and have developed a joint RFP to achieve cost savings in training, provide regional support, and a similar voting platform for the electors. For the 2022 elections, Council approved the use of electronic voting methods and participation in the joint RFP process for a vendor providing online voting platforms. There was only one submission to the RFP, and the contract was awarded to Intelivote Solutions Inc. (ISI). ISI has been working with municipalities throughout Leeds and Grenville since 2014.

For the 2026 Elections, the Clerks of the municipalities within UCLG area are requesting approval from their respective Councils for sole sourcing the electronic voting methods through ISI. If alternative voting methods are approved by Council an additional report will come forward on the sole-sourcing request at the September Committee of the Whole – Administration and Operations meeting.

Policy Implications: The Municipal Elections Act gives the duties and responsibilities for conducting the election to the Clerk and authorizes that person to provide for any matter or procedure that is not otherwise provided in an Act or Regulation, and which in the Clerk's opinion is necessary or desirable for conducting the election. The Municipal Elections Act permits Council to pass a by-law that authorizes electors to use alternative voting methods, such as internet and telephone, which do not require them to physically attend a voting location in order to cast their vote. Closer to the election, the Clerk and Township will take necessary steps to ensure that there is safe access to voting locations for electors and/or candidates with disabilities, as required by the Accessibility for Ontarians with Disabilities Act.

Strategic Plan Implications: Good Governance Pillar, 2.2 Improve Communication with the community and 2.3 Ensure that services delivered are effective and efficient.

Financial Considerations: There are no financial considerations for the passage of the by-law to authorize alternative voting methods.

Recommendation: THAT Municipal Council pass a by-law to authorize the use of alternative voting methods, specifically internet and telephone voting for the upcoming 2026 Municipal Election.

Interim Clerk

CAO

RESUMÉ of correspondence

July 31st, 2025

FROM	DATE	SUBJECT
UCDSB	July 21	UCDSB Trustee Vacancy: Now Accepting Applications
Town of Aurora	July 21	Res: Opposition to Bill 5
Town of Aurora	July 21	Res: Opposition to Bill 17
AMO Education	July 23	Human Rights Requirements in Municipal Planning
ROMA	July 23	ROMA July Board Update
Health Unit	July 23	Board of Health Update for July 2025
AMO	July 24	AMO Watchfile
AMO	July 24	AMO's Trade and Tariff Forum, Oct. 24
St. Lawrence Parks Commission	July 24	Canada Strong Pass: Fort Henry & Upper Canada Village
AMO	July 25	Lindsay Jones Appointed AMO Executive Director
Twp of Nairn and Hyman	July 28	Res: Opposition to Transportation/Disposal of Niobium Tailings
Ontario Heritage Trust	July 29	Nominate a Heritage Leader Today
City of St. Catharines	July 30	Res: AMO re. Elect Respect Pledge
AMO	July 31	AMO Watchfile

RESUMÉ of correspondence

August 12th, 2025

FROM	DATE	SUBJECT
Norfolk County	July 31	Res: Letter of Support for Twp of Otonabee-South Monaghan
Town of Goderich	Aug 1	Res: Opposition to Bill 17
AMO	Aug 7	AMO Watchfile
Ontario Heritage Trust	Aug 7	August Newsletter
Cardinal Festival Committee	Aug 11	Cardinal Labourfest Parade, Sunday, August 31

Township of Edwardsburgh/Cardinal
List of Accounts for Approval
Batch: 2025-00125 to 2025-00125

Bank Code - EFT - electronic funds transfer

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
PP -	**ACF Electric Ltd**			
	907	rec # 5 cost for installing lighting	67,450.34	67,450.34
PP -	**Acklands-Grainger Inc.**			
	9541110228	Spare relays for Spencerville Pum	214.14	
	9564419779	Skimmer for Cardinal wastewater	26.78	240.92
PP -	**Aquatic Informatics Inc.**			
	114036		11,991.62	11,991.62
PP -	**Atel Air & Electric**			
	5232	wwtp - heat pump repairs	729.98	729.98
PP -	**Beach Equipment & Hardware**			
	921989-1CR	pw-credit	-105.07	
	921997-1CR	pw-credit	-88.13	
	921999-1CR	pw-credit	-338.99	
	923024-1CR	rec-credit	-21.45	
	922641-1	pw-chainsaw repairs	129.35	
	925832-1	rec- misc	1.91	
	926754-1	rec- supplies for chains saw	102.73	
	1031175	wwtp-friction disc	11.29	
	I # 927056-1	PW- Belt	33.89	
	I # 927057-1	PW-belt	30.50	
	I # 930108-1	pw-oil	37.12	
	I # 930144-1	pw-paint shaker repairs	154.22	
	I # 930303-01	PW-Wrenches/Trimmer line	239.49	
	I # 930546-1	pw-trimmer line	508.49	695.35
PP -	**Benson Pools**			
	14013	REC- Draw # 4 on the project whic	30,844.59	
	14202	REC- chlorine feeder for pool	888.12	31,732.71
PP -	**Burchell's Home Hardware**			
	53640	REC- trailer hitch, paint and misc s	445.12	
	53648	wwtp - rust paint	140.62	
	53669	REC- paint, brakets for the hangin	240.64	
	53682	REC- paint and misc suppl for Car	277.48	
	53733	REC- light bulbs for waterfront was	10.72	
	53764	REC- misc supplies	100.56	
	53805	REC- grass seed and furance filter	201.59	
	53840	REC- batteries for clocks and phor	36.13	
	53934	wwtp - wasp spray	11.29	1,464.15
PP -	**Burchell, Cole**			
	July 25, 2025	Return building deposit B 2024-08	1,000.00	1,000.00
PP -	**Charette, Natalie**			
	July 11, 2025	ADM-Clerk mtg lunch	48.45	48.45
PP -	**Chris Smith Canada Court**			
	2541	REC-Cardinal Court	30,961.44	30,961.44
PP -	**Corey Gillan**			
	June 2025	FD-Course Printing	61.97	61.97
PP -	**Cornwall Gravel Co. Ltd.**			
	0000138207	Pw- granular materilas	4,304.02	4,304.02
PP -	**Corporation of the Town of Prescott**			
	2025-CBO-Jan-Ju	CBO-Salary $ 31346.50/Mileage 1	32,976.66	32,976.66

Township of Edwardsburgh/Cardinal
List of Accounts for Approval
Batch: 2025-00125 to 2025-00125

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
PP -	**Coville Electric**			
	7250	FD- Stn 2 ESA Repairs	899.40	
	7251	REC- work completed on ESA insp	3,593.24	
	7259	PW-Repairs to garage in Pittston	2,553.69	7,046.33
PP -	**Da-Lee Group Dust Control**			
	INV0103375	PW-Dust Control Suppressant	11,025.30	11,025.30
PP -	**Davie Deline**			
	June 2025	Cleaning Services for June 2025	900.00	900.00
PP -	**Dican Inc.**			
	32479	PW- GPS	965.02	965.02
PP -	**Drummond's Gas**			

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
	2587999	FD- Fuel T7	100.00	
	2588003	PW - T19-01 - Fuel	94.84	
	2588002	REC-Truck Fuel	45.11	
	2588014	PW - T23-01 - Fuel	75.45	
	2588017	REC-Truck Fuel	23.11	
	2588019	FD- fuel T8	90.00	
	2588058	Ind Park - Fuel	56.15	
	2588029	REC-Tractor Fuel	17.76	
	2588038	PW - T19-01 - Fuel	66.88	
	2588039	FD-fuel T7	75.18	
	2588031	REC-Truck Fuel	80.00	
	2588033	REC-Truck Fuel	145.00	
	2588037	Lagoon - Fuel	78.04	
	2588046	PW - T22-01 - Fuel	99.00	
	2588009	REC-Truck Fuel	96.53	
	2588060	REC-Truck Fuel	109.02	
	2588054	REC-Truck Fuel	99.56	
	2588059	PW - T23-01 - Fuel	78.44	
	2588067	REC-Tractor Fuel	39.10	
	2588068	PW - T22-01 - Fuel	96.00	
	2588069	REC-Truck Fuel	56.87	
	2588071	REC-Truck Fuel	29.84	
	2588072	FD- fuel T9	75.00	
	2588077	wmpps - fuel	52.99	
	2588078	PW- T23-01 - Fuel	78.47	
	2588085	PW - Fuel - Jerry Can	27.01	
	2588086	REC-Truck Fuel	22.54	
	2588092	REC-Truck Fuel	81.00	
	2588095	wwtp - fuel	68.58	
	2588100	PW - T22-01 - Fuel	69.00	
	2588711	PW - T23-01 - Fuel	65.61	
	2587858	PW - T23-01 - Fuel	127.39	
	2587857	REC-Truck Fuel	99.38	
	2587859	REC-Truck Fuel	33.53	
	2587865	PW - T23-01 - Fuel	77.01	
	2587867	wtp - fuel	63.14	
	2587870	FD-fuel T1	51.99	
	2587875	Lagoon - fuel	63.40	
	2587878	FD- fuel T8	104.00	
	2587879	REC-Truck Fuel	105.02	
	2587888	FD-fuel T1	137.00	
	2587891	FD-fuel	96.51	
	2587897	REC-Truck Fuel	101.11	
	2587900	Ind Park - Fuel	67.65	
	2587903	PW - T23-01 - Fuel	84.35	
	2587906	FD-fuel T1	72.00	
	2587911	FD-fuel P1	32.23	
	2587919	REC-Tractor Fuel	33.21	
	2587926	wmpps - fuel	83.23	
	2587928	PW - T19-01 - Fuel	78.27	
	2587929	REC-Truck Fuel	16.50	

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
	2587916	PW - T23-01 - Fuel	48.75	
	2587930	wwtp - fuel	79.30	
	2587934	FD-fuel T8	91.01	
	2587936	REC-Truck Fuel	100.91	
	2587939	REC-Tractor Fuel	25.00	
	2587941	wtp - fuel	57.98	
	2587948	FD-fuel	88.80	4,210.75
PP -	**Eric Wemerman**			
	Jun 27, 2025	Cardinal Water -TSSA COI Boiler	92.00	92.00
PP -	**Fisher, Tim**			
	July 2025	Plan-Eye Glasses -Spouse- T. Fish	162.80	162.80
PP -	**Future Office Products**			
	FOP233543	ADM-May 2025 Monthly Contract	383.16	383.16
PP -	**G T Automotive**			
	051894	REC- oil change and new fuel pun	2,289.83	
	052122	wwtp/wtp - brake pads/rotors	1,932.79	
	052384	REC- tire plug repair	16.95	
	052394	REC- front brakes and rotors for as	984.21	
	115.37	PW - T22-01 - Oil Change/Tire Rot	115.37	5,339.15
PP -	**G. Tackaberry & Sons**			
	W-0001621a	PW-Chambers/Kain Rd Culverts	1,120.99	
	W-0001773	PW-Stone Dust - Albert St Pathwa	707.64	1,828.63
PP -	**GHD Limited**			
	723-0005605	ADM-Website Capital Expense	3,234.95	
	723-0005631	ADM-Website Capital Expense	14,018.45	17,253.40
PP -	**Gilles Lahaie**			
	May 2025	PW-DZ Medicial	150.00	150.00
PP -	**Grand & Toy**			
	V866018	ADM-Paper & Labels	164.95	164.95
PP -	**Greer Galloway A Division of**			
	45492	PW-W/D - Prof Services June 202	7,976.84	7,976.84
PP -	**Greer Galloway, a division of Jp2g Cor**			
	45517	PW-South Street Prof Services Jur	1,130.00	
	45518	PW-Henderson - Prof Services Jur	1,130.00	
	45519	PW-Waddell St Prof Services June	1,130.00	
	45520	PW-Contract Admin - June 2025	559.35	
	45563	PW-Site Sampling - Pittston Shop	542.40	
	45591	PW-Cardinal Shop - Bay 5 Inspect	904.00	5,395.75
PP -	**HGC Management Inc**			
	58597	w/d contract collection Jun 2025	33,214.10	33,214.10
PP -	**HW Supplies Inc**			
	220000032599	PW-T6 water tank - Brass Ball Val	93.15	93.15
PP -	**Hach Sales & Service Canada Lt**			
	387654	WTP-chemicals	827.16	
	388269	WTP-chemicals	454.26	
	389131	WTP-chemicals	179.67	1,461.09
PP -	**Hansler Smith Limited**			
	5843882	REC- protective wear for staff whe	174.38	
	5844942	REC-cleaning supplies	172.89	
	5845060	LIB- cleaning supplies	84.42	431.69
PP -	**J. Quattrocchi & Co Ltd**			

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
	00853722	REC- canteen supllies	454.04	
	00854401	REC- canteen supplies	1,164.74	
	00855074	REC- canteen supplies	463.01	
	00855775	REC- canteen supplies	271.65	2,353.44
PP -	**Leach, Tyler**			
	July 25, 2025	Compensation for shrubbery dama	300.00	300.00
PP -	**Lifesaving Society**			
	W54508	REC- program supplies	161.20	
	S041596	REC- program supplies	420.00	
	237681	REC- program supplies	105.00	
	W54970	REC- program supplies	686.50	
	238667	REC- Program supplies	264.00	
	239509	REC- program supplies	264.00	1,900.70
PP -	**Local Authority Services Ltd.**			
	MGBP000015916	ADM-Window envelopes	479.03	
	MGBP000016874	ADM- Kitchen supplies/Tape & disp	80.79	559.82
PP -	**Marley Perrin**			
	July 2025	July 2025 Cleaning	600.00	600.00
PP -	**Mary Tessier**			
	July 2025	Cou-AD Hoc communications com	71.14	71.14
PP -	**Minister of Finance**			
	381107251009185	OPP credit -Jan-Mar 2025	-2,208.93	
	380907251247051	Apr 2025 OPP billing	96,547.00	
	382307251326051	May 2025 OPP billing	96,547.00	190,885.07
PP -	**NSF International Strategic**			
	9123445	ES-wtp - DWQMS Audit /Industrial	2,147.00	2,147.00
PP -	**Nors Construction Equipment Canada**			
	92632760	PW-Volvo - Compressor	1,037.96	1,037.96
PP -	**O'Reilly's Independent Grocer**			
	02 7547	FD-Water	36.00	36.00
PP -	**Ontario East Economic**			
	3586	ADM/Ec Dev- OEEDC Membership	310.75	310.75
PP -	**PSD Citywide Inc**			
	24615	ADM-PSD Citywide Municipal Grar	300.01	300.01
PP -	**Postmedia Network Inc**			
	IN271170	ADM-Agenda Advertising	226.00	
	IN274080	ADM-Agenda Advertising	226.00	
	IN227115	ADM-Agenda Advertising	226.00	678.00
PP -	**Prescott Building Centre**			
	2084243	REC- replacment boards for picnic	79.94	
	2084374	PW-Lumber for Signage	35.35	115.29
PP -	**Purolator Courier Ltd.**			
	595170927	ADM-Reg Gen	31.10	31.10
PP -	**R & D Icecream Plus**			
	999.B247586	Rec Canteen Supplies	651.50	
	999.B247676	Rec Canteen Supplies	404.50	
	999.B247710	Rec Canteen Supplies	453.00	
	999.B247756	Rec Canteen Supplies	486.50	
	999.B247859	Rec Canteen supplies	248.50	
	999.B247963	Rec Canteen Supplies	486.50	2,730.50
PP -	**R. Thurston Technologies**			

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
	12556	FD-Radio Power Supply	580.36	580.36
PP -	**Realtax Inc.**			
	107248	AADM- Tax Registration #07 01 70	1,107.40	1,107.40
PP -	**Rideau St. Lawrence Utilities**			
	EDCWS-07	es- Jul 2025 w/s billing as listed	4,018.95	4,018.95
PP -	**Riverside Body Shop**			
	22724	REC- repairs to a third party vehicl	3,716.91	3,716.91
PP -	**Roger Huttmann**			
	May 2025	bldg-mileage May 2025	779.80	
	June 2025	bldg-mileage Jun 2025	581.70	1,361.50
PP -	**Sally Mellon**			
	EC2507	Animal Control Jul 2025	1,469.00	1,469.00
PP -	**Sands**			
	00728482	REC- program supplies	191.31	191.31
PP -	**Sani Gear Inc**			
	19427	FD-Annual Gear Cleaning	902.66	
	19499	FD-Bunker Gear Cleaning/Repair	848.19	
	19511	FD-Bunker Gear Rental	379.03	
	19587	FD-Bunker Gear Cleaning/Repair	1,229.62	
	19647	FD-Bunker Gear Cleaning/Repair	843.83	
	19748	FD-Bunker Gear Cleaning/Repair	1,042.08	
	19492	FD-Bunker Gear Cleaning/Repair	566.37	5,811.78
PP -	**Secureway**			
	2604325	REC- Monitoring of waterfront was	661.14	
	2628725	Admin- service call to repair lock a	124.30	
	INV-10263	REC- monitoring early fee	2,359.03	3,144.47
PP -	**South Grenville Beacon**			
	669	ADM-Advertising Ontario buy Can	224.87	224.87
PP -	**Southeastern Telecommunication**			
	52944	ADM-Changes in voicemail messa	146.90	146.90
PP -	**Spencerville Home Hardware**			
	90029	REC- misc	15.54	
	90035	REC- supplies for mowers	83.60	
	90048	ES-office supplies	27.99	
	99	w/d -township garbage bags stock	8,408.65	
	90079	REC- misc	28.25	
	90087	wwtp - filters	6.54	
	90089	REC- misc parts	26.50	
	90091	REC- misc parts	28.74	
	90094	REC-misc screws	16.48	
	90103	REC- wasp spray	14.68	
	90107	ADM-Wipes	9.59	
	90095	REC- spray foam	14.68	8,681.24
PP -	**TNT Dynamite Signs**			
	338261	PW-Warning signs for the canal st	1,634.78	1,634.78
PP -	**Tenaquip Ltd.**			
	16898776-00	WWTP-Supplies	176.82	176.82
PP -	**Tessier, Mary**			
	SI-173	Ed dev - Mary Consulting Services	3,813.75	3,813.75
PP -	**The Grass Man**			
	Jun 25, 2025	Bylaw-Grass Cutting	169.50	169.50

Township of Edwardsburgh/Cardinal
List of Accounts for Approval
Batch: 2025-00125 to 2025-00125

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
PP -	**Top Graphics Design Inc.**			
	13793	REC- bucket hats for all Rec staff	791.00	
	13983	REC- program supplies	60.00	
	14130	REC- program supplies	319.54	1,170.54
PP -	**Traffic Logix Corporation**			
	SIN33172	replacement solar panels for traffic	571.78	571.78
PP -	**Tremblay, Rachel**			
	Jul 23, 2025	REC-Fitness Course/Program purc	946.97	946.97
PP -	**Universal Supply Group 3735**			
	964-464564	PW - Drum - Grease	1,381.02	
	964-466288	PW-Glass Cleaner/Gloves	88.00	
	964-466833	REC- oil and filter for asset 2573	162.93	1,631.95
PP -	**Ventnor Repair Service**			
	207453	PW-Tractor - 4 Wheel Dr Repair	1,061.87	1,061.87
PP -	**W.O. Stinson & Sons Ltd.**			
	2178200	PW - Def Fluid	1,809.92	1,809.92
PP -	**Wagar& Corput Weed Control Inc**			
	0000135577	PW-Roadside Weed Spraying 202	5,292.64	5,292.64
PP -	**Waste Connections of Canada**			
	7150-0000473166	Bin Collection -Jun	2,312.22	2,312.22
PP -	**Weagant Farm Supplies Ltd.**			
	IB80393	REC- various parts for the tractor	723.40	
	IB80450	REC- front rolloer wheels for lawn	289.40	
	IB80670	REC- parts for lawn tractor	117.16	
	WB50193	REC- repair the transmission seal	1,990.64	
	IB82787A	REC-Parts for lawn tractor dif tax	11.10	
	WB50612	REC- repairs to mower brake pad	407.93	3,539.63
PP -	**Wendy Van Keulen**			
	24-Jun-25	Ec Dev- expenses	151.51	151.51
			Total Proposed Payments:	540,547.07

Total EFT: 540,547.07

Certified Correct This Wednesday, July 30, 2025

Jessica Crawford, Treasurer

Sean Nicholson, CAO

Township of Edwardsburgh/Cardinal
List of Accounts for Approval
Batch: 2025-00126 to 2025-00126

Bank Code - PAD - Preauthorized Debit

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
PP -	**Bell Canada**			
	536626539 07-25	Cardinal Arena internet	56.44	
	658-2141 07-26	spencerville arena	135.29	
	658-3001 07-25	fd/pw- phone split	149.01	
	546532571 07-25	Rec- Bell Internet J.Town	132.15	472.89
PP -	**Canadian National Railway Co.**			
	91797924	pw - crossing maitenance	2,421.00	2,421.00
PP -	**Drummond's Gas**			
	2588083	PW-T22-01 fuel	98.00	
	2587909	REC-truck fuel	115.77	213.77
PP -	**Eastlink**			
	23836591	pw/fd phone	230.04	230.04
PP -	**Hydro One Networks Inc.**			
	19876 06-25	spencerville arena	499.85	
	02595 06-25	REC-Spencerville Arena	1,391.62	
	16052 06-25	johnstown pool	69.53	
	03768 06-25	ball diamond	86.22	
	77395 05-26	south centre	293.27	
	64439 06-25	wwtp-3207 Windmill	2,762.68	
	10647 07-25	pw-Pittston Shop	412.22	
	14330 07-25	St Lights Var Jul 2025	986.08	
	18196 07-25	lagoon-2301 RD 21	80.83	
	24430 07-25	ball diamonds	146.81	
	32562 07-25	lagoon 4 Charles	36.26	
	53082 07-25	lagoon 2803 CR 21	36.00	
	27613 07-25	admin-townhall	554.00	
	84483 07-25	pw- Sophia St	7.89	
	62670 07-25	wwtp-flett st	45.75	
	25495 06-25	spencerville library	182.40	
	71283 07-25	lagoon- 1 Spencer	227.64	7,819.05
PP -	**MuniSoft**			
	2025/26-01696	Adm-counter receipt paper	109.18	109.18
PP -	**Ontario Municipal Employees**			
	June 2025	Jun 2025 Contributions	46,971.12	46,971.12
PP -	**Reliance Home Comfort**			
	442619 07-25	rec hot water heater rental	251.31	251.31
PP -	**Rideau St Lawrence**			
	370-00 06-25	wwtp-adelaide	430.56	
	450-00 06-25	wtp-water tower	181.00	
	502-00 06-25	ball diamond Cardinal	1,907.83	
	435-00 06-25	wwtp-172 Henry	179.97	
	464-00 06-25	4000 John wwtp	6,469.48	
	505-01 06-25	cardinal arena	4,161.76	
	430-00 06-25	wtp-87 Legion Way	1,936.59	
	502-00 06-25	ball diamond Cardinal	43.03	
	496-00 06-25	wwtp-417 Hwy2	54.95	
	504-00 06-25	parks 1800 Dundas	57.19	
	290-00 06-25	parks-1700 Dundas	74.47	
	250-00 06-25	cardinal pool	167.32	
	501-00 06-25	fd stn 2	242.46	
	119-01 06-25	ind park water	7,348.93	

Township of Edwardsburgh/Cardinal
List of Accounts for Approval
Batch: 2025-00126 to 2025-00126

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
PP -	**Royal Bank Visa**			
	8940 06-25	M. Spencer RBC Visa Jun 2025	5,066.95	
	2067 06-25	D. Grant RBC Visa Jun 2025	1,395.23	
	1258 06-25	R.Crich RBC visa Jun 2025	4.51	
	2076 06-25	S. Nicholson RBC Visa Jun 2025	741.35	
	8940	J. Crawford RBC Visa Jun 2025	3,653.12	
	8912 06-25	B. Moore RBC Visa Jun 2025	3,296.20	
	8247 06-25	L. Drynan RBC Visa May 2025	2,015.33	16,172.69
PP -	**Telus Health (Canada) Ltd**			
	2390565	ADM-EFAP	1,097.34	1,097.34
PP -	**Telus Mobility**			
	16215291202	Jul 2025 Corporate Account	628.07	628.07
PP -	**Township of Edwardsburgh/Cardi**			
	PP 15 2025 PT/F	PP 15 2025 PT/FT Payroll	188,077.36	
	PP 15A 2025 PT/	PP 15A 2025 PT/FT Payroll	511.76	188,589.12
PP -	**Union Gas Limited**			
	44787 6 06-25	ES-87 Legion Way	937.39	937.39
PP -	**Workplace Safety & Insurance**			
	2 Qtr 2025	library WSIB Apr 1-Jun 30, 2025	123.70	
	June 2025	Jun 2025 Premium	8,188.34	8,312.04
			Total Proposed Payments:	298,894.54
			Total PAD:	298,894.54

Certified Correct This Thursday, July 31, 2025

Jessica Crawford, Treasurer

Sean Nicholson, CAO

Township of Edwardsburgh/Cardinal
List of Accounts for Approval
Batch: 2025-00131 to 2025-00131

Bank Code - EFT - electronic funds transfer

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
PP -	**Abell Pest Control Inc.**			
	A7118366	rec- pest control	97.08	
	A7136068	Monthly pest control	97.90	194.98
PP -	**Alarm Systems - Brockville**			
	1429278	ES-wwtp - adelaide - alarm monito	233.91	
	1429279	ES-wwtp - henry st. alarm monitori	166.11	
	1429280	wtp - water tower monitoring	166.11	
	1429281	wwtp - wastewater plant monitorin(	274.56	
	1429282	wwtp - hwy 2 monitoring	166.11	
	1429283	wtp - water plant monitoring	227.13	1,233.93
PP -	**B.M.R. MFG. INC. O/A School Bus Part**			
	408394	FD-hydrant reflectors	1,081.59	1,081.59
PP -	**Backflow Preventers and**			
	2025-204	wwtp - testing backflow preventers	1,293.85	1,293.85
PP -	**Beach Equipment & Hardware**			
	I # 931111-1	REC- oil for chainsaws	101.69	101.69
PP -	**Black Dog Tirecraft Morrisburg**			
	IM0065065	PW-Volvo - Tire Repairs	337.78	337.78
PP -	**Black Tar Corp.**			
	7703	PW-Cty Rd 2 Sidewalk Rehab	114,100.11	114,100.11
PP -	**Blair Asphalt Products Limited**			
	3149	PW - Pad & Patch Tender	508,540.96	508,540.96
PP -	**Brandt Tractor Ltd**			
	CS55283	PW-Trailer - MTO Inspection	2,332.25	
	CS55287	PW-T7 - PM Maintenance	3,301.23	
	CS55286	PW-T20-08 - PM & Steering Box	9,932.27	15,565.75
PP -	**Brenntag Canada Inc.**			
	46991203	WTP-chemicals	3,062.13	3,062.13
PP -	**Brokor Farm**			
	0033910	Rec- flowers	4,226.84	
	0033911	rec- flowers	497.20	
	0033912	Rec-flowers	557.48	
	0033913	rec-flowers	705.79	5,987.31
PP -	**Burchell's Home Hardware**			
	53951	REC- garden hose, wasp spray an	219.97	
	53977	FD- Equipment repair	26.84	
	53984	REC- new taps and plumbing supp	144.01	
	54023	REC- misc supplies	30.22	
	54044	REC- grass seed and various supp	285.61	
	54065	ES-wwtp - adhesive/cut-off wheels	38.37	
	54111	REC- misc supplies	162.80	
	54129	REC- new hot water tank waterfror	770.05	
	54228	REC-misc supplies & materials for	317.34	1,995.21
PP -	**Caduceon Enterprises Inc.**			

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
	I25-011600	WTP-testing	2,507.85	
	I25-011601	ind park - testing	668.98	
	I25-011602	WWTP-testing	2,955.40	
	I25-013195	lagoon - testing	95.67	
	I25-013196	WWTP-testing	262.67	
	I25-013197	fd - stn #1 testing	44.78	
	I25-013199	ADMIN- water testing	44.78	
	I25-013200	lagoon - testing	44.78	
	I25-013201	wwtp-sawmill creek testing	44.78	6,669.69
PP -	**Canadian Union Of Public**			
	August 2025	Jul 2025 Union dues collected	800.00	800.00
PP -	**Capital Controls**			
	88634	wwtp - annual calibrations	1,735.68	1,735.68
PP -	**Cedar Signs Inc**			
	INV/2025/2532	PW-Traffic Cones	333.18	333.18
PP -	**Chris LeBlanc**			
	July 31, 2025	PW-Eye glasses C.Leblanc - self	500.00	500.00
PP -	**Clean Water Works Inc.**			
	W50179	PW-culvert clean outs	2,730.98	
	W50365	ES-catch basins cleanout	8,049.22	10,780.20
PP -	**Cludo Inc**			
	INV-5727	Admin IT Services	3,049.87	3,049.87
PP -	**Cornwall Gravel Co. Ltd.**			
	0000505506	REC-EC #5 - Cardinal Tennis Cou	71,190.00	
	0000138485	PW -Dundas St/Windmill Rd Culve	3,717.17	74,907.17
PP -	**Corporation of the Town of Prescott**			
	2025-ECFA-Q2	FD-2nd Qtr Prescott Auto Aid Agre	7,616.48	7,616.48
PP -	**Coville Electric**			
	7286	REC- repairs electrial panel Pavili	2,408.26	
	7291	REC- lighting issue upstairs at rink	3,373.05	5,781.31
PP -	**Crane Supply**			
	14-626715	wtp - service/curb box repairs	447.38	447.38
PP -	**Culligan Water**			
	09388TO	FD-water - Station #1	43.82	43.82
PP -	**Dican Inc.**			
	32757	PW- GPS	965.02	965.02
PP -	**Donald Gibson**			
	July 23, 2025	COA - Mileage A-07-25	35.00	
	Jul 23, 2025	COA-MVA A-07-25	50.00	85.00
PP -	**Drummond's Gas**			

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
	2590106	REC-Truck fuel	55.92	
	2590107	ES-Fuel	80.14	
	2590109	REC-Truck fuel	80.07	
	2590114	FD-T1 fuel	60.00	
	2590115	REC-Tractor fuel	33.00	
	2590119	ES-fuel	61.08	
	2590123	FD-T2 fuel	90.29	
	2590164	REC-Truck fuel	108.01	
	2590126	ES-Fuel	156.19	
	2590129	REC-Truck fuel	80.72	
	2590163	ES-Fuel	87.00	
	2590138	FD-P1 - fuel	165.76	
	2590139	FD-T1 - fuel	60.30	
	2590141	FD-T7 fuel	122.67	
	2590151	REC-Truck fuel	67.00	
	2590154	FD-T9 fuel	91.00	
	2590168	ES-Fuel	94.29	
	2590174	REC-Truck fuel	102.41	
	2590176	REC-Tractor fuel	45.00	
	2590179	REC-Tractor fuel	28.11	
	2590182	REC-Tractor fuel	36.00	
	2590183	ES-Fuel	62.21	
	2590200	REC-Truck fuel	102.84	
	2590201	REC-Tractor fuel	12.00	
	2587960	REC-Truck fuel	83.01	
	2590210	REC-Truck fuel	135.57	
	2590211	REC-Truck fuel	26.00	
	2587959	ES-Fuel	60.50	
	2587961	REC-Truck fuel	85.91	
	2590223	FD-R1 - fuel	63.03	
	2590213	REC-Truck fuel	20.00	
	2590237	REC-Truck fuel	95.76	
	2590239	ES-Fuel	86.00	
	2590240	ES-Fuel	91.44	
	2590252	REC-Truck fuel	101.00	
	2590264	FD-T8 fuel	88.04	
	2590270	ES-fuel	77.01	
	2590272	REC-Truck fuel	21.01	
	2590277	REC-Truck fuel	68.79	
	2590280	FD-P7 Fuel	93.14	
	2590283	ES-Fuel	81.00	
	2590289	FD-T9 fuel	93.01	
	2590296	REC-Tractor fuel	27.95	3,280.18
PP -	**EVB Engineering**			
	9909	Spencerville Lagoon EA process c	4,117.46	4,117.46
PP -	**Eastern Welding**			
	23439	PW-UV Replacement PB # 1	83,902.50	83,902.50
PP -	**Easy-Kleen**			
	201134	FD-Pressure Washer Hose - Stn #	316.40	316.40
PP -	**Electrical Safety Authority**			
	900590362	CSSP quarterly invoice	2,978.97	2,978.97

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
PP -	**Emond Harnden LLP**			
	279470	ADM-Legal Fees	1,446.40	1,446.40
PP -	**Erika MacDonald**			
	Jul 27, 2025	FD - Annual BBQ Expenses	507.99	507.99
PP -	**Fire Marshal's Public Fire**			
	IN169106	FD-Exam Prep Books	175.55	175.55
PP -	**Firechek Protection Services**			
	14288	FD-Compressor Preventative Main	1,438.68	1,438.68
PP -	**Future Office Products**			
	FOP235016	ADM-July 2025 Monthly Contract	357.54	357.54
PP -	**G T Automotive**			
	052588	REC- new front breaks and rotors :	824.89	824.89
PP -	**G. Tackaberry & Sons**			
	W-0001773CR	PW-Gravel - pricing error credit	-707.64	
	W-0001814	PW-Albert St Walkway - stone dus	215.60	
	W-0001773B	PW - Albert St Pathway - Stone Dı	666.01	173.97
PP -	**Greenfield Global**			
	PSIJ96911	ADM-MHFA training	376.74	376.74
PP -	**Greer Galloway, a division of Jp2g Cor**			
	44202	ES-UV System engineering	5,938.15	
	45690	WTP-shop drawing review	226.00	
	45769	drainage - prof services - July	584.78	
	45776	PW-Contract admin - Waddell St -	1,627.20	
	45777	PW-Tile Drain Inspection - Rebill	1,036.89	
	45816	PW-framing/rebar inspection	904.00	
	45819	PW-Contract Admin - South St - Jı	23,043.53	33,360.55
PP -	**HW Supplies Inc**			
	220000032616	PW-Supplies	23.93	
	220000032899	PW-Pittston - Couplers	187.94	
	220000032910	PW-Pittston - Exchange Couplers	107.26	
	220000032939	PW-Hydraulic Oil Pail	389.17	
	220000032976	PW-Hydraulic Hose	109.90	
	220000032946	PW-Adaptor	19.38	
	220000033239	PW-Pittston - drill bit	10.41	847.99
PP -	**Howard Campbell & Sons Ltd.**			
	P59862	REC- pumping of outhouses	255.00	
	P59906	REC- pumping of the outhouses	255.00	
	MR6021	portable rental transfer site	150.00	660.00
PP -	**J. Quattrocchi & Co Ltd**			
	00857323	REC- canteen supplies	520.31	
	00858758	REC-Canteen supplies	694.58	1,214.89
PP -	**Jeff Hopkins**			
	Aug 13, 2025	REC-Work Boots	350.29	350.29
PP -	**Jewell Engineering**			
	00121936	Dundas St Water/sewer reconstruc	16,940.64	16,940.64
PP -	**Joe Computer**			
	221243	Internet	138.99	
	222512	Internet	138.99	277.98
PP -	**John Buffet**			
	393	Bylaw- Jul 2025	1,620.00	1,620.00
PP -	**Limerick Environmental Svcs**			

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
	2025-1053	bin pickup transfer site	243.68	243.68
PP -	**Lloyd McMillan Equipment Ltd.**			
	39469	PW-Dundas St Sidewalk Removal	2,440.80	
	39470	PW-Dundas St Sidewalk - Remove	2,712.00	
	38471	PW-Top Soil - Maintenance Repai	519.80	
	39491	PW-Dundas St Sidewalk - Remove	2,576.40	
	39493	PW-Dundas St Sidewalk - Topsoil	1,433.97	
	39521	PW-Dundas St Sidewalk - Topsoil	264.42	
	39522	PW-Dundas St Sidewalk - Remove	2,440.80	
	39543	PW-Dundas St Sidewalk - Remove	2,079.20	
	39567	wtp - curb stop repairs - Cty Rd 2	1,423.80	
	39695	PW-stock - topsoil	264.42	16,155.61
PP -	**Local Authority Services Ltd.**			
	MGBP000019043	ADM-Floor cord cover	37.28	
	MGBP000020222	ADM-Paper	67.76	
	MGBP000020223	ADM-Paper & Pens	71.04	176.08
PP -	**M&L Supply Fire & Safety**			
	026512	FD-firefighter boots	231.65	231.65
PP -	**Minister of Finance**			
	381607251404118	FD-College reg fees Jan-Mar 2025	195.00	
	380608250911051	Jun 2025 OPP billing	96,547.00	96,742.00
PP -	**Nine Mile Repair Inc**			
	1086	PW-Volvo - Cylinder seal repairs	3,863.87	
	1087	PW-Washers & Nuts	159.33	
	1092	PW-Brushhead - Teeth and Teeth	2,085.36	6,108.56
PP -	**Nors Construction Equipment Canada**			
	92633822	PW-Volvo - Tie Rod Ends	1,650.24	1,650.24
PP -	**OnServe**			
	69840	ADM-IT Contract Service Aug 2025	551.73	
	69907	IT contract services Aug 2025	4,637.03	5,188.76
PP -	**Ontario One Call**			
	2025060099	pw-locates	152.95	
	2025070099	pw-locates	152.95	305.90
PP -	**Orkin Canada Corporation**			
	CAR032-25	FD-Pest Control	50.45	
	CAR037-25	REC-Pest Control	474.49	
	CAR038-25	REC-Pest Control	156.62	
	CAR030-25	REC/ES-Pest Control	363.41	1,044.97
PP -	**PSD Citywide Inc**			
	24718	adm-AMP levels of service	6,196.16	6,196.16
PP -	**Postmedia Network Inc**			
	IN274081	PLA- MV A-07-25 Advertising	211.31	
	IN274082	PLA- MV A-07-25 Advertising	711.90	
	IN279752	ADM-Agenda Advertising	226.00	
	IN287137	ADM-Agenda Advertising	226.00	1,375.21
PP -	**Purolator Courier Ltd.**			
	590195575	FD-Station Gear Patches	6.35	6.35
PP -	**R & D Icecream Plus**			
	999.B248062	REC-Canteen purchases	485.00	
	999.B248152	REC-Canteen Supplies	251.50	736.50
PP -	**R. Thurston Technologies**			

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
	12559	FD-replacement batteries	736.90	736.90
PP -	**Rideau St. Lawrence Utilities**			
	RSL025-062	REC- # 5 Tennis Court Service Co	565.00	
	RSL025-064	REC- service call to disconnect lin	169.50	
	EDCWS-08	es- Aug 2025 w/s billing as listed	4,018.95	4,753.45
PP -	**Ryan VanKeulen**			
	July 31, 2025	FD-DZ medical	273.75	273.75
PP -	**SDR Electric Plumbing &**			
	13551	REC- backed up toilet service call	533.93	533.93
PP -	**Sally Mellon**			
	EC2508	Animal Control Aug 2025	1,469.00	1,469.00
PP -	**Sani Gear Inc**			
	19810	FD-annual PPE cleaning	686.18	
	19846	FD-monthly bunker gear rental	497.42	
	19886	FD-annual gear maintenance	592.74	
	19930	FD-annual gear maintenance	1,034.60	2,810.94
PP -	**Secureway**			
	2635025	REC- repairs to the timer system w	468.78	468.78
PP -	**Spencerville Home Hardware**			
	90063	PW-Hex bolts & Nuts	18.03	
	90148	REC- oil for tractor	4.51	
	90164	PW- insect repellant	20.86	
	90185	REC-gas can	28.24	
	90189	REC- misc painting supplies	33.64	
	90200	REC- spray paint	13.55	
	90243	REC- cleaning supplies	21.46	140.29
PP -	**Stephanie Summers**			
	Jul 23, 2025	COA - Mileage A-07-25	53.20	
	July 23, 2024	COA-MVA A-07-25	50.00	103.20
PP -	**Tessier, Mary**			
	SI-174	Ed dev - Mary Consulting Services	3,839.18	3,839.18
PP -	**Tim Nason**			
	July 23, 2025	COA-MVA A-075	50.00	50.00
PP -	**Tribeck Inflatables**			
	367	REC- SERA fun day inflatables	1,017.00	1,017.00
PP -	**United Counties Of Leeds &**			
	Aug 5, 2025	send prov offence pd on 005-4940	257.50	257.50
PP -	**Universal Supply Group 3735**			
	964-465631	ES-Credit Electro plates	-84.25	
	964-467275	REC- parts for the lawn tractor	46.76	
	964-467276	REC- zamboni parts	26.37	
	964-467738	PW - Tractor - Filters	22.35	11.23
PP -	**Upper Canada Elevators**			
	33483	REC- Elevator lift inspection.	260.00	260.00
PP -	**Vicki Cucman**			
	July 29, 2025	ADM-Wellness Committee Mtg	15.00	15.00
PP -	**Westburne Ontario**			
	4540214	Lagoon - Start Capacitors	420.90	
	4551756	ES-wwtp - fuses	40.35	461.25
PP -	**Willis Kerr Contracting Ltd.**			
	130057	REC- stone dust for the ball dimao	758.14	758.14

Township of Edwardsburgh/Cardinal
List of Accounts for Approval
Batch: 2025-00131 to 2025-00131

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
		Total Proposed Payments:		1,076,500.91
		Total EFT:		1,076,500.91

Certified Correct This Thursday, August 14, 2025

Jessica Crawford, Treasurer

Dave Grant, Deputy CAO

Township of Edwardsburgh/Cardinal
List of Accounts for Approval
Batch: 2025-00132 to 2025-00132

Bank Code - PAD - Preauthorized Debit

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
PP -	**Bell Canada**			
	657 4468 07-25	WTP Phone	150.65	
	925 5822 07-25	Rec-South Centre Johnstown	151.15	
	657 4606 07-25	Pittston Phone	159.85	
	657 3210 07-25	Cardinal Arena	163.75	
	657 4850 07-25	WWTP phone	204.85	
	657 3765 07-25	John St	398.98	
	543665566 07-25	Admin/Fd/PW Rec Internet	389.67	1,618.90
PP -	**Canada Life Groupnet Insured**			
	181390-08-25	ADM-Aug 2025 Monthly Premiums	28,764.67	28,764.67
PP -	**Hydro One Networks Inc.**			
	41324 07-25	parks-CR44 clock	49.60	49.60
PP -	**Northpoint Commercial Finance Inc**			
	3022429	Adm-Aug-Sep 2025 Copier Lease	183.06	183.06
PP -	**Pitney Bowes**			
	Aug 8, 2025	Postage	3,390.00	3,390.00
PP -	**Rideau St Lawrence**			
	496-00 07-25	wwtp-417 Hwy2	55.09	
	502-00 07-25	ball diamond Cardinal	56.64	
	504-00 07-25	parks 1800 Dundas	61.41	
	290-00 07-25	parks-1700 Dundas	233.22	
	501-00 07-25	fd stn 2	240.51	
	500-01 07-25	cardinal library	451.89	
	250-00 07-25	cardinal pool	964.51	
	231-00 07-25	pw-4035 Dishaw	1,093.55	
	450-00 07-25	wtp-water tower	39.17	
	435-00 07-25	wwtp-172 Henry	195.99	
	370-00 07-25	wwtp-adelaide	393.89	
	430-00 07-25	wtp-87 Legion Way	2,295.72	
	505-01 07-25	cardinal arena	4,965.07	
	464-00 07-25	4000 John wwtp	7,646.95	
	119-01 07-25	ind park water	8,566.72	27,260.33
PP -	**Superior Propane**			
	54429114	REC-24 Sutton Dr. Jtown	846.89	
	54451903	rec - 4050 Dishaw St	9.89	856.78
PP -	**Telus Mobility**			
	39265058 07-25	adm-Jul 2025 Business Phone Acc	2,000.70	2,000.70
PP -	**Township of Edwardsburgh/Cardi**			
	PP 16 2025 PT/F	PP 16 2025 PT/FTPayroll	163,819.27	
	PP 16 2025 FT A	PP 16 2025 FT A Payroll	13,453.37	
	PP 8 2025 Counc	PP 8 2025- Council Payroll	8,649.08	
	PP 8 2025 Fee	PP 8 2025 ADP Payroll Fee	1,279.00	187,200.72
PP -	**Union Gas Limited**			
	72598 5 07-25	Library -618 Cty Rd 2 Jul 2025	72.02	
	72687 6 07-25	70 Adelaide St	53.06	
	69531 2 07-25	4035 Dishaw St	46.64	
	21619 4 07-25	24 sutton Dr	45.69	
	44787 6 07-25	ES-87 Legion Way	160.32	
	53951 1 07-25	wwtp-4000 John natural gas	611.23	988.96
PP -	**Walker Climate Care**			

Township of Edwardsburgh/Cardinal
List of Accounts for Approval
Batch: 2025-00132 to 2025-00132

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
	141345108	Lib-maitenance pkg	20.32	
	141344896	Lib-maitenance pkg	20.32	
	141344969	rec-maitenance pkg	52.77	
	141345041	adm-maitenance pkg-furnance & A	67.18	160.59
			Total Proposed Payments:	252,474.31
			Total PAD:	252,474.31

Certified Correct This Tuesday, August 19, 2025

Jessica Crawford, Treasurer

Dave Grant, Deputy CAO

Date Printed
8/20/2025 1:14 PM

Township of Edwardsburgh/Cardinal
List of Accounts for Approval
Batch: 2025-00134 to 2025-00134

Bank Code - AP - REVENUE FUND

PROPOSED PAYMENTS

Payment #	Vendor Name / Invoice #	Reference	Invoice Amount	Payment Amount
PP -	**1894 Inc.**			
	1465	pw weather app	7,345.00	7,345.00
PP -	**416 Courier**			
	2245	Adm-May 2025 Water Sample Cou	204.30	
	2253	Adm-Apr 2025 Water Sample Cour	204.30	
	2265	Adm-Jul 2025 Water Sample Couri	255.38	663.98
PP -	**Arthur Bass c/o Carl Carsteson**			
	Aug 12, 2025	Refund bag medical free garbage l	25.00	25.00
PP -	**Barco Products-Canada**			
	INVCAN4784	REC- # 1 picnic tables , and garba	8,626.19	8,626.19
PP -	**Beck's Construction Compnay Ltd.**			
	4423	PW-topsoil for Cty Rd 2 Sidewalk	610.20	610.20
PP -	**Cardinal Festival Committee**			
	August 15, 2025	RES-2025-156 Reimbursment of fi	2,179.87	2,179.87
PP -	**Donna & John Greenhorn**			
	July 24, 2025	Walker House 2025 2x25=50	50.00	50.00
PP -	**Fluent Information Management**			
	INV-10154	ADM-emergency mgmt app	678.00	678.00
PP -	**Gray Family Properties**			
	August 11, 2025	Culvert installed by contractor	700.00	700.00
PP -	**Kurek, Grace**			
	Aug 1, 2025	Cou-Walker House 2025	25.00	25.00
PP -	**Lockwood Brothers Construction**			
	Aug 12, 2025	ADM-Refund over paid on 911 sigr	190.00	190.00
PP -	**Planes Precast Concrete**			
	0000201375	PW-Inferno Saw Blades	226.00	226.00
PP -	**Public Guardian & Trustee**			
	August 15, 2025	Acct # 970132023/970295023- $4(	800.00	800.00
PP -	**Ryan, Clint**			
	July 30, 2025	Return Bldg Deposit B 2024-061	1,000.00	1,000.00
PP -	**The Royal Canadian Legion**			
	ONCL05749889-26	Advertising 2026	395.00	395.00
PP -	**Thomson Reuters Canada**			
	6167957088	FD - OH&S Act 2025 Books	189.42	189.42
PP -	**Wenborn, Kim**			
	July 23, 2025	REC-Camp refund	200.00	200.00
			Total Proposed Payments:	23,903.66

Total AP: 23,903.66

Certified Correct This Wednesday, August 20, 2025

Jessica Crawford, Treasurer

Dave Grant, Deputy CAO

THE CORPORATION OF THE

TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW NO. 2025-47

"A BY-LAW TO AUTHORIZE THE MAYOR, CLERK AND PORT GENERAL MANAGER TO EXECUTE AN OPERATING AGREEMENT WITH LOGISTEC STEVEDORING (ONTARIO) INC. AND LES TERMINAUX RIDEAU BULK TERMINALS INC."

WHEREAS the Municipal Act 2001, SO 2001, Chapter 25, Section 8(1) states that the powers of a municipality shall be interpreted broadly so as to confer broad authority on municipalities to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues; and

WHEREAS the Municipal Act 2001, SO 2001, Chapter 25, Section 8(2) states that in the event of ambiguity, the ambiguity shall be resolved so as to include, rather than exclude, municipal powers that existed before the Municipal Act, 2001 came into force; and

WHEREAS the Municipal Act 2001, SO 2001, Chapter 25, Section 9 gives the municipality the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this Act; and

WHEREAS the Port Management Committee has recommended that, and Municipal Council deems it desirable to, enter into an Operating Agreement with Logistec Stevedoring (Ontario) Inc. and Les Terminaux Rideau Bulk Terminals Inc. respecting the establishment of terms and conditions under which the company may perform stevedoring, cargo handling of bulk, break-bulk, project cargo and other terminal services at the Port of Johnstown.

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. That the Mayor, Clerk and Port General Manager are hereby authorized to execute the Operating Agreement with Logistec Stevedoring (Ontario) Inc. and Les Terminaux Rideau Bulk Terminals Inc. attached hereto as Schedule "A" on behalf of the Township of Edwardsburgh Cardinal and the Port of Johnstown.

2. That the Operating Agreement and its Schedules attached hereto shall form part of this by-law

3. That this by-law shall come into force and take effect on the date of passing.

Read a first and second time in open Council this 25 day of August, 2025.

Read a third and final time, passed, signed and sealed in open Council this 25 day of August, 2025.

_____ _____

Mayor **Interim Clerk**

CORPORATION OF THE

TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY-LAW NO. 2025-48

"A BY-LAW TO AUTHORIZE THE MAYOR AND CAO TO EXECUTE A LEASE AGREEMENT WITH THE SPENCERVILLE AGRICULTURAL SOCIETY"

WHEREAS the Municipal Act 2001, SO 2001, Chapter 25, Section 8(1) states that the powers of a municipality shall be interpreted broadly so as to confer broad authority on municipalities to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues; and

WHEREAS the Municipal Act 2001, SO 2001, Chapter 25, Section 8(2) states that in the event of ambiguity, the ambiguity shall be resolved so as to include, rather than exclude, municipal powers that existed before the Municipal Act, 2001 came into force; and

WHEREAS the Municipal Act 2001, SO 2001, Chapter 25, Section 9 gives the municipality the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this Act; and

WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal deems it desirable to enter into a Lease Agreement with the Spencerville Agricultural Society, for a thirty (30) year term, beginning the 1st day of August 2025, and ending on the 31st day of August 2055, with four (4) further options to extend the term, each for an extension of five (5) years; each upon the same terms and conditions as contained in the Lease attached hereto; and

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. That the Mayor and CAO are hereby authorized to execute a Lease Agreement with the Spencerville Agricultural Society;

2. That this Lease Agreement and its Schedules attached thereto shall form part of this by-law;

3. That this by-law shall come into force and take effect on its passing.

Read a first and second time in open Council this 25th day of August 2025.

Read a third and final time, passed, signed and sealed in open Council this 25th day of August 2025.

_____ _____

Mayor **Interim Clerk**

THIS LEASE made the _____ day of _____, 2025

BETWEEN:

SPENCERVILLE AGRICULTURAL SOCIETY

(hereinafter called the “Lessor”)

-and-

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

(hereinafter called the “Lessee”)

WHEREAS the Lessor is the owner of vacant land, various accessory buildings, and other lands and premises located in and around the Spencerville Fairgrounds.

AND WHEREAS the Lessee wishes to use a portion of the lands owned by the Lessor for the purposes of constructing and operating a splash pad.

AND WHEREAS the Lessee has discussed with the Lessor the opportunity to lease lands hereinafter particularly described and the Lessor has agreed thereto upon and subject to the terms, conditions, stipulations, agreements and covenants hereinafter mentioned and contained.

NOW THEREFORE in exchange for the mutual promises contained herein and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties agree as follows:

Section 1.0 Intent and Interpretation

1. For all purposes of this Lease, except as otherwise expressly provided or as the context otherwise requires the terms "this Lease" or "the within Lease" mean this agreement as from time to time supplemented or amended together with all Schedules and other attachments, as from time to time supplemented or amended;

2. The headings are for convenience only and are not intended as a guide to interpretation of this Lease;

3. The words "including" or "includes", when following any general term or statement, are not to be construed as limiting the general term or statement to the specific items or matters set forth or to similar items or matters, but rather as permitting the general

term or statement to refer to all other items or matters that could reasonably fall within its broadest possible scope;

4. A reference to an entity includes a successor to that entity;

5. A reference to a time or date is to the local time or date at the City of Ottawa, Ontario; and

6. Words importing the masculine gender include the feminine or neuter, words in the singular include the plural, words importing a corporate entity include individuals, and *vice versa*.

Section 1.1 Schedules

1. The following Schedules are attached hereto and form a part of this Lease as if incorporated herein:

   Schedule "A" - Legal Description of the Lands.

   Schedule “B” - Sketch of the Leased Premises.

Section 1.2 Partial Invalidity

1. If any term, covenant or condition of this Lease, or the application thereof to any person or circumstance, is to any extent held or rendered invalid, unenforceable or illegal, then such term, covenant or condition:

   a. Is deemed to be independent of the remainder of this Lease and to be severable and divisible therefrom and its invalidity, unenforceability or illegality does not affect, impair or invalidate the remainder of this Lease or any part thereof; and

   b. Continues to be applicable to and enforceable to the fullest extent permitted by law against any person or circumstance other than those as to which is has been held or rendered invalid, unenforceable or illegal.

Section 1.3 Entire Agreement

1. This Lease and schedules attached hereto, form a part of this Lease, and set forth all the covenants, promises, assurances, agreements, representations, conditions, warranties, statements and undertakings between the Lessor and Lessee concerning the Premises and there are no representations, either oral or written, between them other than those in this Lease. This Lease supersedes previous negotiations, arrangements, letters of intent, offers to lease, lease proposals, representations and information conveyed, whether oral or in writing between the parties hereto or their

respective representatives or any other person purporting to represent the Lessor or the Lessee.

Section 1.4 Amendments

1. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Lease shall be binding on the Lessor or the Lessee unless in writing and signed by each of them.

Section 2.0 Lands Leased

1. In consideration of the covenants and obligations stipulated herein, the Lessor and Lessee have agreed to enter into a lease of land owned by the Lessor and further described in Schedule “A” attached hereto (“the Property”). The lands which shall be leased by the Lessee are hereby described on the sketch attached hereto as Schedule “B” (“the Premises”).

2. This Lease is conditional upon the Lessee obtaining and depositing a reference plan showing the Premises.

Section 3.0 Term

1. The initial term (the “Term”) of this Lease shall be for thirty (30) years, beginning on the 1st day of August, 2025, and ending on the 31st day of August, 2055.

Section 3.1 Option to Renew

1. The Lessee shall have four (4) further options to extend the Term, each for an extension of five (5) years; each upon the same terms and conditions as contained in the Lease. Written notice of the Lessee’s intention to extend the Lease shall be given at least six (6) months before the expiration of the then-current Term or extended Term as the case may be. If the Lessee fails to deliver notice of the exercise of its option for the particular extension Term within the time limits set forth in the preceding sentence, the Lessor shall advise the Lessee by written notice of the Lessee’s failure to exercise its option to extend the Term and the Lessee shall have a period of fifteen (15) days after its receipt of the Lessor’s notice to validly exercise the option to extend the Term failing which this Lease shall expire at the conclusion of the Term or the then current Term as the case may be.

Section 4.0 Termination

1. Notwithstanding the Lessee’s right to renew under Section 3.1 of this Lease, not less than two (2) years prior to the end of the Term or extended Term as the case may be

either party hereto shall advise the other if it desires to terminate the Lease . Should either party exercise this termination option, the Lessee will have the remaining period of the Term, to vacate the Premises in accordance with the provisions of this Agreement.

2. The parties acknowledge that either party may terminate this Lease at any time on two (2) years written notice to the other party in their sole discretion. Should either party exercise this clause, this Lease shall become null and void at the end of the Term or extended Term save and except for any clauses that may survive the terms of this Lease agreement.

3. At the end of the Term or the Extended Term, all facilities, structures, buildings and improvements shall remain the property of the Lessee who made such improvements and development to the Premises.

4. The Lessee shall, if so directed by the Lessor, remove all facilities, structures, buildings and improvements at the end of the Term or the Extended Term, as the case may be

Section 5.0 Rent

1. The Lessor and Lessee agree that it is in their mutual interest and intention of the parties, the Lessee shall not be charged rent for the Premises. The Lessee shall be responsible for all other costs and expenses of the Premises.

Section 5.1 Net Lease

1. The Lessee acknowledges and agrees that it is intended that this Lease is a net lease to the Lessor, except as expressly herein set out; that the Lessor is not responsible during the Term for costs, charges, expenses and outlays of any nature arising from or relating to the Premises or the use and occupancy thereof, of the contents thereof, or any business carried on therein, except as may be expressly herein set out; and the Lessee shall pay all charges, costs and expenses of every nature and kind relating to the Premises, except as expressly set out herein.

Section 6.0 Lessee's Covenants

1. The Lessee covenants with the Lessor as follows:

    a. To pay the costs of all alterations of and additions to the Premises completed by the Lessee.

b. To maintain and keep the Premises, at their own expense, in good order and repair. The Lessee agrees to maintain and keep trim and replace when necessary all landscaping on the Premises and to keep up all fences situated upon the Premises and to make anew any parts thereof that may require to be new made in a good and workmanlike manner and at proper seasons of the year.

c. To pay all charges for utilities and upkeep for existing infrastructure used in the Premises including, but not limited to, electrical rates, sewer rates, and well water upkeep. The Lessee shall also pay for apparatus, meters and other things that may be required by lease or purchase in connection with utility services for the Premises, and for all work performed in connection with such utilities.

d. To pay and discharge all Real Property Taxes imposed during the Term directly attributable to the Premises or any part or parts thereof or against any property on the Premises owned or brought thereon by the Lessee, together with every tax and license fee in respect of every business carried on thereon or in respect of the occupancy of the Premises by the Lessee.

e. To pay to erect appropriate signage on the facility/structure or stand-alone signs.

f. To pay and be responsible for all required permits, approvals and costs associated with its uses of or alterations to the Premises.

g. To permit the Lessor to enter the Premises to view the state of repair provided that the Lessee shall be given no less than seven (7) calendar days written notice. Upon the expiration of this Lease, the Lessee shall surrender the Premises to the Lessor in a good state of repair.

h. To comply with and conform to the requirements of all applicable statutes, laws, by-law, relations, ordinances and orders at any time in force during the Term which affect the Premises and with every applicable regulation, order and requirement of the Insurers' advisory organization or any body having similar functions or of any liability or fire insurance company by which the Lessee may be insured at any time during the Term; provided that if the Lessee defaults under the provision of this clause, the Lessor may itself comply with the requirements of this clause and the Lessee shall forthwith pay all costs and expenses incurred by the Lessor in so doing and all such costs and expenses shall be recoverable by the Lessor.

i. The Lease shall not be assigned nor shall the Lessee use or permit the Premises or any part thereof to be used or occupied by any other individual, corporation or other entity without the express written consent of the Lessor, which consent shall not be unreasonably withheld.

j. If the facility is transferred to a new entity, the Lessee may, with the express written consent of the Lessor, which consent shall not be unreasonably withheld, assign the remainder of this Lease to the new entity, who shall assume all rights, obligations, terms and conditions of this Lease and who shall sign an assumption agreement accepting the terms of this lease as if it were the original Lessee.

k. The Lessee shall be responsible for the collection and remittance of all Harmonized Sales Tax (HST) chargeable on any services or goods provided or sold by the Lessee, all employee withholdings and any other taxes that are levied on the operation of the Lessee's Business.

Section 7.0 Enjoyment

1. The Lessor covenants, warrants and represents that it has full right and power to execute this Lease and to perform the covenants hereof on its part to be performed and to grant the estate demised herein, and covenants that the Lessee shall peaceably and quietly have, hold and enjoy the Premises and all rights, easements, appurtenances and privileges belonging or in any way pertaining thereto during the Term.

Section 8.0 Insurance

1. The Lessee and the Lessor shall shall carry insurance in their own names insuring against the risk of damage to the Premises in the case of the Lessee and the Property excluding the Premises in the case of the Lessor caused by fire or other perils and the policy shall provide for coverage on a replacement cost basis to protect the parties' stock-in-trade, equipment, trade fixtures, decorations and improvements.

2. The parties covenant that, throughout the term of the Lease, they shall take out and maintain at their sole cost and expense and in their respective names such insurance coverage on the Premises in the case of the Lessee and the Property excluding the Premises in the case of the Lessor as shall be stipulated in this Agreement, including without limiting the generality of the foregoing, all risks insurance, business interruption insurance, and public liability and property damage insurance written on a comprehensive basis within inclusive limits of not less than five million dollars ($5,000,000.00). The Lessee and the Lessor shall deposit certificates of all such insurance coverage with other prior to the Lessee taking full possession of the Premises and any time thereafter upon request.

3. Each of the Lessor and the Lessee releases the other and waives all claims against the other and those for whom the other is in law responsible with respect to occurrences insured against or required to be insured against by the releasing party, whether any such claims arise as a result of the negligence or otherwise of the other or those for whom it is in law responsible, subject to the following:

a. Such release and waiver shall be effective only to the extent of proceeds of insurance received by the releasing part or proceeds which would have been received if the releasing party had obtained all insurance required to be obtained by it under this Lease (whichever is greater).

b. To the extent that both parties have insurance or are required to have insurance for any occurrence, the Lessee's insurance shall be primary

4. The Lessee shall not be responsible for any prior or pre-existing conditions on the Premises that give rise to a claim during the Term.

Section 9.0 Indemnities

1. The Lessee covenants to keep the Lessor indemnified against all claims and demands whatsoever by any person, whether is respect of damage to person or property, arising out of or occasioned by the maintenance, use or occupancy of the Premises or the subletting or assignment of same or any part thereof. The Lessee further covenants to indemnify the Lessor with respect to any encumbrance on or damage to the Premises occasioned by or arising from the act, default, or negligence of the Lessee, its officers, agents, servants, employees, contractors, customers, invitees or licensees.

Section 10.0 Lessee's Capital Improvements:

1. In this Lease, "Lessee's Capital Improvements" mean any capital improvements, the cost of which exceeds $10,000.00, exclusive of HST. The Lessee shall not be entitled to install or construct any Lessee's Capital Improvements without the express written permission of the Lessor, which shall not be unreasonably withheld.

2. Notwithstanding clause 1 of this section, the Lessee shall be entitled to demolish the existing buildings on the Premises and to construct a new splashpad on the Premises ("the Splash Pad"):

   a. The Lessee shall construct or cause to be constructed a fence around the perimeter of the Premises.

   b. The Lessee shall not demolish the existing building located on the Premises until the earlier of the date on which the Lessee removes the contents of the building or October 31, 2025, whichever comes first. In the event that the Lessor removes the contents of the building prior to October 31, 2025, the Lessor shall provide the Lessee with notice in accordance with the terms herein that it may proceed with the demolition.

   c. The Lessee shall construct or cause to be constructed the Splash Pad in accordance with all municipal, provincial, and federal laws and regulations and all

other Applicable Laws and shall ensure that the construction is of first-class workmanship and conducted in a diligent manner.

d. The Lessee shall ensure that all work performed by the Lessee, all contractors, subcontractors and others involved in the construction of the Splash Pad shall be completed in accordance with any associated drawings and specifications by qualified and competent workers who have obtained all necessary consents, permits, licenses, approvals and insurance policies.

e. The Lessee will indemnify and save harmless the Lessor with respect to any construction liens that may be filed against the Property as a consequence of the construction of the Splash Pad and should any such construction lien be filed against the Property, the Lessee will take all necessary steps to have the lien removed within ten (10) business days.

3. Unless otherwise specified herein, the Lessee shall not be entitled to make further Lessee's Capital Improvements (more than $10,000.00 exclusive of HST) to the Premises without obtaining the prior written consent of the Lessor, which shall not be unreasonably withheld by the Lessor.

Section 11.0 Overholding

1. In the event the Lessee shall hold over in possession of the Premises after the expiry of the Term, such holding over shall not be deemed to extend the Term or renew the Lease but the tenancy thereafter shall continue as a monthly tenancy upon the covenants and conditions herein set forth and at the rent in effect during the last month of the Term, until termination by either party by notice designating the date of termination, provided that said notice shall be given not less than sixty (60) days before said date of termination.

Section 12.0 Acknowledgement by Lessee

1. The Lessee agrees that it will at any time or times during the Term or the Extended Term, upon being given at least seventy-two (72) hours' prior written notice, execute and deliver to the Lessor a statement in writing certifying:

   a. That this Lease is unmodified and is in full force and effect (or, if modified, stating the modifications and confirming that the Lease is in full force and effect as modified);

   b. All insurance is up to date;

   c. Other charges that may be payable under this Lease which have been paid.

Section 13.0 Notice

1. Any notice required or permitted to be given by one party to the other pursuant to the terms of his Lease may be given:

   To the Lessor at: Spencerville Agricultural Society
   22 Ryan St.
   P.O. Box 86
   Spencerville, ON
   K0E 1X0

   To the Lessee at: The Corporation of the Township of Edwardsburgh/Cardinal
   18 Centre St.
   P.O. Box 129
   Spencerville, ON
   K0E 1X0

2. The above addresses may be changed at any time by giving ten (10) days' written notice.

3. Any notice given by one party to the other in accordance with the provisions of this Lease shall be deemed to have been received on the date delivered if the notice is served personally or electronically, or seventy-two (72) hours after mailing if the notice is mailed by regular mail.

Section 14.0 Registration

1. The Lessee shall be entitled to register a Notice of Lease or a short form of the Lease, on title to the Property, at its sole cost.

Section 15.0 Dispute Resolution

1. If the parties are unable to resolve amicably any dispute arising out of or in connection with this Lease, either party may by notice in writing require that the dispute be arbitrated pursuant to the *Arbitrations Act* (Ontario) and any amendments thereto. Within fourteen (14) days of notice being given of a dispute to be arbitrated, the parties shall agree on a single Arbitrator. In the absence of agreement, each party shall immediately nominate an Arbitrator and those nominees will confer and select another member of the group to serve as the single Arbitrator for the dispute. Any Arbitrator must have a minimum of ten (10) years' experience as a solicitor or a judge. The arbitration shall be held at the City of Brockville (or such other location as is agreed upon by the parties acting reasonably) and the procedure for the arbitration shall be as agreed between the parties or, in the absence of agreement, as determined by the Arbitrator. The parties agree, however, that they desire an efficient arbitration and that any discovery requests, either documentary or oral, should be consistent with this

principle. The parties agree that they will use best efforts to ensure that the arbitration hearing is to be conducted within ninety (90) days of the appointment of the Arbitrator. The final decision of the Arbitrator will be furnished to the parties in writing and will constitute a conclusive determination of the issue in question and will be binding upon the parties.

----------SIGNATURE PAGE FOLLOWS----------

IN WITNESS of the foregoing covenants, the Lessor and Lessee have executed this Lease Agreement.

Spencerville Agricultural Society

By: _____ Date: _____
Name:
Title:

By: _____ Date: _____
Name:
Title:

.

The Corporation of the Township of Edwardsburgh/Cardinal

By: _____ Date: _____
Name: Tory Deschamps
Title: Mayor

By: _____ Date: _____
Name: Sean Nicholson
Title: Chief Administrative Officer

.

Schedule “A”

Description of Land

A portion of the lands described as

LT 19 PL 40; PL LT 20-21 PL 40; PT LARKLT B PL 40 AS IN PT169470 & PT 1 & 2, 15R7262; T/W PR169470; EDWARDSBURGH/CARDINAL

PIN: 68141-0401

Municipal Address: 4 Ryan Street, Spencerville, ON K0E 1X0

Schedule "B" - Sketch of Land - 4 Ryan Street Area

2025-08-11, 10:44:55 a.m.

Parcel
Surrounding Parcel
LG_RoadNetwork
County Road
Municipal Road

1:564

0 0 0.01 0.01 mi
0 0.01 0.01 0.02 km

Teranet Inc., Municipal Property Assessment Corporation (MPAC), and Geographic Information System (GIS) the United Counties of Leeds and

Leeds Grenville GIS

Disclaimer: The data provided is for informational purposes only. UCLG is not liable for positioning inaccuracies, subsequent updates, errors or omissions of data.

THE CORPORATION OF THE

TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW NO. 2025-49

"A BY-LAW TO AUTHORIZE ALTERNATIVE VOTING METHODS - VOTING BY INTERNET AND TELEPHONE FOR THE 2026 MUNICIPAL ELECTION"

WHEREAS the Municipal Elections Act, SO 1996, Chapter 32, Subsection 42(1)(b) states that the Council of a local municipality may pass bylaws to authorize electors to use an alternative voting method, that does not require electors to attend at a voting place in order to vote; and

WHEREAS Municipal Council deems it appropriate and in the public interest to conduct the 2026 Municipal Election using alternative voting methods, specifically, vote by internet and vote by telephone methods to ensure greater accessibility of all voters to exercise their individual and democratic right;

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. That the alternative voting methods of "Vote by Internet" and "Vote by Telephone" are hereby authorized for the Municipal Election to be held in 2026.

2. That this bylaw shall come into force and take effect upon passing.

Read a first and second time in open Council this 25th day of August, 2025.

Read a third and final time, passed, signed and sealed in open Council this 25th day of August, 2025.

_____ _____

Mayor **Interim Clerk**

CORPORATION OF THE

TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW NO. 2025-50

"A BY-LAW TO AUTHORIZE THE EXECUTION OF A DEVELOPMENT AGREEMENT WITH JUDITH PENELOPE REID"

WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal is authorized to enter into a development agreement and register it against the title to the land pursuant to section 53 of the Planning Act, R.S.O. 1990; and

WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal recommended in favour of Consent to Sever Application B-06-25 conditional upon entering into a Development Agreement to the satisfaction of the Township of Edwardsburgh Cardinal to implement the recommendations and findings of the Environmental Impact Assessment, prepared by BCH Environmental Consulting Inc.; and

WHEREAS the Consent to Sever Application B-06-25 has received conditional approval from the United Counties of Leeds and Grenville Consent Granting Authority; and

WHEREAS it is deemed expedient to enter into such a development agreement with Judith Penelope Reid for development of lands described as the severed parcel of severance application B-06-25 of the United Counties of Leeds and Grenville, Part 1 of 15R-12552; PART OF LOT 18, CONCESSION 8 EDWARDSBURGH/CARDINAL.

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. That the Mayor and Interim Clerk are hereby authorized to execute the development agreement attached hereto as Schedule "A" and shall form part of this bylaw.

2. That this bylaw shall come into force and take effect on the date of final passing.

Read a first and second time in open Council this 25TH day of August, 2025.

Read a third and final time, passed, signed and sealed in open Council this 25th day of August, 2025.

_____ _____

Mayor **Interim Clerk**

THE TOWNSHIP OF EDWARDSBUGH/CARDINAL
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made in triplicate, the ___ day of_____2025.

BETWEEN:

JUDITH PENELOPE REID
(the “Owner”)

-and-

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBUGH/CARDINAL
(the “Township”)

FOR LANDS DESCRIBED AS
The severed parcel of severance application B-06-25
of the United Counties of Leeds and Grenville

Part 1 of 15R-12552; PART OF LOT 18, CONCESSION 8
EDWARDSBURGH/CARDINAL

RECITALS:

1. The Owner is the owner of the lands described in Schedule "A” to this Agreement and proposes to subdivide it for the purpose of selling, conveying, or leasing it in lots.

2. The said lands are the subject matter of consent application B-06-25 which has received conditional approval from the United Counties of Leeds and Grenville Consent Granting Authority, a copy of which is annexed hereto as Schedule "B";

3. The Township, pursuant to Section 53 of the Planning Act, R.S.O. 1990, as amended, has the authority to enter into an agreement imposed as a condition of the approval of consent.

4. This agreement shall be registered at the cost of the Owner against the land to which it applies subject to the Registry Act and the Land Titles Act;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the other good and valuable consideration and the sum of One ($1.00) Dollar of lawful money of Canada, now paid by each of the other parties hereto (the receipt whereof is hereby acknowledged) the Parties hereby covenant, promise and agree with each other as follows:

1. This Agreement affects the Lands described in Schedule "A" to this Agreement and shall ensure to the benefit of and be binding upon parties hereto, and their respective successors and assigns, The Owner hereby agrees to the registration of this Agreement against the title to the severed lands, at the sole cost of the Owner.

2. The Owner hereby agrees to obtain all required municipal approvals and comply with all applicable Zoning By-Laws of the Township, the Building Code Act, 1992, S.O. 1992, c.23 requirements and approvals required by applicable government authorities which may be required prior to the development of the lands.

3. The Owner hereby acknowledges that the lands described in Schedule "A" to this Agreement are the subject of an Environmental Impact Study (EIS), as shown in Schedule “C” to this Agreement, which was completed to assess the environmental impacts of the severance within Part Lot 18, Concession 8, Township of Edwardsburgh Cardinal and consent application number B-06-25.

4. The owner hereby acknowledges and agrees that any development on the severed or retained parcel of land shall comply with the professional recommendations and matters provided by Schedules “C”, at the Owner’s sole risk and expense, and that a copy of this report be submitted to the Building Department when applying for a Building Permit.

5. In the event the Owner defaults in the performance of an obligation under this agreement or for reasons of public safety as determined by the Chief Building Official under the Building Code Act of Ontario or the Fire Marshall under the Fire Protection & Prevention Act of Ontario, the Township may, at the expense of the Owner, enter upon the lands and do all such matters and things as may be required to comply with any Order of the Chief Building Official or Assistant to the Fire Marshall (local Fire Chief). Such actual costs incurred by the Township plus an overhead charge of 15%, shall be deemed to be recoverable from the Owner by invoice and may be recovered in like manner as municipal taxes pursuant to the Municipal Act.

6. That the owner be advised that the severed land is located in the rural area and may be adjacent to existing or future agricultural and agricultural diverse uses. Any new residential development on the severed land shall be outside of the required calculated Minimum Distance Separation (MDS) setback from any neighbouring livestock facility or manure storage and all other applicable requirements at the time of building permit issuance.

7. In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the Township’s Building Department (613-658-3055) must be immediately contacted.

8. In the event that human remains are encountered, all work must immediately cease, and the site must be secured. The Grenville County Ontario Provincial Police (613-925-4221), the Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8404), the Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132), and the Township's Building Department (613-658-3055) must be immediately contacted.

9. Any notice to be given hereunto shall be in writing to all other parties and either delivered personally or sent by prepaid registered mail, and in the latter case shall be deemed to have been given three (3) business days following the date upon which it was mailed. The address of the parties for the purpose hereof shall be:

to the Owner at:	to the Township at:
Judith Penelope Reid 217 Groveton Road Spencerville ON K0E 1X0	Township of Edwardsburgh/Cardinal PO Box 129 Spencerville ON KOE 1XO

10. The following schedules will form part of this agreement:

    SCHEDULE "A" – Description of the Property

    SCHEDULE "B" – Decision of the United Counties of Leeds and Grenville Consent Granting Authority (Application B-06-25)

    SCHEDULE "C" – Environmental Impact Assessment (EIS) Prepared by BCH Environmental Consulting Inc. Dated November 15, 2024

    SCHEDULE "D" – Site Survey 15R-12552

IN WITNESS WHEREOF the parties hereto have executed this agreement.

OWNER, JUDITH PENELOPE REID

_____
Owner

I/We are the registered owners of the property.

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

_____
Mayor

_____
Clerk

I/We have authority to bind the Corporation.

DATED AT Spencerville, ON this _____ day of _____, 2025

SCHEDULE "A"

DESCRIPTION OF THE PROPERTY

The severed and retained parcels of severance application B-06-25
of the United Counties of Leeds and Grenville

Shown as:

Severed Parcel being Part 1, on Registered Plan 15R-12552;

and

Retained Parcel being Part of Lot 18, Concession 8;
Part 1 on Registered Plan 15R-9967 (subject to severed parcel Part 1, 15R-12552);

SCHEDULE "B"

DECISION OF THE UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY APPLICATION B-06-25

Phone 613-342-3840 – Ext. 2414
Fax 613-342-2101
E-Mail: secretary-treasurer@uclg.on.ca

25 Central Avenue West
Suite 100,
Brockville, ON, K6V 4N6

UNITED COUNTIES OF LEEDS AND GRENVILLE
CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-6-25

We the undersigned members of the Consent Granting Authority of the United Counties of Leeds and Grenville; do hereby certify that the following is a decision reached by the Committee on **March 28, 2025.** The said decision was reached on the application of **Judith Penelope Reid** to sever a parcel of land being; part of Lot 18, Concession 8; **Township of Edwardsburgh Cardinal** having dimensions of approximately 126 metres by 95 metres with an area of 1.22 hectares.

DECISION: **GRANTED** providing the conditions as stated below are met.

REASONS:
Division of land is compatible with the intent and purpose of the Official Plan and meets the criteria in Section 51 (24) of the Planning Act providing conditions are met.

EFFECT OF WRITTEN SUBMISSIONS ON THE DECISION:
No written comment(s) were submitted by a member of the public on this consent application to the approval authority.

CONDITIONS:

(1) That all conditions imposed in the granting of this decision be met and one (1) original paper copy and one (1) digital copy of the deposited reference plan of the subject lands, which conforms substantially with the application as submitted, and the instrument relating to the transaction (deed/transfer, Service Ontario parcel register, grant of right-of-way, etc.) be presented to the Secretary-Treasurer of the Consent Granting Authority for the Certificate of Consent no later than **April 1, 2027.**

(2) That a digital and original paper copy of the deposited survey be submitted to the Township.

(3) That a Development Agreement shall be registered on title and to implement the recommendations from the Environmental Impact Assessment (BCH Environmental Consulting Inc., dated November 15, 2024).

(4) That the owner/applicant shall have their surveyor confirm in writing to the Township that the existing width of the road allowance along the severed and retained parcels fronting on Groveton Road, is a minimum of 10 metres from centreline of road. If additional lands are required to bring the road allowance up to minimum standards, the additional land shall be shown as part or parts on a draft reference plan for the Township's review. The owner/applicant shall have their lawyer prepare the required transfer documents and provide a copy to the Township for review and signature to have the lands assumed as a public highway. The preparation and registration of the documents shall be at the owner/applicant's expense.

(5) That written release of conditions 2, 3 and 4 from the Township be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.

NOTES:

(1) The Township had no objection providing conditions 2, 3 and 4 are complied with.

(2) South Nation Conservation had no objection.

(3) South Nation Conservation (Septic Review) had no objection providing the required setbacks in Ontario Building Code, Part 8, Sewage Systems, are maintained.

OTHER RELATED APPLICATIONS:
There are no known related planning applications.

ADDITIONAL INFORMATION:

- You will be entitled to receive notice of any changes to the conditions of the provisional consent, if you have made a written request to be notified of changes to the conditions of the provisional consent.

- Only the applicant, the Minister, a specified person (under the Planning Act) or any public body (i.e. Municipality) may appeal a consent application to the Ontario Land Tribunal.
- Any appeal to the Ontario Land Tribunal must be received by the Secretary-Treasurer of the Consent Granting Authority at the United Counties of Leeds & Grenville **before 4:00 pm on the appeal date** shown on this notice and it must:
  - Set out the reasons for the appeal.

HOW TO FILE AN APPEAL:

Appeals are to be submitted to the Secretary-Treasurer via the Ontario Land Tribunal's (OLT) online e-file service. Go to https://olt.gov.on.ca/e-file-service/. If the OLT's e-file service is not working, please contact the Secretary-Treasurer at the address shown on the first page in the header. The steps to file an appeal are as follows:

1. Sign in to your My Ontario Account on the e-file service (first-time users will need to register for a My Ontario Account).
2. Submit the appeal via the e-file service and ensure that you select the correct approval authority, which in this case is listed as "Leeds & Grenville (United Counties of)".
3. Pay the fee required by the OLT. The fee schedule and methods of payment can be found on the OLT website at https://olt.gov.on.ca/fee-chart/.
4. Anyone filing an appeal that does not use the OLT's e-file portal may submit the required material directly to the Secretary-Treasurer at the address shown on the first page in the header.

I hereby certify this to be a true and exact copy

Chris Mills

Chair

K Weidenaar

Secretary-Treasurer

This Decision was mailed on April 1, 2025

The last date for appealing this decision is April 22, 2025

SCHEDULE “C”

ENVIRONMENTAL IMPACT ASSESSMENT (EIS) PREPARED BY BCH ENVIRONMENTAL CONSULTING INC. DATED NOVEMBER 15, 2024

Environmental Impact Study (EIS)

Groveton Road

Part Lot 18, Concession 8
Township of Edwardsburgh/Cardinal
United Counties of Leeds and Grenville

November 15, 2024

Prepared By:

BCH Environmental Consulting Inc.
20373 Bethune Street,
South Lancaster, On
K0C 2C0

20373 Bethune Street
South Lancaster, On
K0C 2C0
613.571.8883
shaun@bchenviro.ca

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BCH ENVIRONMENTAL CONSULTING INC.

20373 Bethune Street
South Lancaster, On
K0C 2C0
613.571.8883
shaun@bchenviro.ca

1.0. Introduction

As requested by Penny and Stan Reid, an Environmental Impact Study (EIS) was completed to assess the environmental impacts of proposed severances within Part Lot 18, Concession 8, Township of Edwardsburgh/Cardinal, United Counties of Leeds and Grenville (Figure 1).

1.1. Site Context

The entire property parcel is approximately 3.74 ha in size and the legal land description is Part Lot 18, Concession 8, Township of Edwardsburgh/Cardinal, United Counties of Leeds and Grenville. The proponent wishes to severe the to create one new building lot. No current residential buildings are present within the retained lands. The retained lands are approximately 2.48ha and the portion to be severed is approximately 1.26ha. Building envelopes (0.2ha) have been established with the portion to be severed and the retained lands.

The property was designated as Rural, Wildland Fires – Medium to Low and Significant Woodland within the Township of Edwardsburgh/Cardinal Official Plan and Zoning By-law No. 2022-37. Additionally, within the United Counties of Leeds and Grenville Official Plan the property is designated as Rural Lands, Wildland Fires, Significant Groundwater Recharge Areas and Highly Vulnerable Aquifer Natural Heritage System.

Through a background review, potential environmental constraints have been identified as Wildland Fires, Significant Groundwater Recharge Areas, Highly Vulnerable Aquifer, Natural Heritage System and Natural Heritage Features (Potential Wetland, Potential Significant Wildlife Habitat and Significant Woodland). Additionally, the proposed development is located in Ecoregion 6E.

The PPS states that site development and alteration shall not be permitted in provincially significant wetlands in Ecoregion 6E and site development and alteration shall not be permitted in provincially significant woodlands or significant wildlife habitat in Ecoregion 6E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. The PPS also states that development and site alteration shall not be permitted on adjacent lands to provincially significant wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Additionally, development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

The subject lands are within the South Nation Conservation Authorities jurisdiction. Additional permits/authorization may be required.

2.0. Methodology

This report is prepared in accordance with the Official Plan for the United Counties of Leeds and Grenville (2022) and the Official Plan of the Township of Edwardsburgh/Cardinal (2024) with guidance from the Natural Heritage Reference Manual (OMNR, 2010). This EIS includes an assessment of the identified environmental constraints and the potential for Species at Risk.

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This EIS will provide the methodology to mitigate, as required, negative impacts on natural heritage features and their functions. Potential Species at Risk in the general area were identified from the Ministry of Natural Resources and Forestry databases, the Department of Fisheries and Ocean databases, the Ontario Breeding Bird Atlas, Ontario Reptile and Amphibian Atlas, iNaturalist and the Global Biodiversity Information Facility.

Colour aerial photography was used to assess the natural environment features in the general vicinity of the proposed building.

A field survey of the subject and adjacent lands was completed by BCH Environmental (S.St.Pierre & C.Fontaine) on October 30, 2024, from 1045h to 1345h (air temperature was 15°C, 25% cloud cover and gentle breeze). Staff qualifications are available in Appendix B.

The area was extensively walked and surveyed for natural heritage features, potential species at risk and their associated habitat.

Significant Wildlife Habitat was determined from the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement (OMNRF 2010).

Upland vegetation communities were described utilising the Ecological Land Classification Southern Manual (Lee et al. 1998), while wetland communities if present were described utilising the Ontario Wetland Evaluation System Southern Manual (MNRF 2022).

A snag survey for bat habitat was completed during the field visit. This survey followed the methods present in the 'Maternity Roost Surveys protocol submitted to BCH by MECP on March 18, 2024. The protocol suggest walking transects and identifying suitable snags. As per the protocol if the snag density is calculated to be ≥10 snags/hectare then this the ELC polygon should be considered high quality potential maternity roost habitat. If maternity roost habitat is identified using ELC, acoustic monitoring is recommended to determine if little brown myotis, eastern small-footed myotis, tri-colored and/or northern myotis are recorded in the area.

Observed plants were recorded for each individual community, the plants utilized in the descriptions are the most abundant specimens observed. A complete observed species list is provided in Appendix A. Plants that could not be identified in the field were collected for a more detailed examination. Nomenclature used in this report follows the Southern Ontario Vascular Plant List (Bradley, 2013) which aligns with the Integrated Taxonomic Information System (ITIS).

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FIGURE 1: SUBJECT LANDS

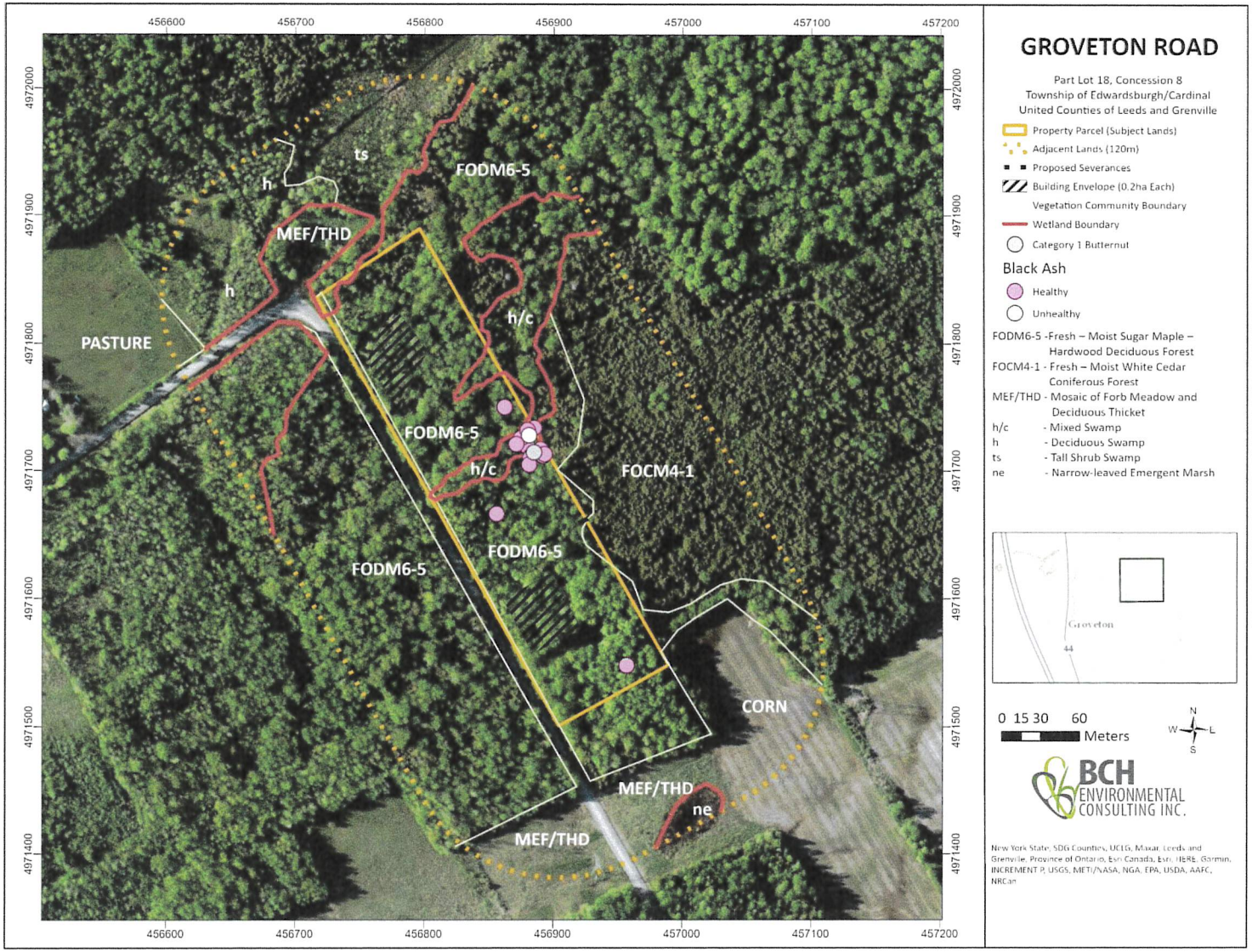

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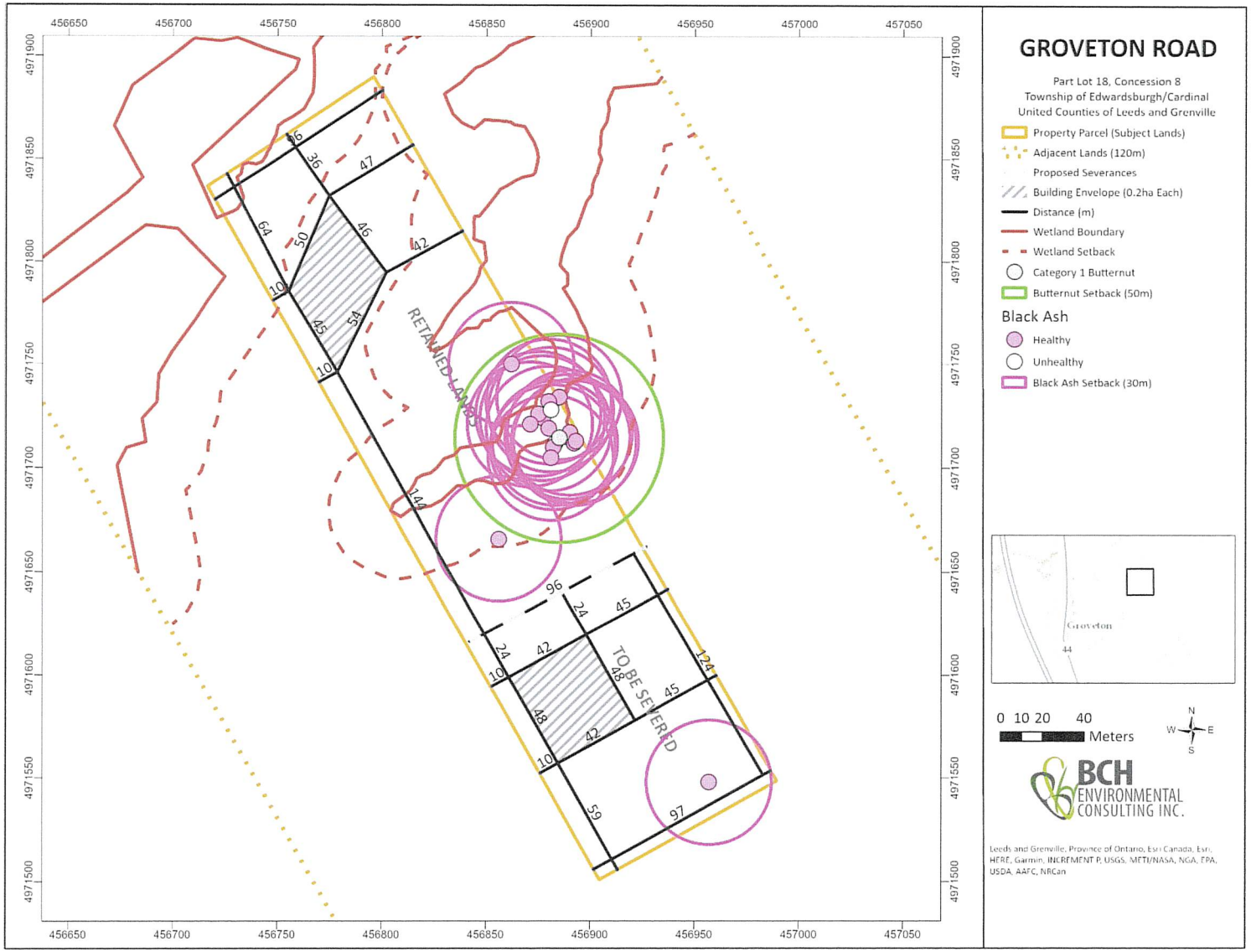
FIGURE 2: SUBJECT LANDS WITH PLANS



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3.0. Field Surveys

A butternut/black ash survey was conducted along with a search for cavity trees and raptor nest by systematically moving through the subject lands and adjacent lands (discussed in section 3.2, 4.3 and 4.4). Vegetation communities are described in section 3.1.

3.1. Existing Conditions

The subject lands consisted almost entirely of deciduous forest, with small portions of wetland which extend into the adjacent lands. Within the adjacent lands there is deciduous forest, coniferous forest, wetland, meadow and corn fields. The soil present within the southern portion of the subject lands are within the Grenville soils series which generally consists of very deep, well drained loam formed in calcareous, dense till (MAFRA 2024). The soil present centrally within the subject lands are within the Achigan soils series which generally consists of very shallow and shallow, well drained very cobbly loam that formed in residuum and colluvium derived from limestone and dolomite (MAFRA 2024). The soil present within the northern portion of the subject lands are within the Matilda soils series which consists of imperfectly-drained members of the Grenville catena. The soil parent material is a moderately stony calcareous till. The Matilda soils occupy gently sloping sites in association with the moderately sloping Grenville soils, and receive runoff from the higher elevations. These soils are therefore moister than the Grenville soils for a longer period of the year (MAFRA 2024).

3.1.1. Fresh – Moist Sugar Maple – Hardwood Deciduous Forest (FODM6-5)

This forest community was present throughout the majority of the subject lands, continues into the northeastern adjacent lands and is present within the western adjacent lands (across the road). Deciduous cover was 98% and coniferous cover was 2%. The average DBH was 20-30cm and the canopy was the dominant layer. The canopy (90-95% cover; 12-14m tall) was dominated by sugar maple which was much more than trembling aspen which was more than eastern hemlock which was more than white ash which was more than yellow birch which was more than red maple. The sub-canopy (7-10m tall; 5-10% cover) was dominated by sugar maple which was much more than trembling aspen which was more than eastern hemlock which was more than white ash which was more than yellow birch which was more than red maple. The understory (1-5m tall; 1-90% cover highly variable) included sugar maple, American beech and some thick patches of common buckthorn within the northern portion of this community. The ground cover appeared to be 5% (assessment was limited do to timing of the study) and consisted of grasses. Small areas white cedar clumps were present throughout with the occasional eastern hemlock.

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Photo 1: Fresh – Moist Sugar Maple – Hardwood Deciduous Forest (October 30, 2024)

3.1.2. Fresh – Moist White Cedar Coniferous Forest (FOCM4-1)

This forest community was present within the eastern adjacent lands. Deciduous cover was 5-10% and coniferous cover was 90-95%. The average DBH was 20-30cm and the canopy was the dominant layer. The canopy (100% cover; 6-8m tall) was dominated by white cedar which was much much more than sugar maple which was more than white birch. There was no sub-canopy. The understory (0.5-2m tall; 5% cover) included common buckthorn, green ash and glossy buckthorn. The ground cover appeared to be 40-60% (assessment was limited do to timing of the study) consisted of grasses, moss and ground-ivy. Rock fences were noted within this community along with an old rock well.

Photo 2: Fresh – Moist White Cedar Coniferous Forest (October 30, 2024)

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3.1.3. Mosaic of Forb Meadow and Deciduous Thicket (MEF/THD)

This community is present within the southern adjacent lands, under maintained powerlines along with a small clump within the northern adjacent lands. This community consisted of a mosaic of meadow and thicket habitat. Woody vegetation provided 40%-60% cover and consisted of common buckthorn, staghorn sumac, common blackberry and pussy willow. Ground cover provided 100% cover and consisted of goldenrods, reed canary grass and wild carrot.

Photo 3: Mosaic of Forb Meadow and Deciduous Thicket (October 30, 2024)

3.1.4. Wetlands

Four wetland vegetation communities were present within the subject lands and adjacent lands. None of the wetlands have been evaluated. No defined channels were present within these communities. They do not represent turtle or fish habitat; amphibian habitat is possible during the early spring.

3.1.4.1. Mixed Swamp (h/c)

This wetland community was present centrally within the subject lands and extends into the adjacent lands. This community consisted of 3 forms: deciduous tree (red maple, American elm, green ash and black ash), coniferous tree (white cedar), and herbaceous plant (ferns). No surface water was present during the time of the site visit with the exception of a small 3m x 5m ponded area with a max depth of 30cm.

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Photo 4: Mixed Swamp (October 30, 2024)

Photo 5: Ponded Area (October 30, 2024)

3.1.4.2. Deciduous Swamp (h)

This wetland community was present within the northern adjacent lands. This community consisted of 1 form: deciduous tree (red maple, American elm, green ash and gray birch). This area was private property, and the assessment was limited to what could be observed from the road.

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Photo 6: Deciduous Swamp (October 30, 2024)

3.1.4.3. Tall Shrub Swamp (ts)

This wetland community was present within the northern adjacent lands. This community consisted of 2 forms: tall shrub (glossy buckthorn, willows and red-osier dogwood), and ground cover (sensitive fern, royal fern and purple loosestrife). This area was private property, and the assessment was limited to what can be observed from the edge of the property boundary. The border of this community had treed portions consisting of green ash, gray birch, American elm and red maple.

Photo 7: Tall Shrub Swamp (October 30, 2024)

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3.1.4.4. Narrow-leaved Emergent Marsh (ne)

This wetland community was present within the southern adjacent lands. This community consisted of 2 forms: narrow-leaved emergent (reed canary grass), and robust emergent (narrow-leaved cattail).

Photo 8: Narrow-leaved Emergent Marsh (October 30, 2024)

3.2. Bird Survey

A raptor nest survey was completed by systematically traveling through the subject lands. No nesting sites were identified.

4.0. Potential Species at Risk

The Make a Map: Natural Heritage online database (OMNRF) was reviewed on October 15, 2024. This database provides sightings of provincially tracked species including Threatened and Endangered species covered by the 2008 Endangered Species Act in 1 km squares across most of Ontario. A search was conducted on the site and adjacent lands (18VQ5671). The following species were identified for these squares:

- Snapping Turtle (Special Concern)

The Ontario Breeding Bird Atlas provides a searchable database in the form of a 10km square grid. A query revealed the following Species at Risk and species of special concern identified within the 10km square that encompasses the site and adjacent lands (18VQ57):

- Eastern Wood-Pewee (Special Concern)
- Barn Swallow (Special Concern)
- Wood Thrush (Special Concern)
- Bobolink (Threatened)

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- Eastern Meadowlark (Threatened)

Similar to the Ontario Breeding Bird Atlas, the Ontario Reptile and Amphibian Atlas provides a searchable database in the form of a 10km square grid. A query revealed the following species of special concern was identified within the 10km square that encompasses the subject lands and adjacent lands (18VQ57):

- Snapping Turtle (Special Concern)
- Blanding's Turtle (Threatened)

iNaturalist and the Global Biodiversity Information Facility provides a searchable database. A query revealed the following Species at Risk in the vicinity of the Subject Lands.

- Snapping Turtle (Special Concern)

The Department of Fisheries and Oceans provide species at risk sightings via their online map tool. A query found no results in the vicinity of the site.

In addition to the above potential Species at Risk, other endangered and threatened species may potentially occur in the general area:

- Little Brown Myotis (Endangered)
- Northern Myotis (Endangered)
- Eastern Small-footed Myotis (Endangered)
- Tri-coloured Bat (Endangered)
- Butternut (Endangered)
- Black Ash (Endangered)

4.1. Turtles and Reptiles

Snapping turtle are designated as special concern under the Ontario Endangered Species Act (ESA). The habitat of species of special concern is not regulated under the Ontario ESA.

Blanding's turtles have been designated as threatened and their habitat is provincially regulated. Blanding's turtles are often observed within clear water eutrophic wetlands and have a strong site fidelity but may use several connected water bodies during the active season. Blanding's turtles were identified as occurring within the 10km search area (Amphibian Atlas).

No turtle habitat was present within the subject lands or within the adjacent lands. No negative impacts to turtle or snakes are anticipated.

4.2. Birds

Eastern wood-pewee, barn swallow and wood thrush are designated special concern under the Ontario Endangered Species Act (ESA). The habitat of species of special concern is not regulated under the Ontario ESA. The eastern wood-pewee is mostly associated with the mid-canopy layer of forest clearings and edges of deciduous and mixed forests (COSEWIC 2012a). This forested habitat was not present within the subject lands or adjacent lands. Barn swallow nest sites are commonly found along the interior or exterior of building structures, under bridges and wharves, and in road culverts (Heagy et al. 2014.). No barn swallow or barn swallow nests were observed. The wood thrush nests mainly in second-

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growth and mature deciduous and mixed forests, with saplings and well-developed understory layers (COSEWIC 2012b). This type of forested habitat was not present within the subject lands.

Bobolink and eastern meadowlark are associated with native and non-native larger grassland habitats such as hayfields (COSEWIC 2010, and COSEWIC 2011). This habitat was not present, no hayfields or grass meadows where present within the subject lands or adjacent lands.

No direct impacts on birds are anticipated, indirect impacts on these species as a result of the proposed addition, indirect impacts can be mitigated provided the mitigation measures in this report are properly implemented.

Further to this, nesting migratory birds are protected under the Migratory Birds Convention Act (MBCA). No work is permitted that would result in the destruction of active nests (nests with eggs or young birds) or the wounding or killing of bird species protected under the MBCA and/or associated regulations.

4.3. Mammals

Little brown Myotis, northern Myotis, Eastern Small-footed Myotis, and tri-coloured bat are designated endangered under the Ontario Endangered Species Act (ESA). All four bats may forage in open areas on-site and may roost in trees or buildings on or adjacent to the Site. The Atlas of Mammals of Ontario (Dobbyn, 1994) suggests that the tri-colored bat is not present within this part of Ontario however, the NatureServe mapping in the COSSARO (2015) includes all of southeastern Ontario. Based on this information, this species is considered to have a very low potential of occurring. To prevent impacts to bats, no clearing of trees greater than 10cm on-site should take place between March 15 and November 30 (inclusive) without a qualified biologist first confirming the absence of bats (i.e., open work timing window from December 1 to March 14). If tree clearing is conducted between December 1 and March 14, no interactions with bats are anticipated, and therefore, significant negative impacts to SAR bats would be avoided.

Maternity colonies are established by females in the summer, often in buildings, or large-diameter trees with suitable cavities (COSEWIC 2013c). No caves, bedrock fissures, mining shafts, abandoned buildings, or other features which may function as bat hibernacula habitat were noted within the subject lands.

During the field visit on October 30, 2024, no suitable bat cavity trees were observed within the subject lands. As per MECP directives if the site is not considered a maternal roost habitat, then no further action/surveys are required.

No negative impacts to bats are anticipated, mitigation measures present within section 10.0 will mitigate any indirect impacts.

4.4. Vegetation

Butternut (designated as endangered by the ESA) tends to reach greatest abundance in rich well-drained mesic loams in floodplains, streambanks, terraces and ravine slopes, but can occur in a wide range of other situations (COSEWIC 2017a). A single butternut was located within the subject lands, all development will occur at a minimum of 50m from this butternut. If removal or encroachment (within 50m) of the Butternut tree is required, a BHE report must be submitted to MECP and the tree registered

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and regulations followed before work around the tree is conducted. As no work is required within 50m of the tree no further action is required.

Black ash (designated as endangered by the ESA) occurs most frequently in floodplain forests, basin, seepage and lacustrine swamp forests, shoreline forest margins, and fens (COSEWIC 2018a). A total of 18 individual black ash tree greater than 8cm DBH was located within the subject lands and flagged with white flagging tape (Figure 1, 2 & 4).

If encroachment (within 30m) or removal of this tree is required, then MECP authorization must be sought. The first step would be to submit a report prepared in accordance with O.Reg 6/24 to the Ministry. As no development is being proposed within 30m of a black ash, no further action is required.

4.5. Species at Risk Summary

In summary, based on the field surveys and habitat present within the subject lands and adjacent lands the species utilising these lands are limited to butternut and black ash. As demonstrated throughout section 4.0. no further action is currently required. Mitigation measures present in section 10.0 will mitigate any potential negative impacts to species at risk.

5.0. Natural Heritage System

A Counties-wide Natural Heritage System (NHS) has been identified, in accordance with the direction of the Provincial Policy Statement, and is based on the work undertaken through Sustaining What We Value: A Natural Heritage System for the Frontenac, Lanark, Leeds and Grenville Area of Eastern Ontario. The Counties-wide Natural Heritage System is intended to reinforce the conservation, restoration and enhancement of identified natural heritage features and areas and promote the overall diversity and interconnectivity of natural heritage features and areas. Promoting linkages or connections between natural heritage features and areas. Natural Heritage Features are identified in section 5.1.

5.1. Natural Heritage Features

A Natural Heritage Features have been identified in accordance with the direction of the Provincial Policy Statement. Its intent is to reinforce the conservation, restoration, and enhancement of identified natural heritage features and areas and promote the overall diversity and interconnectivity of natural heritage features and areas.

A refined search identified the following Natural Heritage Features (discussion below): Significant Woodland, Wetlands, and Significant Wildlife Habitat.

5.1.1. Significant Woodland

The significance of woodlands has been evaluated using the criteria in the Natural Heritage Reference Manual (OMNR, 2010) by The Ministry of Natural Resources and Forestry (MNRF).

The woodland within the subject lands is part of a larger woodland that totals 270.65ha in size. Forest clearing within the subject lands is anticipated to result in the removal of approximately 0.4ha of forest. The significance of this woodland was evaluated using the criteria in the Natural Heritage Reference

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Manual (OMNR, 2010). The PPS does not permit development in significant woodlands south and east of the Canadian Shield unless it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions. Woodlands are significant if they meet the criteria presented in the NHRM: size, ecological function, uncommon characteristics, and economical and social functional values. If the woodland meets any one of these criteria, then it could be deemed to be significant. Table 1 demonstrates the factors determining significance pre and post construction as per the NHRM.

TABLE 1: WOODLAND ANALYSIS

CRITERIA		PRE CONSTRUCTION	POST CONSTRUCTION	DISCUSSION
WOODLAND SIZE		MEETS THE CRITERIA		The woodland is located within the Upper South Nation Subwatershed where the percent forest cover is 39.4%. The NHRM states that where woodland cover is about 30–60% of the land cover, woodlands 50 ha in size or larger should be considered significant. The woodland size is 270.65ha before removal and 270.25ha after removal therefore does meet this criteria before and after removal.
ECOLOGICAL FUNCTION CRITERIA	Woodland Interior	MEETS THE CRITERIA		The NHRM states that where woodland cover is about 30–60% of the land cover, woodlands interior 8 ha in size or larger should be considered significant. The woodland interior is 100.6ha before removal and 99.8ha after removal therefore does meet this criteria before and after removal.
	Proximity to other woodlands or other habitats	MEETS THE CRITERIA		Portions of the woodland is located within a fish habitat (outside of the subject lands) likely receiving ecological benefit from the woodland.
	Linkages	MEETS THE CRITERIA		The woodland is located within a defined natural heritage system.

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CRITERIA		PRE CONSTRUCTION	POST CONSTRUCTION	DISCUSSION
	Water protection	MEETS THE CRITERIA		Portions of the woodland are located within a Significant Groundwater Recharge Areas and a Highly Vulnerable Aquifer.
	Woodland diversity	DOES NOT MEET THE CRITERIA		The Woodland does not appear to have a naturally occurring composition of native forest species that have declined significantly or a high native diversity through a combination of composition and terrain
UNCOMMON CHARACTERISTICS CRITERIA		DOES NOT MEET THE CRITERIA		Within the subject lands there are no uncommon species composition, cover type, age or structure.
ECONOMIC AND SOCIAL FUNCTIONAL VALUES CRITERIA		DOES NOT MEET THE CRITERIA		Within the subject lands the woodlands did not have high economic or social values through particular site characteristics or deliberate management.

As per the criteria set out in the NHRM, this woodland should be considered significant, furthermore the woodland retains this designation of significant even after construction is completed. This woodlands significance was established from the following criteria: size, woodland interior, proximity to other habitats, linkages and water protection. After removal (0.4ha), the woodland (270.25ha after removal) still meets the criteria for significance (Table 1). There are no significant features within the development area.

Removal of 0.4ha of the forest at this location will not negatively impact this feature or its ecological functions. Woodland significance is retained.

Indirect impacts on this woodland as a result of the proposed development can be mitigated provided the mitigation measures in this report are properly implemented.

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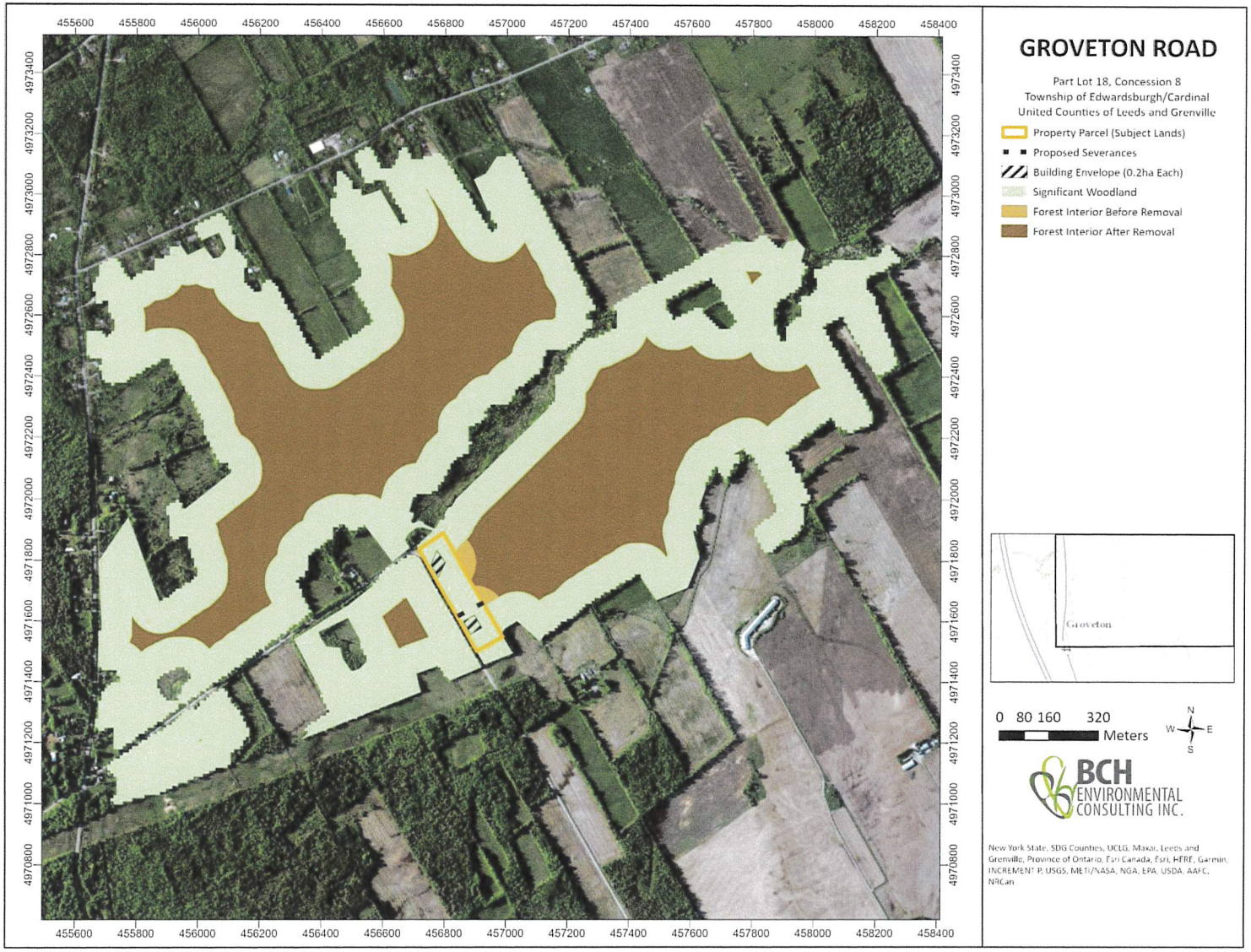
FIGURE 3: SIGNIFICANT WOOLDAND



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5.1.2. Wetland

Figure 1, 2 and 4 identified all the wetlands present within the subject lands and adjacent lands during the field visit. All development is to be greater than 30m from these wetlands. Potential impacts to these wetlands include sedimentation, change in hydrology and change in water quality. Mitigation measures present in this report will limit all potential impacts to these wetlands.

The wetlands will remain unaffected. No negative impacts to any wetland habitat is anticipated and their form and function will remain intact. No watercourses or fish habitat was observed within the subject lands and adjacent lands.

5.1.3. Significant Wildlife Habitat

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNRF (2015). Potential components which may lead to a designation of significant wildlife habitat include seasonal concentration areas of animals, rare vegetation communities or specialized habitat for wildlife, habitat for species of conservation concern, and animal movement corridors. No rare vegetative communities, raptor overwintering sites, old growth forest, valley, or caves were located within the subject or adjacent lands.

There is potential for significant wildlife habitat within the identified wetlands. The wetlands may represent Specialized Habitats of Wildlife (Amphibian Breeding). As demonstrated through this EIS there will be no negative impacts to Significant Wildlife Habitat, there will be a 30m setback from the wetland edges.

No regulatory setbacks are associated with Significant Wildlife Habitat none of these features with the adjacent lands are anticipated to be impacted.

Additionally, it is the responsibility of the municipality to determine what significant wildlife habitat get protected, it appears that this feature is not addressed within the official plans and therefore receive no protection (unless directed by the municipality to do otherwise).

6.0. Groundwater Recharge Area & Highly Vulnerable Aquifer

The municipality has designated portions of the subject lands and surrounding adjacent lands as a Groundwater Recharge Area and Highly Vulnerable Aquifer. The South Nation Conservation Authority has a Source Water Protection Plan in place, different policies apply to different areas because certain areas are more vulnerable to contamination. This proposed residential development should pose no risk to the Groundwater Recharge Area or the Highly Vulnerable Aquifer, the conservation authority should be consulted to have this confirmed. All rules governing septic systems and wells must be followed and be kept in good operational order.

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7.0. Wildland Fire Hazard

The wildland fire policy was introduced in the 2014 Provincial Policy Statement to ensure communities consider and plan for avoiding and mitigating losses to their communities due to wildland fire. As outlined in the Provincial Policy Statement, "Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards".

To assist planning, the county has identified potential hazardous forest types for wildland fire. The subject lands have no designation within this mapping.

7.1. Level 1 Site Assessment

Following review of the available information provided in this report and the guidelines as outlined in the MNRF Wildland Fire Risk Assessment and Mitigation Guidebook the subject lands have been deemed a low risk to wildland fires (subject lands are deciduous forest) as such no further mitigation measures are required for the proposed development.

8.0. Tree Protection

Tree removal will occur as needed and be restricted to the outline proposed addition area. Potential impacts during construction of the proposed buildings and associated removal of trees and other vegetation include impacts on wildlife, increased erosion and release of sediments and other potential contaminants from truck traffic and construction activity, harm to wildlife remaining in the work area during construction, and impacts associated with an increase in noise, dust, and light.

Removal of tree cover within the proposed addition area is not anticipated to result in significant negative impacts to the environmental features and functions of the general area. Any tree in the vicinity of works but not slated for removal will have its critical roots zone protected by temporary fencing (snow fencing) to ensure it is not affected.

Prescribed mitigation measures will limit the potential for indirect impacts.

9.0. Development Constraints and Cumulative Impacts

No significant constraints, regulatory requirements, or buffer requirements have been identified in relation to Significant Woodland and Significant Wildlife Habitat.

Wetland: Has been taken into account while establishing the developable area, the design incorporates a 30m setback from the high-water mark. See section 5.1.2 for discussion.

Species at Risk: Constraints regarding potential species at risk is examined in depth within section 4.0.

The Canadian Environmental Assessment Agency (CEAA) defines cumulative effects as..."the effects on the environment caused by an action in combination with other past, present, and future human actions..." They occur when two or more project-related environmental effects, or two or more

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independent projects, combine to produce an augmented effect. These cumulative effects may be positive or negative.

Given the small nature of these proposed works, there is very little impacts to the natural landscape, but continual development within the surrounding area could result in a slow chipping away at the natural landscape. The EIS limits further development within this property parcel (development limited to the proposed building envelop).

With proper implementation of the mitigation measures described in this report it is anticipated that the potential development will not increase the potential for cumulative effects in the general landscape.

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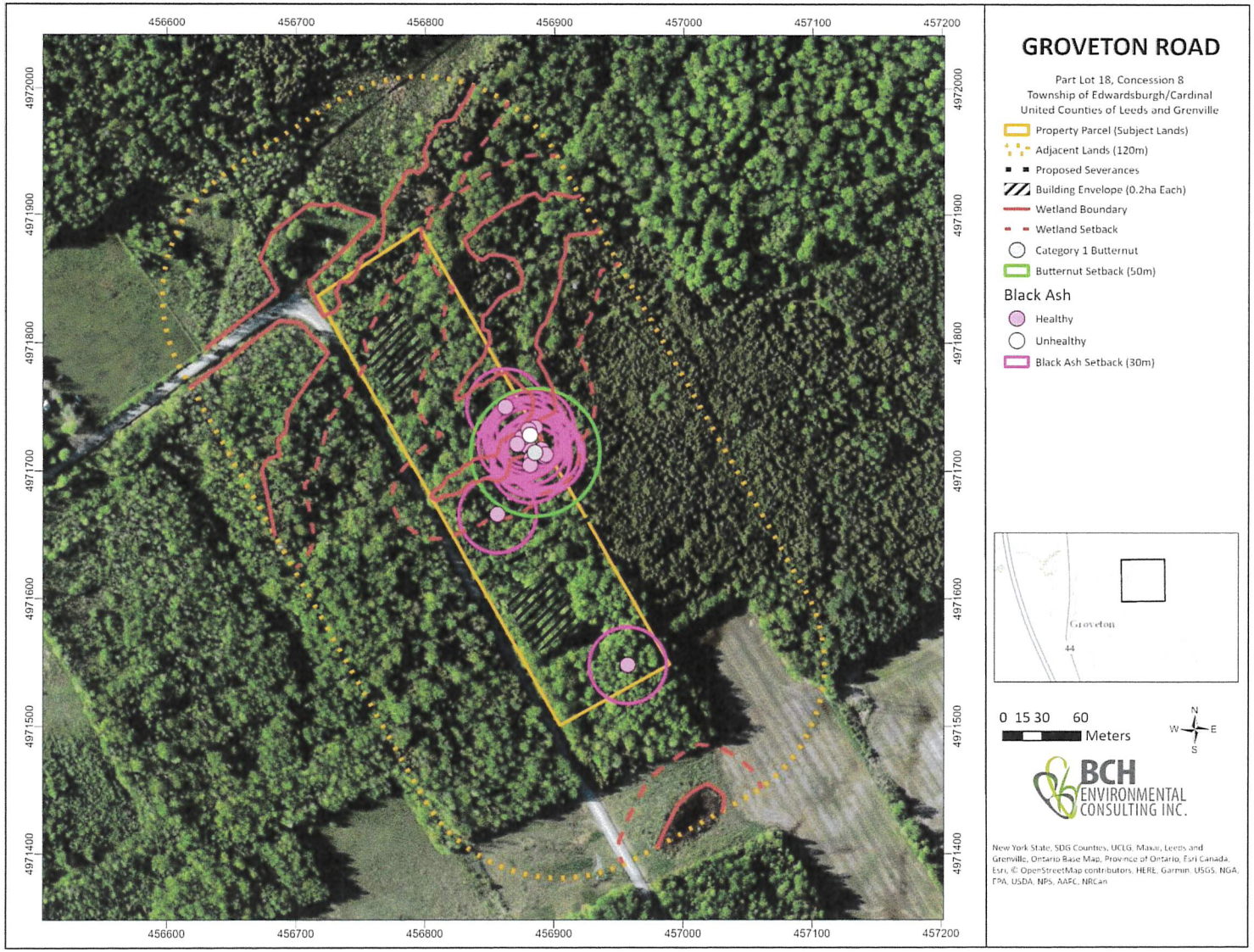
FIGURE 4: ENVIRONMENTAL CONSTRAINTS



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10.0. Recommendations and Conclusion

This study's recommendations are intended to mitigate potential negative impacts due to the proposed addition and should be implemented through a development agreement between the owners and the municipality in order to control development of the site.

10.1. Mitigation for the Species at Risk and Migratory Birds Convention Act

1- To protect breeding birds, no tree or shrub removal should occur between March 31st and August 31st, unless a breeding bird survey is completed by a qualified biologist within five days of the woody vegetation removal and identifies no nesting activity.

2- To prevent impacts to bats, no clearing of trees greater than 10cm on-site should take place between March 15 and November 30 (inclusive) without a qualified biologist first confirming the absence of bats (i.e., open work timing window from December 1 to March 14). If tree clearing is conducted between December 1 and March 14, no interactions with bats are anticipated, and therefore, significant negative impacts to SAR bats would be avoided.

3- A single butternut was located within the subject lands, all development will occur at a minimum of 50m from this butternut. If removal or encroachment (within 50m) of the butternut tree is required, a BHE report must be submitted to MECP and the tree registered, and regulations followed before work

4- A total of 18 individual black ash tree greater than 8cm DBH was located within the subject lands. If encroachment (within 30m) or removal of this tree is required, then MECP authorization must be sought. The first step would be to submit a report prepared in accordance with O.Reg 6/24 to the Ministry. As no development is being proposed within 30m of a black ash, no further action is required.

5- Construction staff is to be made aware of the characteristics of species at risk and in the event that any Species at Risk (SAR) are encountered during site clearing, work in the area will be stopped immediately. Measures will be undertaken to ensure the animal is not harmed and the project biologist and the Ministry of the Environment, Conservation and Parks contacted to discuss how to proceed.

10.2. Wetland Recommendations and Mitigation Measures

1- All buildings or associated services will occur more than 30 m from the edge of the identified wetlands.

2- The hydrology and quality of the wetlands should not be impacted and should be maintained.

3- A 30m setback has been established along the wetlands, no works are to be completed within this setback.

4- It is the landowner's responsibility to make sure all material stocked onsite is kept contained and no material is permitted to enter the wetlands.

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10.3. Mitigation for Tree Protection

1- Any tree in the vicinity of works but not slated for removal will have its critical roots zone protected by sturdy temporary fencing at least 1.3 metres in height installed from the tree trunk to a distance of ten times the retained tree's diameter where possible.
2- No grading, heavy machinery traffic, stockpiling of material, machinery maintenance and refueling, or other activities that may cause soil compaction are to occur within three metres of the critical root zone of the trees to be protected.
3- The root system, trunk, and branches of the trees to be protected are to be protected and not damaged. If any roots of trees to be retained are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth, burlap or woodchips and kept moist until the roots can be buried permanently. A covering of plastic should be used to retain moisture during an extended period when watering may not be possible. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible. Overhanging branches from protected trees that may be damaged during construction are to be pruned by a qualified arborist prior to construction.
4- Exhaust fumes from all equipment during construction will not be directed towards the canopy of the adjacent protected trees.

10.4. Additional Mitigation Measures

1- The extent of any vegetation removal is to be minimized were possible and limited to the identified building envelopes.
2- All rules governing septic systems and wells must be followed and be kept in good operational order.
3- There will be no use of herbicides in clearing of vegetation.
4- Municipal by-laws and provincial regulations for noise will be followed.
5- To discourage wildlife from entering the work areas during construction, the site should be kept clear of food wastes and other garbage. Proper drainage should be provided to avoid accumulation of standing water, which could attract amphibians, birds, and other wildlife to the work areas.

To conclude this EIS, mitigation measures present will limit the impact of the proposed development on any natural heritage features present, or any habitat of species at risk.

Thank you for the opportunity to work with you. If you have any questions or comments, please do not hesitate to contact our office.

Shaun St.Pierre, B.Sc. Biology

Cody Fontaine, Wildlife Technologist

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APPENDIX A: OBSERVED SPECIES LIST

COMMON NAME	SCIENTIFIC NAME	SRANK	SARA STATUS	SARO STATUS	COEFF. CONSERVATISM
Royal Fern	*Osmunda regalis*	S5			7
Common Lady Fern	*Athyrium filix-femina*	S5			4
Sensitive Fern	*Onoclea sensibilis*	S5			4
Tamarack	*Larix laricina*	S5			7
Eastern White Pine	*Pinus strobus*	S5			4
Eastern Hemlock	*Tsuga canadensis*	S5			7
Eastern White Cedar	*Thuja occidentalis*	S5			4
Narrowleaf Cattail	*Typha angustifolia*	SNA			
Slender Willow	*Salix petiolaris*	S5			3
Common Reed	*Phragmites australis*	S4?			0
Bladder Sedge	*Carex intumescens*	S5			6
Balsam Poplar	*Populus balsamifera*	S5			4
Large-toothed Aspen	*Populus grandidentata*	S5			5
Trembling Aspen	*Populus tremuloides*	S5			2
Bebb's Willow	*Salix bebbiana*	S5			4
Pussy Willow	*Salix discolor*	S5			3
Bitternut Hickory	*Carya cordiformis*	S5			6
Butternut	*Juglans cinerea*	S2?	END	END	6
Yellow Birch	*Betula alleghaniensis*	S5			6
White Birch	*Betula papyrifera*	S5			2
Gray Birch	*Betula populifolia*	S4			5
Ironwood	*Ostrya virginiana*	S5			4
American Beech	*Fagus grandifolia*	S4			6
Bur Oak	*Quercus macrocarpa*	S5			5
American Elm	*Ulmus americana*	S5			3
Wood Nettle	*Laportea canadensis*	S5			6
Common Strawberry	*Fragaria virginiana*	S5			2
Black Cherry	*Prunus serotina*	S5			3
Common Blackberry	*Rubus allegheniensis*	S5			2
Dwarf Raspberry	*Rubus pubescens*	S5			4
Goldenrods	*Solidogo sp.*				
Black Medic	*Medicago lupulina*	SNA			
Red Clover	*Trifolium pratense*	SNA			
White Clover	*Trifolium repens*	SNA			
Cow Vetch	*Vicia cracca*	SNA			
Staghorn Sumac	*Rhus hirta*	S5			1

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COMMON NAME	SCIENTIFIC NAME	SRANK	SARA STATUS	SARO STATUS	COEFF. CONSERVATISM
Red Maple	*Acer rubrum*	S5			4
Sugar Maple	*Acer saccharum*	S5			4
Black Maple	*Acer nigrum*	S4?			7
Common Buckthorn	*Rhamnus cathartica*	SNA			
Glossy Buckthorn	*Frangula alnus*	SNA			
Riverbank Grape	*Vitis riparia*	S5			0
American Basswood	*Tilia americana var. americana*	S5			4
Purple Loosestrife	*Lythrum salicaria*	SNA			
Wild Carrot	*Daucus carota*	SNA			
Red-osier Dogwood	*Cornus sericea*	S5			2
White Ash	*Fraxinus americana*	S4			4
Black Ash	*Fraxinus nigra*	S4	END	END	7
Green Ash	*Fraxinus pennsylvanica*	S4			3
Common Milkweed	*Asclepias syriaca*	S5			0
Ground Ivy	*Glechoma hederacea*	SNA			
Common Mullein	*Verbascum thapsus*	SNA			
Common Plantain	*Plantago major*	SNA			
Tatarian Honeysuckle	*Lonicera tatarica*	SNA			
Nannyberry	*Viburnum lentago*	S5			4
Sedges					
Willows	*Salix sp.*				
Reed Canary Grass	*Phalaris arundinacea var. arundinacea*	S5			0
White Meadowsweet	*Spiraea alba var. alba*	S5			3
Ruffed Grouse	*Bonasa umbellus*	S4			
Black Bear	*Ursus americanus*	S5			
White-tailed Deer	*Odocoileus virginianus*	S5			

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APPENDIX B: QUALIFICATIONS

SHAUN M. ST.PIERRE, B.Sc. Biology

EDUCATION

B.Sc. Biology, Trent University 2007
Fisheries and Wildlife Technology, Frost Campus, Sir Sandford Fleming College, 2005
Fisheries and Wildlife Technician, Frost Campus, Sir Sandford Fleming College, 2004

LANGUAGES

Fluent in French and English

POSITIONS HELD

2018 - :	BCH Environmental Consulting Inc., Biologist / Owner
2006-2017:	Bowfin Environmental Consulting Inc., Biologist / GIS Specialist / Environmental Site Inspector
2005:	St. Lawrence River Institute of Environmental Sciences, Field Research Assistant
2004:	MNR Kawartha Lakes, Field Research Assistant
2003:	DFO- Experimental Lake Area, Field Research Assistant
2001:	Resource Stewardship S, D &G, Stewardship Ranger

CERTIFICATIONS / PROFESSIONAL AFFILIATIONS

MTO/DFO/OMNR Fisheries Protocol, Ecological Land Classification, Certified in Inventory and Identification Methods for Ontario's Reptiles and Amphibians, North American Benthological Society (NABS) Certified Family Level Taxonomist, Ontario Benthos Biomonitoring Network (OBBN), Ontario Stream Assessment Protocol (OSAP), Certified Ontario Wetland Evaluator (OWES), Butternut Health Assessor (BHA), first aid, CPR, Pleasure Craft Operator Card, Marine Radio Operator, WHMIS, WHSA, Hazard Identification, Assessment and Control, All Terrain Vehicle Riders Course (issued by the Manitoba Safety Council), Water Safety Training (Bronze Cross), Possession / Acquisition Firearms Licence, Ontario Hunter Education Course Certificate, Ontario Trapper Education Course Certificate, Wildlife Chemical Immobilization, Vaccination, and Euthanasia- Certificate of Knowledge, South Lancaster Fish and Game Club (SLFGC; president 2012 and 2013; executive member 2014-2018), Ontario class G driver's license, and Snowmobile License.

EXPERIENCE

Experience in environmental impact assessments, environmental monitoring, environmental assessments, terrestrial habitat assessment, species at risk surveys, amphibian surveys, avian surveys, freshwater habitat assessment, collection and identification of plants, collection and identification of aquatic invertebrate, collection and identification of fish, fish salvage, fish behavioral studies, winter bat hibernaculum inventories and fisheries inventories including habitat mapping, electroshocking, FWIN and RIN. Other experience include GIS mapping.

Environmental and Fisheries Inspections

- Provided environmental and fisheries inspections for the construction of the Cataraqui Crossing HWY 401- MTO (Kingston, ON).
- Provided environmental and fisheries inspections for the construction of the Three Nations Bridge including surveys for nesting species at risk (Cornwall, ON).
- Provided environmental and fisheries inspections for construction (Ottawa, ON).
- Conducted nest surveys (Kemptville, ON.; Stittsville, ON.; Cornwall, ON.)
- Conducted environmental inspections for the construction of the Clarkson WWTP outfall, Lake Ontario.
- Conducted environmental inspections for the construction of a new bridge crossing Bearbrook Creek along the 417.

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- Provided environmental and fisheries inspections for the blasting and drilling operation for the Burloak Water Purification Tunnel project (Burlington, ON).
- Provided environmental and fisheries inspections for the construction of the Poole Creek Re-alignment/Huntmar Drive Crossing.

Species at Risk Inventories / Monitoring

- Butternut survey and assessment for proposed developments (Brockville, Carleton Place, Carp, Clarence-Rockland, Cornwall, Munster, Hawkesbury, Kemptville, Ottawa, South Lancaster, Smith Falls, Stittsville, Prospect, Vars, Moose Creek, Prescott, Westminster, Renfrew, Battersea, Jones Falls, and Millbrook).
- American Eel surveys using the boat electrofisher on the Mississippi River (Almonte, ON), South Nation River (Casselman, ON) and Ottawa River (Renfrew, ON; Ottawa, ON: Shawville, QC)
- American Eel collection on the St. Lawrence River for the St. Lawrence River Institute (Cornwall, ON)
- American Ginseng survey for proposed development (Kanata, South Lancaster and Renfrew).
- Whip-poor-will survey for proposed development (Navan, ON; Kemptville, ON; Stittsville, ON; Prescott, ON; Alexandria, ON) and quarries (Avonmore, Moosecreek, Prospect, Stittsville, Kanata, Ottawa)
- Assisted in a Least Bittern survey (Avonmore, ON)
- Conducted turtle surveys: Blanding's turtle, Eastern musk turtle (Carleton Place, ON; Ottawa, ON; Stittsville, ON; Kanata, ON, Prospect, ON)
- Conducted rapid clubtail surveys (Almonte, ON)
- Bat maternal nesting site surveys (Prescott, ON; Battersea, ON; Prescott, ON; Hawkesbury, ON; Russell, ON)

Aquatic Inventories

- Boat electrofishing along the shoreline of the Ottawa River (Chat Falls, ON) along the shoreline of the Cataraqui River (Kingston, ON), downstream of the Carillion Dam (Pointe-Fortune, QC), Lake St. Francis (South Lancaster, ON), South Nation River (Casselman, ON), Raisin River (Lancaster, ON), and the St. Lawrence River (Cornwall, ON)
- Collecting and data entry for benthic macroinvetebrate community surveys on several watercourses within Ontario including: Bonnechere River (Renfrew, ON), Montreal River (Latchford, ON), Jock River (Ottawa, ON), tributaries of the Bonnechere River (Renfrew, ON), tributaries to Feedmill Creek (Ottawa, ON), tributary to Chippewa Creek (North Bay, On) and tributary to the Beaudette River (Alexandria, ON).
- Collecting and data entry for several fish community surveys including: Black Creek (Westminster, ON), Bonnechere River (Renfrew and Douglas, ON), Butler's Creek (Brockville, ON), East Branch of Little Cataraqui Creek (Kingston, ON), Kehoe Ditch (Greely, ON), Lac Opemisca (Ouje-Bougoumou, QC), Marshall Seguin Municipal Drain (Vars, ON), Montreal River (Latchford, ON), tributaries of Lavalle Creek (Carleton Place), tributaries to Feedmill Creek (Ottawa, ON), tributaries to Lafontaine Creek (Clarence-Rockland), tributaries to Shirley's Brook (Kanata, ON), tributaries to the Beaudette River (Alexandria, ON), tributaries to the Bonnechere River (Renfrew, ON), tributaries to the Ottawa River (Carp, ON; Ottawa, ON; Wendover, ON; Clarence-Rockland, ON), tributaries to the South Nation River (Casselman, ON), tributaries to the South Nation River (Jessup Falls, ON), tributary to Hawkesbury Creek (Hawkesbury, ON), Hawkesbury Creek (Hawkesbury , ON), tributary to the St.Lawrence River (Prescott, ON) and tributary to the North Castor River (Greely, ON).
- Mapped fish habitat in many watercourses including: Black Creek (Westminster, ON), Bonnechere River (Renfrew and Douglas, ON), Butler's Creek (Brockville, ON), Kehoe Ditch (Greely, ON), Lac Opemisca/Lac Barlow Bypass channel (Ouje-Bougoumou, QC), Marshall Seguin Municipal Drain (Vars, ON), McKinnons Creek (Navan, ON), Montreal River (Latchford, ON), tributaries of Lavalle Creek (Carleton Place), tributaries of the Bonnechere River (Renfrew, ON), tributaries to Lafontaine Creek (Clarence-Rockland), tributaries to McKinnons Creek (Navan, ON), tributaries to Shirley's Brook (Kanata, ON), tributaries to the North Castor River (Greely, ON), tributaries to the Ottawa River (Ottawa, ON; Wendover, ON), tributaries to the South Nation River (Casselman, ON), tributaries to the South Nation River (Jessup Falls, ON), tributary to the St.Lawrence River (Prescott, ON) and tributary to Hawkesbury Creek (Hawkesbury, ON).
- Assisted in YOY sampling on the Raisin River (Lancaster, ON).
- Conducted riverine index netting on the Bonnechere River (Renfrew, ON).

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- Assisted in gill netting on Bonnechere River (Renfrew, ON), Lac Barlow (Ouje-Bougoumou, QC), Lac Opemisca (Ouje-Bougoumou, QC), Montreal River (Latchford, ON), and Raisin River (Lancaster, ON).
- Assisted in conducting larvae surveys on Bonnechere River, Hoople Creek, Montreal River and Raisin River,
- Collected walleye eggs from the spawning grounds on the Bonnechere River, Montreal River, Raisin River and Hoople Creek.
- Assisted in the monitoring of a new wetland channel created in the Little Cataraqui River.
- Marsh monitoring program breeding amphibian survey at Stittsville, ON; Cornwall, ON; Kanata, ON; Hoople Creek and the Bonnechere River.
- Assisted in conducting fall walleye index netting for the MNR in Kawartha Lakes
- Conducted turtle surveys (Carleton Place, ON; Ottawa, ON)
- Conducted headwater waters assessment (Kanata, ON; Navan, ON, Ottawa, ON)

Terrestrial Inventories

- Multiple Environmental Impact Assessments across Ontario
- Tree Inventory for construction of the light rail (LRT; Ottawa, ON)
- Winter white-tailed deer survey (Edwardsburgh, ON)
- Plant community inventories for proposed developments, quarries, sand pits and road extensions (Brockville, Carleton Place, Carp, Casselman, Elgin, Griffith, Hamilton, Jessup Falls, Navan, Ottawa, Stittsville, Rockland, Simcoe, Cornwall, Kemptville, Hawkesbury, Smith Falls, Wendover, Moosecreek, Westminster, Prescott, Renfrew, Jones Falls, Michipicoten Island and in Ouje-Bougoumou in QC)

Aquatic Habitat Mapping for Municipal, City Roads and Provincial Highways

- Conducted MTO habitat assessments at Galetta Side Road, Torbolton Road, Kinburn Side Road (Ottawa, ON)
- Conducted MTO habitat assessments at Prince of Wales, Fernbank Road, Fallowfield Road, HWY 115, Arbuckle drain, the Carp river, tributaries to the Carp river and tributaries to Mud creek (Ottawa, ON)
- Conducted MTO habitat assessments at Innes Road, Ottawa, ON.
- Conducted MTO habitat assessments at MacLaren Side Road, Ottawa, ON.

Other

- Fish salvage: Mississippi River (Almonte, ON), Monaghan Drain (Ottawa, ON), tributary to the Rideau Canal (Kemptville, ON), and tributary to Feedmill Creek (Ottawa ON), Bonnechere River (Renfrew, ON)
- Assisted in conducting a winter bat hibernaculum inventory (Plantagenet, ON)
- Field research assistant for the Metalicuus study and EDC study (Experimental Lakes Area, ON)
- Captured, pit tagged, telemetry tagged and tracked Northern Pike (Experimental Lakes Area, ON)
- Construction and maintenance of nature trail (the Cornwall Outdoor Recreational Area, ON)
- Conducted frog deformities surveys (Glengarry, ON)
- Organized youth fishing derbies through SLFGC (2011-2013; South Lancaster)
- Organized the St.Francis Walleye Tournament through SLFGC (2012-2013; South Lancaster)

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CODY J.C FONTAINE, Fisheries and Wildlife Technologist

EDUCATION

Fisheries and Wildlife Technology, Frost Campus, Sir Sandford Fleming College, 2012
Fisheries and Wildlife Technician, Frost Campus, Sir Sandford Fleming College, 2011

LANGUAGES

Fluent in English

POSITIONS HELD

2022: BCH Environmental Consulting Inc., Fisheries and Wildlife Technologist
2014: Bowfin Environmental Consulting Inc., Fisheries and Wildlife Technologist
2009: Raisin Region Conservation Authority, Field Research Assistant

CERTIFICATIONS / PROFESSIONAL AFFILIATIONS

MTO/DFO/OMNR Fisheries Protocol, Environmental Monitoring For Construction Projects Practitioner (EMCPP), Ontario Stream Assessment Protocol (OSAP), Class 2 Electroshocking, first aid, CPR, Pleasure Craft Operator Card, WHMIS, WHSA, Hazard Identification, Assessment and Control, Ice Safety Training, Possession / Acquisition Firearms License, Fish Identification Certificate, Radio Telemetry Certificate, Fish Hatchery Operations Certificate, Ontario Hunter Education Course Certificate, Ontario trapper Education Course Certificate, Ontario class G driver's license.

EXPERIENCE

Experience in environmental monitoring, environmental assessments, terrestrial habitat assessment, species at risk surveys, amphibian surveys, freshwater habitat assessment, collection and identification of plants, collection and identification of fish, fish salvage, bat hibernaculum inventories and fisheries inventories including netting and electroshocking. Other experiences include GIS mapping.

Aquatic Inventories

- Assisted with boat electrofishing along the shoreline of the Ottawa River (Chat Falls and Ottawa, ON), Lake St. Francis (South Lancaster, ON), Bonnechere (Renfrew, ON), Raisin River (Lancaster, ON), Buckhorn Lake (Peterborough, ON) and the St. Lawrence River (Cornwall, ON)
- Assisted in collecting and data entry for several fish community surveys including: Bonnechere River (Renfrew, ON), tributaries to Feedmill Creek (Ottawa, ON), tributaries to Shirley's Brook (Kanata, ON), tributaries to the Ottawa River (Ottawa, ON), tributaries to the Rideau River (Manotick, ON), tributaries to the Castor River (Vars, ON), tributaries to the Otonabee River (Lakefield, ON), tributary to the Madawaska River (Arnprior, ON), tributaries to Kemptville Creek (Kemptville, ON), tributary to Blairs Creek (Clarence Creek, ON), tributaries to South Indian Creek River (Russell, ON) tributaries to the South Nation River (Casselman, ON), tributaries to Fraser Clarke Drain (Nepean, ON), tributaries to the Raisin River (Long Sault, ON), Oliver-Magee drain (South Glengarry, ON) and tributary to Hawkesbury Creek (Hawkesbury, ON).
- Assisted in collecting walleye eggs from the spawning grounds on the Raisin River.
- Marsh monitoring program breeding amphibian surveys (Stittsville, Lakefield, Cornwall, Long Sault, South Glengarry, Bourget, Manotick and Kanata, ON).
- Conducted turtle surveys (Carleton Place, Ottawa, Cornwall and Lancaster, ON)
- Conducted Headwater Assessments (Ottawa, Stittsville and Manotick, ON)
- Invasive Species Survey (Ottawa, ON)

Species at Risk Inventories / Monitoring

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- Assisted in butternut surveys, inventories and assessments for proposed developments (Carleton Place, Casselman, Cornwall, South Glengarry, Long Sault, Kemptville, Smiths Falls, Ottawa, Stittsville, Peterborough, Lakefield, Brockville, Alfred, Orleans, Kanata and Prescott, ON).
- American Eel surveys using the boat electrofisher on the Ottawa River (Ottawa, ON)
- American Eel collection on the St. Lawrence River for the St. Lawrence River Institute (Cornwall, ON)
- Conducted tailrace surveys for hydro facilities regarding American eel and lake sturgeon fatalities (Almonte, Renfrew, Ottawa and Fitzroy Harbour, ON)
- Whip-poor-will survey for proposed development (Ottawa, Kemptville, Bourget, Stittsville, Alfred, South Glengarry and Alexandria, ON) and quarries (Ottawa and Cornwall, ON)
- Surveyor for Little Brown bat, Eastern Small Footed Bat and Northern Long Eared Bat surveys at Ernestown Windpark (Ernestown, ON)
- Gray Ratsnake Survey (Smiths Falls and Lakefield, ON)
- Bat Cavity Survey (Lakefield, Smiths Falls, Bourget, Clarence Creek, Casselman, Orleans, Kanata, South Glengarry and Embrun, ON)
- Conducted Least Bittern surveys (Prospect, Alexandria, and Lancaster, ON)
- Conducted Black Tern nest surveys (Alexandria, and Cornwall, ON)
- Conducted turtle surveys: Blanding's turtle, Musk turtle and Northern Map turtle, Painted turtle and Snapping turtle (Carleton Place, Ottawa, Stittsville, Kanata, Rockland, Cornwall, Lakefield, Alfred, Clarence Creek and Lancaster, ON)
- Conducted American Ginseng Survey (Alfred, ON)
- Conducted rapid clubtail surveys (Almonte, ON)
- Conducted Osprey nest surveys (Cornwall, ON)

Terrestrial Inventories

- Assisted plant community inventories for proposed developments (Ottawa, Cornwall and Prescott, ON)
- Assisted in ELC inventories (Ottawa, Lakefield, Alfred, Kanata, Long Sault, South Glengarry and Peterborough ON)
- Nesting Bird Survey (Stittsville and Brockville ON)
- Large Tree Survey (Carp, Kanata and Orleans, ON)
- Deer and Moose Overwintering Survey (Alfred, ON)

Environmental and Fisheries Inspections

- Assisted in providing environmental and fisheries inspections for construction (Ottawa, ON)
- Assisted in turtle salvage during construction at the Cavanagh Snow Dump (Kanata, ON)

Fish Salvage

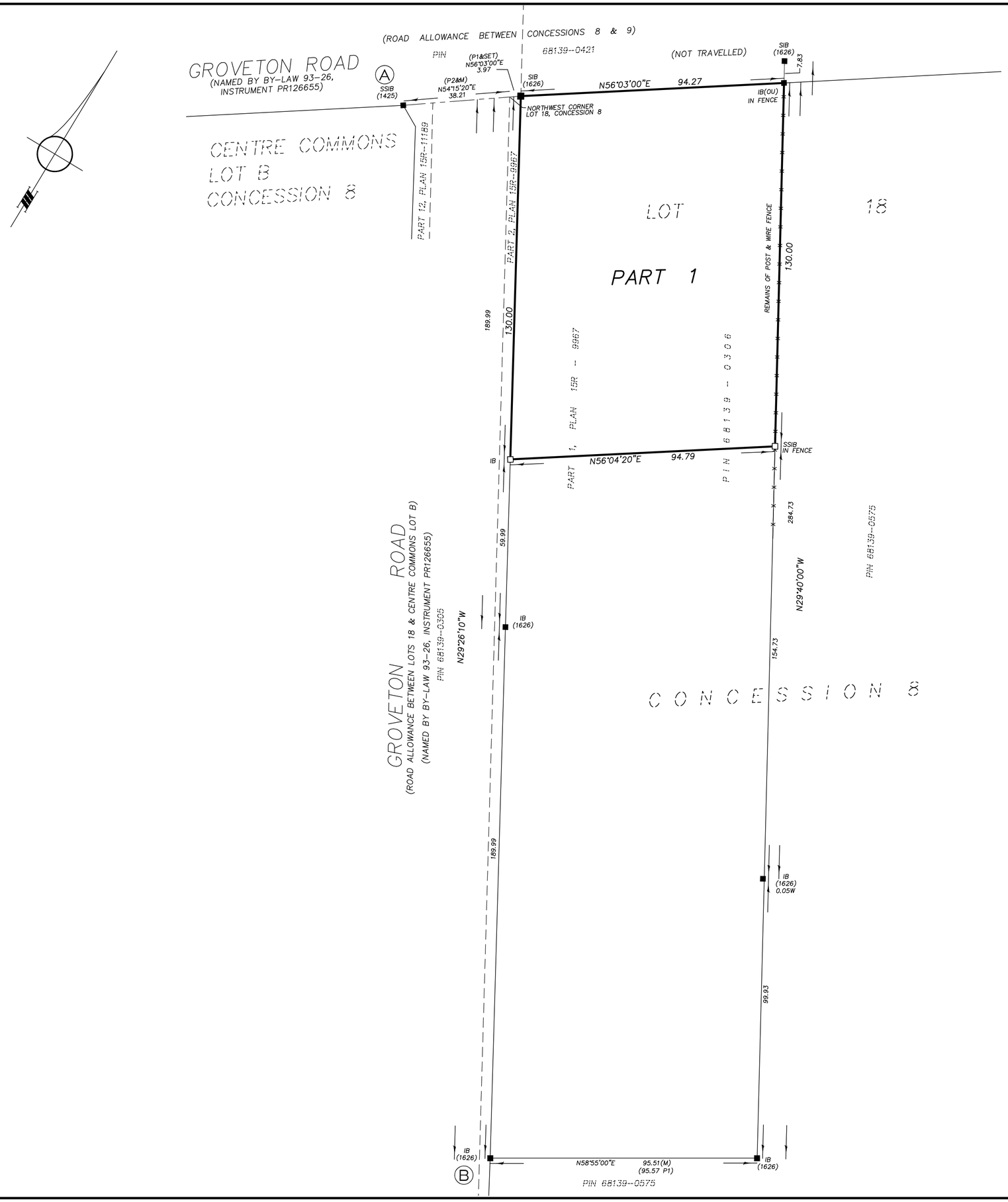
- Highway 401 Fish Salvage – Brockville, ON and Prescott, ON (Cruikshank, MTO Contract)
- Other fish salvages: Cardinal Creek (Ottawa, ON), Monaghan Drain (Ottawa, ON), tributary to the Rideau Canal (Kemptville, ON), tributary to Feedmill Creek (Ottawa ON), Bonnechere River (Renfrew, ON), Mississippi River (Almonte, ON), Ottawa River (Ottawa, ON), Tributary to Fraser Clarke Drain (Nepean, ON), tributary to St.Lawrence River (Newington, ON), Davidson Pond (Ottawa, ON),. Hazeldean tributary (Ottawa, ON), tributary to Jock River (Richmond, ON), culvert on Thunder Road (Gloucester, ON), culvert on Dunning Road (Cumberland, ON)

Other

- Organized fishing derby through RRCA (2008-2012; Cornwall, ON)
- Conducted environmental education presentations to many school groups (Cornwall, and Lancaster, ON)
- Tree Planting (2008-2012; Cornwall, ON)

SCHEDULE “D”

SITE SURVEY 15R-12552



SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 18	8	PART OF 68139-0306

PLAN 15R-12552

Received and deposited

July 22nd, 2025

Kelly Cochrane-nott

Representative for the Land Registrar for the Land Titles Division of Grenville (No.15)

PLAN OF SURVEY OF

PART OF LOT 18, CONCESSION 8

GEOGRAPHIC TOWNSHIP OF EDWARDSBURGH

TOWNSHIP OF EDWARDSBURGH/CARDINAL

COUNTY OF GRENVILLE

SCALE 1 : 1000 METRES

0 5 10 15 20 40 80

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
M	DENOTES MEASURED
P1	DENOTES PLAN 15R-9967
P2	DENOTES PLAN 15R-11189
1626	DENOTES JORDAN & WISEMAN SURVEYING LTD., O.L.S.
1425	DENOTES RON M. JASON SURVEYING LTD., O.L.S.
OU	DENOTES ORIGIN UNKNOWN

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)v7(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1 - 0°25'20" CLOCKWISE
P2 - 0°27'40" CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999614.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 26, 2025.

JUNE 13, 2025 — DATE

CALLY JOHNSTON, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-105525

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)v7(2010).
URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4971812.70	456684.58
B	4971506.38	456905.55

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

IBW SURVEYORS
IBWSURVEYORS.COM | 1.800.667.0696
copies available at ProtectYourBoundaries.ca

PARTY CHIEF:MS	DRAWN:MF	CHECKED:*	PLOT DATE: JUNE 13, 2025	A-053110
FILE: A-053110-RPLAN-V4				

CORPORATION OF THE

TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW NO. 2025-51

"A BY-LAW TO AUTHORIZE THE EXECUTION OF A DEVELOPMENT AGREEMENT WITH JOHN KENNETH WOODS AND ELIZABETH AUDREY WOODS"

WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal is authorized to enter into a development agreement and register it against the title to the land pursuant to section 53 of the Planning Act, R.S.O. 1990; and

WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal recommended in favour of Consent to Sever Application B-25-25 conditional upon entering into a Development Agreement to the satisfaction of the Township of Edwardsburgh Cardinal to implement the recommendations and findings of the Scoped Hydrogeological Assessment and Terrain Analysis, prepared by Morey Associates Ltd.; and

WHEREAS the Consent to Sever Application B-25-25 has received conditional approval from the United Counties of Leeds and Grenville Consent Granting Authority; and

WHEREAS it is deemed expedient to enter into such a development agreement with John Kenneth Woods and Elizabeth Audrey Woods for development of lands described as the severed parcel of severance application B-25-25 of the United Counties of Leeds and Grenville, Part 1 of 15R-12558, EDWARDSBURGH/CARDINAL.

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. That the Mayor and Interim Clerk are hereby authorized to execute the development agreement attached hereto as Schedule "A" and shall form part of this bylaw.

2. That this bylaw shall come into force and take effect on the date of final passing.

Read a first and second time in open Council this 25TH day of August, 2025.

Read a third and final time, passed, signed and sealed in open Council this 25th day of August, 2025.

_____ _____

Mayor **Interim Clerk**

THE TOWNSHIP OF EDWARDSBUGH/CARDINAL
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made in triplicate, the ___ day of_____2025.

BETWEEN:

JOHN KENNETH WOODS AND ELIZABETH AUDREY WOODS
(the “Owner”)

-and-

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBUGH/CARDINAL
(the “Township”)

FOR LANDS DESCRIBED AS
The severed parcel of severance application B-25-25
of the United Counties of Leeds and Grenville

Part 1 of 15R-12558; EDWARDSBURGH/CARDINAL

RECITALS:

1. The Owner is the owner of the lands described in Schedule "A” to this Agreement and proposes to subdivide it for the purpose of selling, conveying, or leasing it in lots.

2. The said lands are the subject matter of consent application B-25-25 which has received conditional approval from the United Counties of Leeds and Grenville Consent Granting Authority, a copy of which is annexed hereto as Schedule "B";

3. The Township, pursuant to Section 53 of the Planning Act, R.S.O. 1990, as amended, has the authority to enter into an agreement imposed as a condition of the approval of consent.

4. This agreement shall be registered at the cost of the Owner against the land to which it applies subject to the Registry Act and the Land Titles Act;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the other good and valuable consideration and the sum of One ($1.00) Dollar of lawful money of Canada, now paid by each of the other parties hereto (the receipt whereof is hereby acknowledged) the Parties hereby covenant, promise and agree with each other as follows:

1. This Agreement affects the Lands described in Schedule "A" to this Agreement and shall ensure to the benefit of and be binding upon parties hereto, and their respective successors and assigns, The Owner hereby agrees to the registration of this Agreement against the title to the severed lands, at the sole cost of the Owner.

2. The Owner hereby agrees to obtain all required municipal approvals and comply with all applicable Zoning By-Laws of the Township, the Building Code Act, 1992, S.O. 1992, c.23 requirements and approvals required by applicable government authorities which may be required prior to the development of the lands.

3. The Owner hereby acknowledges that the lands described in Schedule "A" to this Agreement are the subject of the Scoped Hydrogeological and Terrain Study, as shown in Schedule “C” to this Agreement, which was completed in order to assess the water quality and quantity for the site and groundwater impacts for a single dwelling on private servicing.

4. The owner hereby acknowledges and agrees that any development on the severed or retained parcel of land shall comply with the professional recommendations and matters provided by Schedules “C”, at the Owner’s sole risk and expense, and that a copy of this report be submitted to the Building Department when applying for a Building Permit.

5. In the event the Owner defaults in the performance of an obligation under this agreement or for reasons of public safety as determined by the Chief Building Official under the Building Code Act of Ontario or the Fire Marshall under the Fire Protection & Prevention Act of Ontario, the Township may, at the expense of the Owner, enter upon the lands and do all such matters and things as may be required to comply with any Order of the Chief Building Official or Assistant to the Fire Marshall (local Fire Chief). Such actual costs incurred by the Township plus an overhead charge of 15%, shall be deemed to be recoverable from the Owner by invoice and may be recovered in like manner as municipal taxes pursuant to the Municipal Act.

6. That the owner be advised that the severed land is located in the rural area and may be adjacent to existing or future agricultural and agricultural diverse uses. Any new residential development on the severed land shall be outside of the required calculated Minimum Distance Separation (MDS) setback from any neighbouring livestock facility or manure storage and all other applicable requirements at the time of building permit issuance.

7. In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the Township's Building Department (613-658-3055) must be immediately contacted.

8. In the event that human remains are encountered, all work must immediately cease, and the site must be secured. The Grenville County Ontario Provincial Police (613-925-4221), the Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8404), the Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132), and the Township's Building Department (613-658-3055) must be immediately contacted.

9. Any notice to be given hereunto shall be in writing to all other parties and either delivered personally or sent by prepaid registered mail, and in the latter case shall be deemed to have been given three (3) business days following the date upon which it was mailed. The address of the parties for the purpose hereof shall be:

to the Owner at:	to the Township at:
John Kenneth Woods; and Elizabeth Audrey Woods 279 Groveton Road Spencerville ON K0E 1X0	Township of Edwardsburgh/Cardinal PO Box 129 Spencerville ON K0E 1X0

10. The following schedules will form part of this agreement:

    SCHEDULE "A" – Description of the Property

    SCHEDULE "B" – Decision of the United Counties of Leeds and Grenville Consent Granting Authority (Application B-25-25)

    SCHEDULE "C" – Scoped Hydrogeological Assessment and Terrain Analysis Prepared by Morey Associates Ltd. Dated July, 2025

    SCHEDULE "D" – Site Survey 15R-12558

IN WITNESS WHEREOF the parties hereto have executed this agreement.

OWNER, JOHN KENNETH WOODS AND ELIZABETH AUDREY WOODS

_____
Owner

_____
Owner

I/We are the registered owners of the property.

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

_____
Mayor

_____
Clerk

I/We have authority to bind the Corporation.

DATED AT Spencerville, ON this _____ day of _____, 2025

SCHEDULE “A”

DESCRIPTION OF THE PROPERTY

The severed parcel of severance application B-25-25
of the United Counties of Leeds and Grenville

Shown as Part 1, on Registered Survey 15R-12558

SCHEDULE "B"

DECISION OF THE UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY APPLICATION B-25-25

Phone 613-342-3840 – Ext. 2414
Fax 613-342-2101
E-Mail: secretary-treasurer@uclg.on.ca

25 Central Avenue West
Suite 100,
Brockville, ON, K6V 4N6

UNITED COUNTIES OF LEEDS AND GRENVILLE
CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-25-25

We the undersigned members of the Consent Granting Authority of the United Counties of Leeds and Grenville; do hereby certify that the following is a decision reached by the Committee on **June 4, 2025.** The said decision was reached on the application of **John & Elizabeth Woods** to sever a parcel of land being; part of Lot 19, Concession 9; **Township of Edwardsburgh Cardinal** having dimensions of approximately 53 metres by 76 metres with an area of 0.4 hectares.

DECISION: **GRANTED** providing the conditions as stated below are met.

REASONS:
Division of land is compatible with the intent and purpose of the Official Plan and meets the criteria in Section 51 (24) of the Planning Act providing conditions are met.

EFFECT OF WRITTEN SUBMISSIONS ON THE DECISION:
No written comment(s) were submitted by a member of the public on this consent application to the approval authority.

CONDITIONS:

(1) That all conditions imposed in the granting of this decision be met and one (1) original paper copy and one (1) digital copy of the deposited reference plan of the subject lands, which conforms substantially with the application as submitted, and the instrument relating to the transaction (deed/transfer, Service Ontario parcel register, grant of right-of-way, etc.) be presented to the Secretary-Treasurer of the Consent Granting Authority for the Certificate of Consent no later than **June 5, 2027.**

(2) That the owner/ applicant shall provide a paper and digital (PDF) copy of the final registered plan (R-Plan) to the Township Planning Department for Township files, and that the plan meets the general intent of the approved consent sketch. It may be beneficial to have the draft plan provided to the Township for review prior to registration.

(3) That the owner/applicant shall have their surveyor confirm in writing to the Township that the existing width of the road allowance along the severed and retained parcels fronting on Groveton Road, is a minimum of 10 metres from centreline of road. If additional lands are required to bring the road allowance up to minimum standards, the additional land shall be shown as part or parts on a draft reference plan for the Township's review. The owner/applicant shall have their lawyer prepare the required transfer documents and provide a copy to the Township for review and signature to have the lands assumed as a public highway. The preparation and registration of the documents shall be at the owner/applicant's expense.

(4) That the owner/applicant submit to the satisfaction of the Township, a Hydrogeological and Terrain Analysis, to be completed by a qualified professional to demonstrate that the site conditions are suitable for the long-term provision of private services with no negative impacts (or cumulative negative impacts) to the environment or public health resulting from the use of on-site private water and sewage services.

(5) That a Development Agreement between the landowner and the Township be registered on title of the severed parcel of land with the following clauses:

- That the owner be advised that the subject lot is located in the rural area and may be in proximity to active or future agricultural operations and may experience odours, sounds and vehicle traffic associated with the standard operation of agricultural uses.
- That the owner be advised that any new or expanding livestock facility or manure storage facility on a lot in the rural area or new residential dwelling is subject to a Minimum Distance Separation (MDS) calculation.
- That the owner be advised that any new or altered entrances require an entrance permit from the Township of Edwardsburgh Cardinal, prior to the commencement of any work.

- That the Hydrogeological and Terrain Analysis and its recommendations be included as clauses in the agreement.
- That the owner be advised that Township encourages the preservation and enhancement of existing natural vegetation on the site and to limit the removal of any vegetation only to the proposed development area. The owner(s) may contact the Township of Edwardsburgh Cardinal or South Nation Conservation Authority for more information.
- That the owner be advised that the Township is not responsible to repair, replace or extend any municipal services to the subject property if its private on-site well or sewage disposal system fails. It is the homeowner's obligation to repair, replace and maintain the private on-site services on the property.

(6) The applicant provides South Nation Conservation (Septic Review) with a signed letter stating that all private sewage systems are a minimum of three (3) metres from the proposed property lines.

(7) That written release of conditions 2, 3, 4 and 5 from the Township be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.

(8) That written release of condition 6 from South Nation Conservation (Septic Review) be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.

NOTES:

(1) The Township had no objection providing conditions 2, 3, 4 and 5 are complied with.

(2) South Nation Conservation had no objection.
- The retained lot contains mapped watercourses. SNC has not completed a floodplain mapping analysis in this area of the watershed.
- A SNC permit may be required before undertaking development activities or other activities in or near the following areas: floodplains; watercourses; unstable slopes; unstable soils and bedrock; hazardous lands; wetlands; and areas within 30 metres of wetlands.
- Any development interference with a watercourse requires a permit from SNC, and restrictions may apply.

(3) South Nation Conservation (Septic Review) had no objection providing the required setbacks in Ontario Building Code, Part 8, Sewage Systems, are maintained and condition 6 is complied with.

OTHER RELATED APPLICATIONS:

There are no known related planning applications.

ADDITIONAL INFORMATION:

- You will be entitled to receive notice of any changes to the conditions of the provisional consent, if you have made a written request to be notified of changes to the conditions of the provisional consent.
- Only the applicant, the Minister, a specified person (under the Planning Act) or any public body (i.e. Municipality) may appeal a consent application to the Ontario Land Tribunal.
- Any appeal to the Ontario Land Tribunal must be received by the Secretary-Treasurer of the Consent Granting Authority at the United Counties of Leeds & Grenville **before 4:00 pm on the appeal date** shown on this notice and it must:
  - Set out the reasons for the appeal.

HOW TO FILE AN APPEAL:

Appeals are to be submitted to the Secretary-Treasurer via the Ontario Land Tribunal's (OLT) online e-file service. Go to https://olt.gov.on.ca/e-file-service/. If the OLT's e-file service is not working, please contact the Secretary-Treasurer at the address shown on the first page in the header. The steps to file an appeal are as follows:

1. Sign in to your My Ontario Account on the e-file service (first-time users will need to register for a My Ontario Account).
2. Submit the appeal via the e-file service and ensure that you select the correct approval authority, which in this case is listed as "Leeds & Grenville (United Counties of)".
3. Pay the fee required by the OLT. The fee schedule and methods of payment can be found on the OLT website at https://olt.gov.on.ca/fee-chart/.
4. Anyone filing an appeal that does not use the OLT's e-file portal may submit the required material directly to the Secretary-Treasurer at the address shown on the first page in the header.

I hereby certify this to be a true and exact copy

Cherie Mills

Chair

K Weidenaar

Secretary-Treasurer

This Decision was mailed on June 5, 2025

The last date for appealing this decision is June 25, 2025

SCHEDULE “C”

SCOPED HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS PREPARED BY MORELY ASSOCIATES LTD. DATED JULY 2025

MOREY ASSOCIATES LTD.
CONSULTING ENGINEERS

2672 Highway 43, PO Box 184
Kemptville, Ontario, K0G 1J0
info@moreyassociates.com
613.215.0605

REPORT ON

SCOPED HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS
279 GROVETON ROAD
TOWNSHIP OF EDWARDSBURGH/CARDINAL
UNITED COUNTIES OF LEEDS AND GRENVILLE, ONTARIO

Submitted to:

Alyssa Davie
279 Groveton Road
Spencerville, Ontario
K0E 1X0

DISTRIBUTION
1 PDF copy – Alyssa Davie

July 2025

File No. 025188

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1.0 INTRODUCTION

Morey Associates Ltd. was retained by Alyssa Davie (hereinafter referred to as the client) to carry out a scoped hydrogeological assessment and terrain analysis in support of one proposed lot severance located at 279 Groveton Road, in the Township of Edwardsburgh/Cardinal, United Counties of Leeds and Grenville, Ontario (see Key Plan, Figure 1).

For the purposes of this report Groveton Road is considered to exist at the south side of the subject site. The subject site of this report consists of the existing property known as 279 Groveton Road and is hereinafter referred to as the "subject site" or "site". For the purposes of this report "proposed dwelling lot" and "proposed severed lot" are used interchangeably.

It is understood that the above mentioned severance will create one proposed dwelling lot with frontage on the north side of Groveton Road (see attached Severance Sketch, Appendix A). A single family dwelling serviced by an on-site private drilled well and on-site private sewage system currently exists at the proposed retained lot. A horse barn and other outbuildings also exist at the proposed retained lot. The proposed dwelling lot consists of, in general, a rectangular shaped parcel of land some 0.4 hectares in plan area and the proposed retained lot consists of, in general, an irregular shaped parcel of land some 29.9 hectares in plan area. It is further understood that the future dwelling at the proposed dwelling lot is to be serviced by a proposed on-site private well and on-site private sewage system (Class 4 septic systems) as municipal servicing (watermain and sanitary sewer) is not available for the subject site.

1.1 ASSESSMENT OBJECTIVES

This scoped assessment report summarizes the results of a review of readily available geological, physiographical, and hydrogeological information for the site and site area, and the results of field work carried out at the subject site that is considered to provide a reasonable expectation of the actual hydrogeological conditions at the subject site.

This scoped assessment addresses our interpretation of the relevant requirements outlined in the Ontario Ministry of the Environment, Conservation and Parks (MECP) technical guideline documents titled "MOEE Hydrogeological Technical Information Requirements For Land

Development Applications" (April 1995), "D-5-5 Private Wells: Water Supply Assessment" (August 1996), and "D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment" (August 1996) in view of the site setting and proposed site development.

The following were the primary objectives of this present scoped hydrogeological assessment and terrain analysis:

- To investigate the potential quantity and quality of groundwater that would be expected from a water supply well drilled at the subject site to service the proposed dwelling lot based on, in general, the results of a well pumping test and water sample laboratory testing of a test well at the site.

- To provide limited recommendations for design of private services, from a scoped hydrogeological assessment point of view, in view of the expected hydrogeological conditions at the site.

1.2 METHODOLOGY

This scoped hydrogeological assessment and terrain analysis involved the review of readily available literature and maps regarding the geology and physiography of the site and the general site region. Aerial and "street level" photographs available from online sources such as, but not necessarily limited to, Google Maps, Google Earth, and County, Provincial, and Conservation Authority Geographic Information System (GIS) mapping websites, were also utilized.

MECP Water Well Records (well records) obtained from the Province of Ontario (MECP) map based well records search website were reviewed to obtain information regarding well construction for wells and to obtain information regarding aquifers utilized for domestic water supply for the general area surrounding the site. A summary of information provided on 7 well records indicated to be for wells located within about a 500 metre radius of the subject site is provided in the attached Table I: MECP Well Records Summary. That summary includes the well record for the selected test well (Well ID 2401138 – servicing the existing dwelling located at 279 Groveton Road) which was used for the above mentioned pumping test and well water sampling and testing. The well records summarized in Table I are provided in the attached Appendix B. The approximate locations

of the wells associated with the above mentioned well records are provided on the attached Figure 4. The approximate well locations indicated on Figure 4 are based on the information provided on the well records by the well drillers. Other well records/wells may be indicated to be within a 500 metre radius of the subject site on the MECP online map based well records search website. However, based on a review of the location information provided by the well drillers on those well records it was either apparent or could not be concluded with confidence that those well records represented wells that are actually located within the 500 metre radius of the subject site. For the purposes of this assessment and to avoid potential misrepresentation of actual hydrogeological conditions, only the well records that could be determined, with a relatively high degree of confidence, to represent wells within about a 500 metre radius of the subject site were summarized in the above mentioned Table I.

Site reconnaissance visits, which included putting down test pits at the proposed severed lot, was carried out by members of our technical field staff between May 14 and June 10, 2025. The results of the above mentioned test pits are provided in the attached Table VI.

A well pumping test, in-situ well water quality testing, and well water sampling was carried out at the previously mentioned test well on June 10, 2025 (hereinafter referred to as “TW1” or the “test well”). As previously mentioned, the test well is located at 279 Groveton Road (at the subject site) and provides domestic water supply to the existing dwelling at 279 Groveton Road. The water samples obtained during the pumping test were delivered to Eurofins Environment Testing laboratories in Ottawa, Ontario for laboratory testing of the MECP “subdivision package” list of parameters and trace metals (Aluminum, Antimony, Arsenic, Barium, Beryllium, Boron, Cadmium, Chromium, Cobalt, Copper, Lead, Mercury, Molybdenum, Nickel, Selenium, Silver, Strontium, Thallium, Uranium, Vanadium and Zinc). The factual results of the pumping test and in-situ water quality testing are provided in Appendix C and Table III, respectively. The laboratory testing results of the test well water samples are provided in Appendix D. Discussion of the results of the well pumping test, in-situ well water quality testing, and laboratory testing results of the well water samples are provided in following sections of this report.

2.0 PHYSICAL SETTING

The subject site is located on the north side of Groveton Road, in the Township of Edwardsburgh/Cardinal, United Counties of Leeds and Grenville, Ontario (see Key Plan, Figure 1 and Appendix A). The site is located within, in general, a sparsely developed, agricultural land and wooded land setting. The proposed dwelling lot is currently, in general, partially wooded and partially vacant grassed field.

The South Nation Conservation (SNC) GIS mapping website indicates watercourses (drainage ditches) exist at the subject site and are, in general, indicated to be distanced from the proposed severed lot (see attached Figure 4). Based on topographical mapping, the above mentioned watercourses are indicated to ultimately drain to the South Nation River which exists some 2 kilometres south/southeast of the subject site.

The attached Aerial Photograph And Well Locations, Figure 4 provides a relatively recent (Google Earth Imagery Date 3/30/2024) aerial photograph of the site and shows an area consisting of approximately a 500 metre radius out beyond the proposed severed lot. The following provides a general description of the physical setting for the lands within about a 500 metre radius of the proposed severed lot.

The proposed severed lot is bordered, in general, on the north by a field with an outbuilding and woodland beyond, on the east by a vacant field, outbuildings, a horse barn, and an existing dwelling at 279 Groveton Road, with agricultural fields and woodland beyond, on the south by Groveton Road with an existing dwelling and woodland beyond, and on the west by woodland, with existing dwelling development and woodland beyond.

2.1 LAND USE

Based on zoning by-law mapping obtained from the Township of Edwardsburgh/Cardinal website the site and surrounding area is indicated to be zoned rural and hamlet residential. The local land use is, in general, rural residential and agricultural.

Some 7 existing dwellings, including the existing dwelling at 279 Groveton Road, are indicated to be located within about a 500 metre radius of the proposed severed lot (based on review of relatively recent available aerial photographs). The Town of Spencerville, considered to be the closest rural settlement to the site, is located some 6 kilometres southwest of the site.

No waste disposal sites are indicated to exist within 2 kilometres of the site.

Based on a search of the MECP Access Environment database search website, no current MECP issued Permits To Take Water are indicated within 2 kilometres of the site.

As mentioned above a horse barn is indicated to exist within the proposed retained lot portion of the site. Based on information provided to us by the client it is understood that the horse barn and vacant field adjacent to the horse barn (indicated to be located greater than some 100 metres east from the proposed severed lot) is used for a relatively small number of horses (up to 3 horses).

2.2 SITE PHYSIOGRAPHY AND DRAINAGE

Based on the SNC website the site is located within the Upper South Nation subwatershed. As previously mentioned, watercourses (drainage ditches) exist at the subject site well beyond the north boundary of the proposed severed lot (see attached Figure 4) and are indicated to ultimately drain to the South Nation River which exists some 2 kilometres south/southeast of the subject site. Roadside ditching exists along Groveton Road adjacent to the site.

The site is located within a mapped area of Sand Plain (as indicated by Chapman and Putnam, 2007). The Sand Plain is indicated to be glacio-fluvial in origin.

As indicated by available topographical information for the site, the ground surface at the site is relatively flat with a gentle slope from about the northwest portion of the site downwards to the south/southeast portions of the site. Based on observations made and measurements carried out using GNSS surveying equipment at the time of the above mentioned site visits the proposed severed lot is, in general, relatively flat. The developed areas of the site, in general, appear to be somewhat moderately drained by the existing roadside ditching system. A relatively small area of surface water (pond) exists near the south boundary of the site, between the proposed severed lot

and the existing dwelling at the site. Based on the SNC website, portions of the site north of the proposed severed lot and developed areas of the site, have been mapped as non-evaluated wetlands. No exposed bedrock was observed at the ground surface within the proposed severed lot and developed areas of the site. Based on the site drainage conditions observed at the time of the site visit and the likely direction of surface drainage flow based on available topographical information, any shallow groundwater flow at the site is inferred to be towards the south/southeast in a direction towards the South Nation River.

3.0 SITE GEOLOGY

3.1 SURFICIAL GEOLOGY

A review of the surficial geology map for the site area (Chapman and Putnam 2007) indicates that the site is underlain by sand plains, see attached Surficial Geology Map, Figure 2.

Karst mapping completed by Brunton and Dodge (2008) indicates that the closest mapped potential karst areas are located some 21 kilometres east of the subject site. No karst features for the general site area are indicated to exist on available karst mapping.

Drift thickness mapping published by the Ontario Geological Survey provides 1 to possibly 2 data points for the subject site and the area within about a 500 metre radius of the proposed severed lot. However, where provided the drift thickness mapping indicates overburden thicknesses of 8.3 and 13.1 metres.

A review of the well records provided in the attached Table I, which includes the test well located at the site and wells indicated to be located within about a 500 metre radius of the proposed severed lot, indicate overburden thicknesses at the wells of between 3.1 to 12.2 metres.

Thin soils as defined in Ontario Regulation 153/04 consists of soil equal to or less than 2 metres in depth (exclusive of any surficial asphaltic concrete, concrete or aggregate). Based on the above surficial geology information, thin soil conditions are not indicated to exist at the subject site.

3.2 BEDROCK GEOLOGY

The bedrock geology map for the site area indicates that the bedrock underlying the site and general site area consists of dolostone, minor shale and sandstone of the Oxford Formation (Ontario Geological Survey 2007), see attached Bedrock Geology Map, Figure 3.

A review of the summarized well records information provided in the attached Table I indicates the bedrock surface at the wells was encountered by the well drillers at depths ranging from between about 3.1 to 12.2 metres below the ground surface.

Limestone bedrock is reported by the well drillers on all of the above mentioned well records.

4.0 REGIONAL HYDROGEOLOGY

4.1 SITE SETTING

The site and surrounding area are within a region where drinking water source protection is regulated by the SNC. Based on the SNC GIS mapping website the site and adjacent surrounding area are not within a wellhead/drinking water source protection area.

4.2 MECP WELL RECORDS

As previously mentioned, a summary of information provided on 7 well records indicated to be for wells located within about a 500 metre radius of the proposed severed lot is provided in the attached Table I: MECP Well Records Summary. Information, relevant to this scoped assessment, provided on those well records is summarized below.

- Well depths range between some 10.7 to 42.7 metres with average and median depths of some 21.6 and 15.2 metres, respectively. The well depths for 5 of the wells are less than 20 metres (10.7 to 18.6 metres) and those wells are indicated to all be located north of Groveton Road. The well depths for the remaining 2 wells are 39.0 and 42.7 metres and

those two wells are indicated to be located south of Groveton Road. The wells are indicated to be completed into a limestone bedrock aquifer.

- The well drillers indicated on the well records that water was found at the wells at depths ranging between about 8.2 to 39.9 metres, with average and median depths of some 16.1 and 10.4 metres.

- Reported well yields (recommended pump rates by the well drillers on the well records) are indicated to range between some 34 L/min to 46 L/min with an average well yield of about 40 L/min.

Based on a review of the information provided on the well records summarized in the attached Table I and on the indicated location of those associated wells, it is considered that a well completed through a sandy overburden and into a limestone bedrock aquifer likely represents the expected hydrogeological conditions at the proposed severed lot.

Based on the above information, it is considered that the test well (Well ID 2401138) located at the site offers a reasonable expectation that the hydrogeological conditions at the test well location should be similar to the conditions at the proposed severed lot. The results of the above mentioned pumping test and discussion regarding well water quantity are provided in the below report Section 5.0.

4.3 REGIONAL WATER QUALITY IMPACTS

Based on the previously mentioned land uses identified for the general site area, it is expected that groundwater impacts would most likely be evident in the form of elevated levels of nitrate, nitrite, sodium and chloride due to effluent loading from sewage systems, nitrogen rich nutrient application/spreading to the ground surface for agriculture, and the application of road salt.

The results of the laboratory testing of the well water samples obtained from the test well (which are discussed in further detail in the below report Section 6.0) indicate nitrate and nitrite levels of less than the laboratory reporting limit (<0.1 mg/L) and levels of sodium and chloride well below the limits provided in the Ontario Drinking Water Standards, Objectives and Guidelines. Based on the

above laboratory testing results and current site setting, it is considered that no significant undue surface impact is identified for the subject site.

5.0 WELL WATER QUANTITY

5.1 PUMPING TEST TW1

As previously mentioned, a pumping test was conducted at TW1 on June 10, 2025, by a member of our technical field staff at the existing well servicing the dwelling located at 279 Groveton Road and consisted of a six hour duration constant discharge rate pumping test. During the pumping test, water level measurements were made on a regular basis to monitor the drawdown of the water level in the well in response to pumping. After the pumping period, the pump was shut off and the recovery of the water level in the well was monitored for a period of time. During the pump test, the pump discharge outlet was located an adequate distance and downgradient from the well to ensure the discharge did not interfere with the natural recharge to the well.

The drawdown and recovery data for the well pumping test is shown in Appendix C. The drawdown and recovery data provided were measured with reference to the top of the test well casing.

The pumping test data for the test well was analyzed using the method of Cooper and Jacob (1946). Although the assumptions on which these equations are based are not strictly met, this method provides a reasonable estimate of the aquifer transmissivity. The analysis of the data obtained during the pumping test is summarized in the attached Table II.

The six hour duration pumping test was carried out at a discharge rate of about 91 litres per minute (20 Igpm). The static water level prior to testing was about 0.43 metres below the top of the test well casing and the water level after six hours of pumping was about 1.33 metres below the top of the test well casing for a total drawdown at the end of pumping of 0.90 metres. The available drawdown in the test well is approximated at about 12.3 metres. The specific capacity of the test well at the pumping test rate is approximately 145.5 cubic metres per day per metre of drawdown. At the end of pumping, about 40 minutes was required for 100 percent recovery of the total drawdown in the static water level created during pumping.

Based on the pumping test drawdown data the transmissivity of the aquifer is estimated to be 68.5 m^2/day. Based on the pumping test recovery data the aquifer transmissivity is estimated to be 74.9 m^2/day. The average transmissivity of the aquifer in the area of the test well is estimated to be 71.7 m^2/day.

Based on the data obtained during the pumping test, it can be concluded that the test well is capable of sustaining a short term yield of at least 91 litres per minute (20 lgpm) and that during the course of the six hour pumping period about 7 percent of the available drawdown in the test well was utilized.

5.2 SUMMARY OF TRANSMISSIVITY ANALYSIS

The above mentioned estimated transmissivity values based on the pumping test drawdown and recovery data are summarized in Table 5.1 and classified regarding magnitude, designation and groundwater supply potential based on Krasny (1993).

Table 5.1: Classification of Transmissivity Values

[1]Magnitude (m^2/day)	[1]Class	[1]Designation	[1]Groundwater Supply Potential	Transmissivity Values Based on Existing On-Site Well Pumping Test		
				Pump.	Rec.	Avg.
>1000	I	Very High	Regional Importance			
100 - 1000	II	High	Lesser Regional Importance			
10 - 100	III	Intermediate	Local Water Supply	68.5	74.9	71.7
1 - 10	IV	Low	Private Consumption			
0.1 - 1	V	Very Low	Limited Consumption			
<0.1	VI	Imperceptible	Very difficult to Utilize for Water Supply			

[1]Kransy (1993) 'Classification of Transmissivity Magnitude and Variation", Vol.31, No.2 - Ground Water

Based on the above, the test well is indicated to be capable of providing an adequate quantity related to a supply potential of local water supply. It is pointed out that a groundwater supply potential of “Private Consumption” is associated with a water supply well typically adequate for rural residential development serviced by individual on-site private wells.

5.3 SUMMARY OF WELL YIELDS

The MECP Guideline D-5-5 Section 4.3.2 states, with regard to water quantity requirements, *"The per-person requirement shall be 450 litres per day. Peak demand occurs for a period of 120 minutes each day. This is equivalent to a peak demand rate of 3.75 litres/minute for each person. The basic minimum pumping test rate is this rate multiplied by the 'likely number of persons per well' which, for a single family residence, shall be the number of bedrooms plus one. Unless it is otherwise established to MOEE's satisfaction, a minimum of four bedrooms shall be used in the calculation. However, regardless of the results of this calculation, this rate shall not be less than 13.7 litres/minute".*

Based on the above, the MECP recommended peak demand rate for a four bedroom dwelling is about 18.8 litres per minute. And for five persons occupying a four bedroom dwelling, a 2,250 litre daily water requirement is indicated.

During the pumping test some 32,760 litres of water was pumped from TW1 at a rate of 91 litres per minute for 6 consecutive hours and resulted in the use of 7 percent of the available test well drawdown depth. Within 40 minutes after the pumping test the water level fully recovered to the static water level measured before the pumping test started. The results of the well pumping test carried out on TW1 for this present scoped assessment indicates that the test well is capable of meeting the MECP minimum demand rate of 13.7 litres per minute and is capable of meeting the MECP peak demand rate for a four bedroom dwelling (about 18.8 litres per minute). The results also indicate that 2,250 litres of water can be removed from the test well aquifer with an expected full well recovery within about 40 minutes.

As mentioned above, the lowest and average well yields for the previously mentioned well records indicated to be completed into a limestone bedrock aquifer located within about 500 metres of the proposed severed lot, which are considered likely representative of the expected hydrogeological conditions at the proposed severed lot, are about 34 and 40 litres per minute, respectively. These well yields indicate that the wells are capable of meeting the MECP minimum demand rate of 13.7 litres per minute and are capable of meeting the MECP peak demand rate for a four bedroom dwelling (about 18.8 litres per minute).

It is considered that, based on the proposed severed and retained lot sizes (0.4 and 29.9 hectares), the existing relatively low density of residential development in the general site area, the results of the

above mentioned pumping test, and the reported well yields on the reviewed well records, sufficient well water quantity is indicated to exist in the limestone bedrock aquifer for the proposed dwelling development at the proposed severed lot.

6.0 WELL WATER QUALITY

Groundwater samples were collected from TW1 at about hours 3 and 6 of the above mentioned pumping test on June 10, 2025, and prepared/preserved in the field using appropriate techniques and submitted to Eurofins Environment Testing Laboratory (Eurofins) in Ottawa, Ontario for laboratory testing of the MECP "subdivision package" list of parameters and trace metals. The water samples were collected in the Eurofins provided sample bottles with appropriate preservatives where required. The sample bottles were placed in a cooler with ice packs for temporary storage prior to and during delivery to Eurofins. The water samples were deemed compliant upon receipt by Eurofins. Prior to sampling, the well water was tested several times for free and total chlorine using a Hanna Instruments HI93414 Turbidity and Free/Total Chlorine Meter. That meter was calibrated by a member of our technical field staff prior to carrying out the pumping test/well water sampling field work and the results of the calibrating indicated that the meter met the HI93414 calibration literature requirements. Sampling of the well water was not carried out until a reading of 0 for free and total chlorine was obtained.

The in-situ temperature, electrical conductivity (EC), pH, total dissolved solids (TDS), turbidity, free and total chlorine levels and apparent colour of the well water were measured just prior to sampling and at other periodic intervals during the above mentioned pumping test. The in-situ temperature, pH, EC and total dissolved solids (TDS) were measured using a Hanna Instruments HI98129 pH/EC/Temp./TDS Meter. That meter was calibrated by a member of our technical field staff prior to carrying out the pumping test/well water sampling field work and the results of the calibrating indicated that the meter met the HI98129 calibration literature requirements. The in-situ apparent colour was measured using a Hanna Instruments HI727 Handheld Color of Water Colorimeter. That colorimeter was calibrated by a member of our technical field staff prior to carrying out the pumping test/well water sampling field work and the results of the calibrating indicated that the colorimeter met the HI727 calibration literature requirements.

The results of the above mentioned in-situ field testing are provided in the attached Table III. Those results indicate that the pH, TDS, turbidity and apparent colour levels measured all met the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG). It is considered that the in-situ measurements obtained during the well pumping test are representative of the raw water from the test well bedrock aquifer.

The results of the above mentioned laboratory testing are provided in the attached Appendix D and are summarized with comparison to the ODWSOG in the attached Table IV.

The laboratory testing results of the well water samples indicate that the water samples meet all the Ontario Drinking Water Standards chemical, physical and bacteriological parameters tested for except for hardness, TDS, iron, turbidity and sodium (advisory level exceedance only).

Hardness

The water samples obtained from the test well are considered to be hard by water treatment standards with a hardness level above the ODWS operational guideline of 80 to 100 mg/L. The hardness for the samples tested was measured at 369 mg/L. The Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, Revised June 2006, states *"Water supplies with a hardness greater than 200 mg/L are considered poor but tolerable. Hardness in excess of 500 mg/L in drinking water is unacceptable for most domestic purposes".*

The hardness levels of the water samples are less than what is considered unacceptable (greater than 500 mg/L) for most domestic purposes and are considered treatable. The levels of hardness measured for the water samples obtained from the test well are well within the acceptable range that is considered reasonably treatable. Water softeners and/or manganese greensand filters are indicated to be adequate to lower hardness to acceptable levels. Water with hardness above 80 to 100 mg/L as $CaC0_3$ is often softened for domestic use. Water softening by conventional sodium ion exchange may introduce relatively high concentrations of sodium into the drinking water, which may contribute a significant percentage to the daily sodium intake for a consumer on a sodium restricted diet. Where ion exchange water softeners are used, a separate unsoftened water supply could be used for drinking and culinary purposes. A recommendation for water treatment specific to hardness is provided in the following report Section 10.2.

Total Dissolved Solids (TDS)

The levels of TDS for the 3 hour and 6 hour water samples were measured at 517 and 519 mg/L, respectively, which is slightly above the ODWS aesthetic objective of 500 mg/L. The in-situ levels of TDS measured during the pumping test were all less than 500 mg/L. The results of Langelier Index (LI) calculations for the well water samples are provided in the attached Table V and gave LI values of 0.28. These LI values can be interpreted (based on Carrier 1965) to indicate potential for the groundwater to be slightly scale-forming with slight corrosion possible (LSI 0.5 to 2.0). The above mentioned calculated LI values are within the range that is generally considered stable (between +0.5 to -0.5) and indicate that significant corrosion or encrustation problems are unlikely to occur.

Water treatment systems do not typically treat for TDS directly. However, water softeners reduce the levels of hardness/calcium in the well water which would reduce the above mentioned scale-forming potential. Based on the above mentioned calculated LI values and considering the previously mentioned conventional water softener treatment for hardness, it is considered that major scale/encrustation and/or corrosion problems are unlikely to occur.

The Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, Revised June 2006, states *"The principal constituents of TDS are chloride, sulphates, calcium, magnesium and bicarbonates. The effects of TDS on drinking water quality depend on the levels of the individual components."* The levels of chloride and sulphate measured in the water samples obtained from the test well are well below the levels indicated to result in a noticeable taste (250 mg/L for chloride and 150 mg/L for sulphate) as indicated in the above mentioned Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, Revised June 2006. Based on the laboratory testing of the water samples obtained from the test well, it is considered that the elevated TDS concentrations are most likely due to hardness. As such, it is considered that the elevated TDS concentrations measured from the test well should not significantly impact the palatability of the water.

Iron

The laboratory measured levels of iron for the 3 hour and 6 hour water samples obtained from the test well were 0.89 and 0.82 mg/L, respectively, and are above the ODWS aesthetic objective of 0.3 mg/L. The Technical Support Document for Ontario Drinking Water Standards, Objectives and

Guidelines, Revised June 2006, states *"The aesthetic objective for iron, set by appearance effects, in drinking water is 0.3 mg/L. Excessive levels of iron in drinking water supplies may impart a brownish colour to laundered goods, plumbing fixtures and the water itself; it may produce a bitter, astringent taste in water and beverages; and the precipitation of iron can also promote the growth of iron bacteria in water mains and service pipes."*

The MECP Guideline D-5-5 indicates that iron is considered reasonably treatable for concentrations of up to a maximum of 5.0 mg/L using water softeners or manganese greensand filters. The above indicated iron levels are well within the above mentioned MECP maximum concentration considered reasonably treatable of 5.0 mg/L. The levels of iron for the water samples are considered treatable using a water softener or manganese greensand filter. A recommendation for water treatment specific to iron is provided in the following report Section 10.2.

Turbidity

The laboratory measured levels of turbidity for the 3 hour and 6 hour water samples tested was 13 and 12.8 NTU, respectively, and are above the ODWS aesthetic objective of 5 NTU. As indicated in the attached Table III the in-situ turbidity of the well water during the pumping test was measured to be between 1.9 to 0.2 NTU. The levels of in-situ measured turbidity decreased over time during the well pumping test.

The 3 hour water sample had a laboratory turbidity level of 13 NTU and an iron level of 0.89 mg/L. The 6 hour water sample had a laboratory turbidity level of 12.8 NTU and an iron level of 0.82 mg/L. It is considered that the elevated iron in the water samples is the major contributor in the elevated laboratory turbidity levels. Iron can precipitate in a water sample between the time the sample is collected and the time the laboratory turbidity testing is performed. The iron flocs that precipitate in the water sample are detected during the laboratory turbidity testing.

Based on the above, it is considered that concerns with the above mentioned laboratory turbidity levels would be effectively addressed by water treatment specific to iron removal. As mentioned above, a recommendation for water treatment specific to iron is provided in the following report Section 10.2.

Sodium (Advisory Limit Exceedance Only)

The levels of sodium for the water samples tested were measured at 35 and 34 mg/L which is below the ODWS aesthetic objective of 200 mg/L. However, according to the MECP the local Medical Office of Health should be notified where sodium levels are above 20 mg/L in order that this information may be relayed to local physicians. Accordingly, the levels of sodium for the well water samples obtained from the test well may be of interest to persons on a sodium restricted diet.

7.0 SCOPED TERRAIN ANALYSIS

7.1 SOIL AND GROUNDWATER CONDITIONS ENCOUNTERED

Two test pits, labelled TP25-1 and TP25-2, were put down at the site using hand excavating/augering equipment at the time of a site visit on May 14, 2025. The logs of the test pits are provided in the attached Table VI, Record of Test Pits. The approximate locations of the test pits are shown on the attached Figure 4. From the ground surface at the test pits about a 0.2 to 0.3 metre thickness of topsoil was encountered underlain by, in general, red brown to grey brown silty sand with a trace of clay. The test pits were terminated within the silty sand material at depths of some 1.1 metres below the existing ground surface.

A sample of the silty sand material encountered at test pit TP25-2 was delivered to a soil laboratory for grain size distribution testing, the results of which are provided in Appendix E.

The grain size distribution testing indicates that the silty sand sample consists of 0 percent gravel, about 50 percent sand, about 45 percent silt and about 5 percent clay. Based on the results of the grain size distribution testing and information published by the MECP relating grain size, percolation rate and permeability, it is estimated that the permeability coefficient for the silty sand sample ranges from some $5x10^{-4}$ to $1x10^{-5}$ cm/s, which relates approximately to percolation times of about 10 to 20 min/cm.

Relatively minor groundwater seepage was observed in test pits TP25-1 and TP25-2 at about 0.7 and 0.8 metres below the existing ground surface, respectively.

7.2 PROPOSED SEPTIC SYSTEMS

Based on the results of the scoped terrain analysis field work it is expected that the septic system for the proposed dwelling lot will consist of a Class 4 partially to fully raised septic system leaching bed.

Based on the results of the above mentioned test pits it is considered that the future septic system leaching bed (septic envelope) at the proposed dwelling lot may be constructed within an area of silty sand. The loading rate for septic envelopes is to be in accordance with the 2024 Ontario Building Code (OBC), Table 8.7.4.1. Prior to establishing the actual/exact septic envelope size and location at the proposed dwelling lot, a site specific investigation should be carried out, meeting the 2024 OBC and South Nation Conservation (sewage system approval authority for the site) requirements.

It is considered that based on the size of the proposed dwelling lot and the existing development adjacent to the proposed dwelling lot, all 2024 OBC septic system clearance distances should be readily achievable for a proposed partially to fully raised septic system leaching bed at the proposed dwelling lot.

It is pointed out that septic system disposal treatment systems that have been approved for use by the OBC for Level IV treatment of effluent (known as tertiary treatment) could be considered for use at the proposed dwelling lot rather than the above mentioned conventional Class IV leaching beds. The Level IV treatment systems are, in general, associated with smaller area dispersal leaching beds than conventional Class IV leaching beds, reduced separation distance between the underside of dispersal leaching bed and low permeability soils, bedrock, and seasonally high groundwater table. It is pointed out that some Level IV treatment systems have been indicated to reduce contaminants from effluent, such as nitrates.

Prior to construction of any sewage system at the proposed dwelling lot a Part 8 – Sewage Permit must be obtained from the local sewage system approval authority.

8.0 GROUNDWATER IMPACT ASSESSMENT

8.1 GENERAL

The previously mentioned MECP D-5-4 guideline provides three general considerations regarding groundwater impact assessment for proposed developments. The first consideration ("Step 1") is in regard to the proposed lot sizes of a residential development. In brief, the proposed severed lot size of 0.4 hectares does not meet the plan area requirement of the above mentioned "Step 1" consideration. The "Step 2" consideration is a consideration regarding sewage effluent being hydrogeologically isolated from an existing or potential supply aquifer(s). A Step 2 assessment is outside the scope of work of this present scoped assessment. A Step 2 assessment can involve relatively extensive subsurface/hydrogeological investigation and analysis at the site and possibly for up to 500 metres beyond the site. It is considered prudent that the feasibility of carrying out an investigation and analysis for a Step 2 consideration be discussed with the consultant prior to carrying out that work. The "Step 3" consideration is a consideration regarding contaminant attenuation. Accordingly, based on the above a Step 3 approach was addressed for the subject site.

Prior to carrying out any of the groundwater impact assessment MECP "Steps", the MECP D-5-4 guideline indicates that it should be demonstrated that the subject site is not obviously hydrogeologically sensitive (i.e.: karstic areas, areas of fractured bedrock exposed at surface, areas of thin soil cover, or areas of highly permeable soils).

8.2 HYDROGEOLOGICAL SENSITIVITY

Based on the results of the review of available site physiographical and geological information and on the results of the field work carried out for this scoped assessment, no karstic areas, areas of fractured bedrock exposed at the ground surface, areas of thin soil cover, or areas of highly permeable soils were encountered or are expected for the subject site.

Based on the above, the subject site is not considered obviously hydrogeologically sensitive.

8.3 STEP 3 – PREDICTIVE ASSESSMENT

To obtain a general indication as to the potential impact of septic effluent on the properties adjoining the proposed severed and retained lots a nitrate dilution model was utilized. The annual water surplus for the site was estimated using meteorological data from the Environment Canada station at Kemptville and the potential evapotranspiration for the site calculated using the Thornthwaite Method. The estimate of water surplus using the Thornthwaite Method is shown in Appendix F. It is pointed out that the Town of Kemptville is located some 14 kilometres north of the subject site and based on the limited available meteorological stations available from Environment Canada is considered adequately representative of the weather at the subject site.

With regard to nitrate dilution calculations, the MECP D-5-4 guideline document states *"For the purposes of predicting the potential for groundwater impacts, a nitrate loading of at least 40 grams/lot/day per residential dwelling unit shall normally be used".* That guideline document also states in relation to the 40 grams/lot/day, *"This is based on expected actual flows of 1000 L/day and a minimum value of 40 mg/L nitrate-nitrogen in the discharge from a Class 4 or Class 6 system treating domestic/household sewage".* As such, a daily effluent loading of 1000 L/day was assumed per dwelling unit at the site in accordance with the MECP D-5-4 guideline document. It is important to note that the Ontario Building Code (OBC) daily design sewage flow is not to be used in nitrate dilution calculations for residential development as per the MECP D-5-4 guideline. The above mentioned effluent loading of 1000 litres per day indicated in the MECP D-5-4 guideline represents expected actual daily effluent flows. It is considered that the OBC daily design sewage flow does not represent actual expected daily effluent flows.

With regard to treatment and dispersal of effluent from a leaching bed, the expected impact on the groundwater of a proposed septic system servicing a dwelling at the proposed severed lot and the septic system servicing the existing dwelling at the retained lot was determined by considering the attenuation of nitrate in the effluent from an assumed 40 mg/L (as N) at the septic tank to 10 mg/L (as N) at the site boundaries by dilution as a result of the infiltration of meteoric water. The results of the calculation indicate that the expected concentration of nitrate at the down gradient boundary for the site is 0.33 mg/L, which meets the MECP nitrate impact limit of 10 mg/L (see Appendix F). The results of additional calculations indicate that a total of 4 dwelling units for the proposed severed and retained lots at the site would meet the MECP nitrate impact limit (with an expected

concentration of nitrate at the down gradient boundary for the site calculated as 0.66 mg/L, see Appendix F). This additional calculation is provided as it may relate to possible future secondary dwelling units constructed at the subject site.

9.0 PROPOSED WELL CONSTRUCTION

The future well at the proposed severed lot must be constructed, as a minimum, in accordance with Ontario Regulation 903 (O.Reg 903), as amended, and constructed in accordance with the recommendations outlined in this present assessment report (see report Section 10.0) and any municipal requirements.

10.0 CONCLUSIONS AND RECOMMENDATIONS

10.1 SUMMARY AND CONCLUSIONS

A scoped hydrogeological assessment and terrain analysis was carried out in support of a proposed lot severance that will create a proposed dwelling lot located on the north side of Groveton Road at 279 Groveton Road, in the Township of Edwardsburgh/Cardinal, United Counties of Leeds and Grenville, Ontario. The scoped assessment consisted of a review of readily available information from a hydrogeological point of view and on-site observations, field work and in-situ and laboratory testing.

Based on the results of the scoped assessment, the following conclusions are provided by Morey Associates Ltd. and are based on our interpretation of the relevant sections of the previously mentioned MECP guideline documents.

1) The results of this scoped assessment, discussed in the preceding report sections, indicate that there is a sufficient quantity of groundwater of acceptable drinking water quality in the bedrock aquifer system to satisfy the water requirements of the proposed future dwelling at the site.

2) The proposed severed and retained lots are indicated to be of sufficient size that the impact, if any, to the downgradient off property groundwater quality due to proposed septic system

loading at the subject site, is not expected to exceed the acceptable impact as outlined in the MECP D-5-4 guideline.

3) Based on the results of this scoped assessment, the proposed severed and retained lots are considered suitable for development using private services, from a scoped hydrogeological and terrain analysis point of view.

10.2 RECOMMENDATIONS

Morey Associates Ltd. provides the following recommendations regarding the proposed groundwater supply well and sewage system at the proposed severed lot. The reader(s) of this report should read/reference the entire report.

1) The future well at the proposed severed lot must be constructed, as a minimum, in accordance with Ontario Regulation 903 (O.Reg 903), as amended, and constructed in accordance with the recommendations outlined in this present assessment report and any municipal requirements.

2) The future well drilled at the proposed severed lot should be constructed with a minimum 6 metre length of casing extending through overburden materials and set at least 1.5 metres into sound, competent bedrock. The entire annular space between the steel casing and the overburden/bedrock should be filled with a suitable cement and/or bentonite grout.

3) Once the steel well casing has been suitably sealed, the well should be advanced uncased in the bedrock. The proposed well may have to be drilled to depths of up to some 11 to 19 metres below the ground surface (based on a review of the well depths indicated on the attached Table I). However, due to possible changes in topography and because it is impossible to predict with certainty the depth(s) at which water-producing factures will be encountered during drilling, the above mentioned depths of some 11 to 19 metres below the ground surface should be considered an approximate target depth only.

4) Any new wells drilled significantly deeper than 19 metres depth may require additional water quality testing and review to ensure the well water quality is in keeping with the findings of this present scoped assessment.

5) The final landscaping at the site should be graded such that surface water (including any eavestrough downspout discharge and sumpline discharge) is not directed to or ponds around the well head. New constructed wells should have casing heights extending not less than 0.4 metres above the ground surface. Future drilled wells at the site should be located up gradient of septic leaching beds and meet the clearance distances to septic system leaching beds and septic tanks indicated in the most recent version of the Ontario Building Code as amended.

6) In order to encourage domestic supply well education and best management practices future residents at the site should be made aware of and refer to the province of Ontario web-doc-publication: ontario.ca/document/water-supply-wells-requirements-and-best-practices

7) Future residents at the site should be made aware that it is considered prudent to adhere to the regulatory well maintenance requirements, general maintenance for well owners (Table 11-1: Well Maintenance Checklist Items), and well water quality laboratory testing outlined in the above mentioned province of Ontario web-doc publication.

8) Future residents at the site should be made aware of and refer to the Province of Ontario publications titled “Septic Smart! Understanding Your Home’s Septic System (available for download at time of preparation of this report on the Province of Ontario website, www.ontario.ca/files/2022-10/omafra-septic-smart-understanding-home-wastewater-system-en-2022-10-14.pdf).

9) Water treatment specific to hardness and iron may be desired to mitigate hard water concerns. Commercially available water softeners are indicated to be adequate to treat hardness concentrations encountered at the test well. Commercially available water softeners and manganese greensand filters are indicated to be adequate to treat iron concentrations encountered at the test well.

10) Future residents at the site should be made aware that the use of conventional sodium ion exchange water softeners may introduce relatively high concentrations of sodium into the drinking water, which may contribute a significant percentage to the daily sodium intake for a consumer on a sodium restricted diet. Where sodium ion exchange water softeners are used, a separate unsoftened water supply could be used for drinking and culinary purposes.

11) In addition to the above mentioned recommendation (recommendation No. 10) and as per the MECP D-5-5 Guideline Document, if water softening is utilized, a warning should be registered on title with a recommendation that a separate tap, which by-passes the softener, be installed to supply unsoftened drinking water.

12) Future residents at the site should be made aware that the sodium level in the water samples obtained from the on-site test well for this scoped hydrogeological assessment has been measured to be above the MECP advisory limit of 20 mg/L and as such the levels of sodium in the well water at the proposed severed lot may be of interest to person on a sodium restricted diet.

13) In addition to the above mentioned recommendation (recommendation No. 12) and as per the MECP D-5-5 Guideline Document, in cases where raw water sodium levels exceed 20 mg/L, warning clauses should be addressed to people on sodium restricted diets and should be registered on title.

14) Future residents at the site should be made aware that water wells should be adequately disinfected prior to use, and that wells must be accessible in perpetuity for maintenance, repair and replacement, as per O.Reg 903.

11.0 LIMITATIONS AND USE OF REPORT

This report was prepared for the exclusive use of Alyssa Davie. This report may not be relied upon by any other person or entity without the express written consent of Alyssa Davie and Morey Associates Ltd.

This scoped hydrogeological assessment and terrain analysis does not address the design/construction of earth/groundwater energy systems at the site. Should earth/groundwater energy systems be considered for construction at the site hydrogeological studies and subsurface investigations may be required for obtaining approvals of such systems.

This report documents work that was carried out with generally accepted professional standards at the time and location in which the services were provided and in a manner consistent with a level of care and skill normally exercised by other professional engineering and geoscientist firms practicing under similar conditions and subject to the time limits and financial and physical constraints applicable to the services.

Any third party use of this report, including reliance of this report and/or decisions made based on this report, is the sole responsibility of the third party. Morey Associates Ltd. accepts no responsibility for damages, whether direct or indirect, suffered by any third party as a result of any third party use of this report.

The conclusions provided herein represent an opinion of Morey Associates Ltd. as of the time of preparation of this report. It is recognized that the passage of time affects the information provided in this report. This report should not be construed as legal advice, nothing in this report is intended to provide a legal opinion. If new information is discovered during future work, including excavations, borings or other studies, Morey Associates Ltd. should be requested to re-evaluate the conclusions presented in this report and provide amendments as required.

12.0 SIGNATURE

We trust that this report is sufficient for your present requirements. If you have any questions concerning this report, please do not hesitate to contact our office.

Yours truly,
Morey Associates Ltd.

D. G. Morey, P.Eng.
Principal | Consulting Engineer

13.0 REFERENCES

Chapman, L.J. and Putnam, D.F. 2007. Physiography of Southern Ontario; Ontario Geological Survey, Miscellaneous Release-Data 228.

Armstrong, D.K. and Dodge, J.E.P. 2007. Paleozoic Geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release-Data 219.

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Province of Ontario: Web-doc publication – Water Supply Wells: Requirements and Best Practices, revised April 2015.

Province of Ontario: Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, revised June 2006.

South Nation Conservation: GeoPortal Website.

Google Earth: Google Earth Pro Application Imagery.

TABLE I
MECP WELL RECORDS SUMMARY

Well ID	Stratum Description	Geology Stratum Top Depth (m)	Geology Stratum Bottom Depth (m)	Well Completion Date (mm/yyyy)	Drill Method	Casing Depth Below Ground Surface (m)	Depth at which Water was Found (m)	[1] Well Yield (L/min)
2401138 279 Groveton Rd (Test Well)	Gravel, sand	0.0	7.9	11/1967	-	8.2	8.2, 10.7	38
	Limestone	7.9	12.2					
A091121 299 Groveton Rd	Clay, stone	0.0	5.5	10/2009	Rotary & Air Percussion	7.2	14.9	46
	Limestone	5.5	18.6					
A116821 307 Groveton Rd	Sand	0.0	1.2	09/2012	Cable Tool	6.1	10.1	38
	Hardpan, stone	1.2	3.7					
	Limestone	3.7	10.7					
A282998 Possibly 272 Groveton Rd	Sand, clay	0.0	12.2	11/2021	Air Percussion	14.6	36.0	38
	Limestone	12.2	39.0					
A105338 316 Groveton Rd	Sand, gravel, boulders	0.0	5.2	11/2011	Air Percussion	7.3	10.1, 39.9	45
	Limestone	5.2	42.7					
A151575 Possibly 327 Groveton Rd	Sand, stones	0.0	3.1	05/2014	Cable Tool	6.1	9.1, 13.7	38
	Limestone	3.1	15.2					
A134954 Possibly 323 Groveton Rd	Hardpan	0.0	3.4	08/2013	Cable Tool	6.1	8.2	34
	Limestone	3.4	12.5					

[1] Recommended pumping rate indicated by well driller on well records & assuming US gpm on well records

TABLE II
SUMMARY OF PUMPING TEST RESULTS AND WELL PARAMETERS
FOR TEST WELL

Well	Tp (m^2/day)	Tr (m^2/day)	Tav (m^2/day)	Q (m^3/day)	SC (m^3/day/m)	ho m	hf m	Td m	TD m	CS m	AD m
Test Well (279 Groveton Rd)	68.5	74.9	71.7	130.9	145.5	0.43	1.33	0.90	12.2	0.5	12.3

Well	% Available Drawdown Used
	7%

Note:

Tp:	Transmissivity as calculated from pumping data (m^2/day)
Tr:	Transmissivity as calculated from recovery data (m^2/day)
Tav:	Average transmissivity (average of pumping and recovery) (m^2/day)
Q:	Test pumping rate (m^3/day)
SC:	Specific Capacity (m^3/day/m)
ho:	Static water level (below top of casing) at beginning of pumping test (metres)
hf:	Water level (below top of casing) at end of 6 hour pumping test (metres)
Td:	Total drawdown (metres)
TD:	Total depth of well (below ground surface) (metres)
CS:	Casing stickup above ground surface, as measured at time of pumping test (metres)
AD:	Approximate available drawdown (metres)

TABLE III
RESULTS OF IN-SITU WATER QUALITY MEASUREMENTS
FOR TEST WELL

Test Well	Hours Since Pumping Started	Temp. (°C)	Conductivity (uS/cm)	pH (pH units)	TDS (ppm)	Turbidity (NTU)	Colour [Apparent] (TCU)	Free Chlorine (mg/L)	Total Chlorine (mg/L)	Odour[1,2]	Sample
Test Well (279 Groveton Rd)	1	13.7	813	7.45	398	1.9	0	-	-	none	-
	2	12.9	824	7.45	412	1.4	0	-	-	none	-
	3	13.2	832	7.42	415	0.5	0	0.00	0.00	none	3hr sample
	4	12.6	805	7.44	403	0.3	0	0.00	0.00	none	-
	5	12.9	808	7.41	397	0.3	0	0.00	0.00	none	-
	6	13.1	817	7.42	407	0.2	0	0.00	0.00	none	6hr sample

[2]Olfactory detection used for odour.

[1]Chlorination of the test well was carried out prior to commencement of pumping test.

In-Situ Water Quality Testing Equipment:

Hanna Instruments HI93414 Turbidity and Free/Total Chlorine Meter - Calibrated and battery check prior to field work.

Hanna Instruments HI98129 pH/EC/Temp./TDS Meter - Calibrated and battery check prior to field work.

Hanna Instruments HI727 Handheld Color of Water Colorimeter - Calibrated and battery check prior to field work.

TABLE IV - SUMMARY OF TEST WELL LABORATORY WATER QUALITY TESTING

Parameter	RL	Units	[1]Guideline	3hr sample	6hr sample
Anions					
Chloride	0.5	mg/L	AO 250	72.2	72.1
Nitrate (as Nitrogen)	0.1	mg/L	MAC 1	<0.1	<0.1
Nitrite (as Nitrogen)	0.1	mg/L	MAC 10	<0.1	<0.1
Sulphate	1	mg/L	AO 500	34	34
Calculations					
Ion Balance	0.1	-	-	1.03	1.02
General Chemistry					
Alkalinity (as CaCO3)	5	mg/L	OG 30-500	300	300
Colour (true)	2	TCU	AO 5, T[2] 7	<2	<2
Conductivity (at 25 degree C)	5	uS/cm	-	796	798
Dissolved Organic Carbon	0.5	mg/L	AO 5, T[2] 10	1.1	1.2
Fluoride	0.1	mg/L	MAC 1.5	0.20	0.21
Hardness (as CaCO3)	1	mg/L	OG 80-100, 500[4]	***369***	***369***
pH (at 25 degree C)	1	-	OG 6.5-8.5	7.95	7.63
Phenols-4AAP	0.001	mg/L	-	<0.001	<0.001
Sulphide (S2-)	0.01	mg/L	AO 0.05	<0.01	<0.01
Tannin and Lignin	0.1	mg/L	-	0.1	0.1
Total Dissolved Solids	5	mg/L	AO 500	***517***	***519***
Turbidity	0.1	NTU	AO 5.0	***13***	***12.8***
Metals					
Aluminum	0.01	mg/L	OG 0.1	<0.01	<0.01
Antimony	0.0005	mg/L	IMAC 0.006	<0.0005	<0.0005
Arsenic	0.001	mg/L	IMAC 0.025	<0.001	<0.001
Barium	0.001	mg/L	MAC 1	0.319	0.318
Beryllium	0.0005	mg/L	-	<0.0005	<0.0005
Boron	0.01	mg/L	IMAC 5	0.06	0.06
Cadmium	0.0001	mg/L	MAC 0.005	<0.0001	<0.0001
Calcium	1	mg/L	-	82	82
Chromium	0.001	mg/L	MAC 0.05	<0.001	<0.001
Cobalt	0.0002	mg/L	-	<0.0002	<0.0002
Copper	0.001	mg/L	AO 1	<0.001	<0.001
Iron	0.03	mg/L	AO 0.3, [2]T 5.0	***0.89***	***0.82***
Lead	0.001	mg/L	MAC 0.01	<0.001	<0.001
Magnesium	1	mg/L	-	40	40
Manganese	0.01	mg/L	AO 0.05	0.02	0.02
Mercury	0.005	mg/L	MAC 0.001	<0.0001	<0.0001
Molybdenum	0.005	mg/L	-	<0.005	<0.005
Nickel	0.005	mg/L	-	<0.005	<0.005
Potassium	1	mg/L	-	2	2
Selenium	0.001	mg/L	MAC 0.05	<0.001	<0.001
Silver	0.0001	mg/L	-	<0.0001	<0.0001
Sodium	1	mg/L	AO 200, A 20	***35***	***34***
Strontium	0.001	mg/L	7 [Health Canada Proposed]	0.418	0.426
Thallium	0.0001	mg/L	-	<0.0001	<0.0001
Uranium	0.001	mg/L	MAC 0.02	0.002	0.002
Vanadium	0.001	mg/L	-	<0.001	<0.001
Zinc	0.01	mg/L	AO 5	<0.01	<0.01
Microbiology					
E. Coli	0	CFU/100mL	MAC Not detectable	0	0
Total Coliforms	0	CFU/100mL	MAC Not detectable	0	0
Fecal Coliforms	0	CFU/100mL	-	0	0
Heterotrophic Plate Count	0	CFU/1mL	-	1	0
Nutrients					
Ammonia (Total, as Nitrogen)	0.02	mg/L	-	0.072	0.078
Total Kjeldahl Nitrogen	0.1	mg/L	-	0.112	0.155
[5]Organic Nitrogen	-	mg/L	OG 0.15	0.04	0.08

[1] Guideline = Ontario Drinking Water Standards Objectives and Guidelines

[2] MOE Maximum Concentration Considered Reasonably Treatable (See MOE Guideline `D-5-5 Private Wells: Water Supply Assessment`)

[3] Table 2, Appendix, MOE Guideline `D-5-5 Private Wells: Water Supply Assessment` document

[4] "Hardness in excess of 500mg/L in drinking water is unacceptable for most domestic purposes" - Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, Revised June 2006, Province of Ontario.

[5] Organic Nitrogen=Total Kjeldahl Nitrogen - N-NH3, and should not exceed 0.15 mg/L

RL = Reporting Limit
AO = Aesthetic Objective
OG = Operational Guideline
MAC = Maximum Acceptable Concentration
IMAC = Interim Maximum Acceptable Concentration
T = Treatability Limit (See Note 2)
A = Advisory Limit (See Note 3)
Bold Italic = AO, OG, A, T, or MAC Guideline Exceedence

TABLE V
LANGELIER SATURATION INDEX CALCULATION

	Field Testing			Laboratory Testing									
Well Sample	pH	TDS (mg/L)	Temp. (°C)	Ca (mg/L)	Ca as CaCO3 (mg/L)	Alkalinity as CaCO3 (mg/L)	A	B	C	D	pHs	Langelier Saturation Index (pH - pHs)	*Comment
3 hour	7.42	415	13.2	82	369	300	0.162	2.318	2.167	2.477	7.136	0.28	Slight scale-forming and slight corrosion possible
6 hour	7.42	407	13.1	82	369	300	0.161	2.320	2.167	2.477	7.137	0.28	Slight scale-forming and slight corrosion possible

Notes:

Ca as CaCO3 = Ca / 0.4

A = $(Log_{10}[TDS] -1)/10$

B = $-13.12[(Log_{10}(Temp. + 273)]+34.55$

C = $Log_{10}[Ca\ as\ CaCO3]-0.4$

D = $Log_{10}[alkalinity\ as\ CaCO3]$

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

Langelier Saturation Index = pH-pHs

*Based on (Carrier 1965) -2 to -0.5 indicates serious corrosion

*Based on (Carrier 1965) -0.5 to <0 indicates slight corrosion, non scale-forming

*Based on (Carrier 1965) 0 indicates balanced but pitting corrosion possible

*Based on (Carrier 1965) >0 to 0.5 indicates slight scale-forming, and slight corrosion possible

*Based on (Carrier 1965) 0.5 to 2.0 indicates scale-forming, non corrosive

TABLE VI
RECORD OF TEST PITS

279 GROVETON ROAD
TOWNSHIP OF EDWARDSBURGH/CARDINAL
UNITED COUNTIES OF LEEDS AND GRENVILLE, ONTARIO

TEST PIT NUMBER	DEPTH (METRES)	DESCRIPTION
TP25-1	0.00 – 0.20	TOPSOIL
	0.20 – 1.10	Red brown to grey brown SILTY SAND, trace clay
	1.10	End of test pit

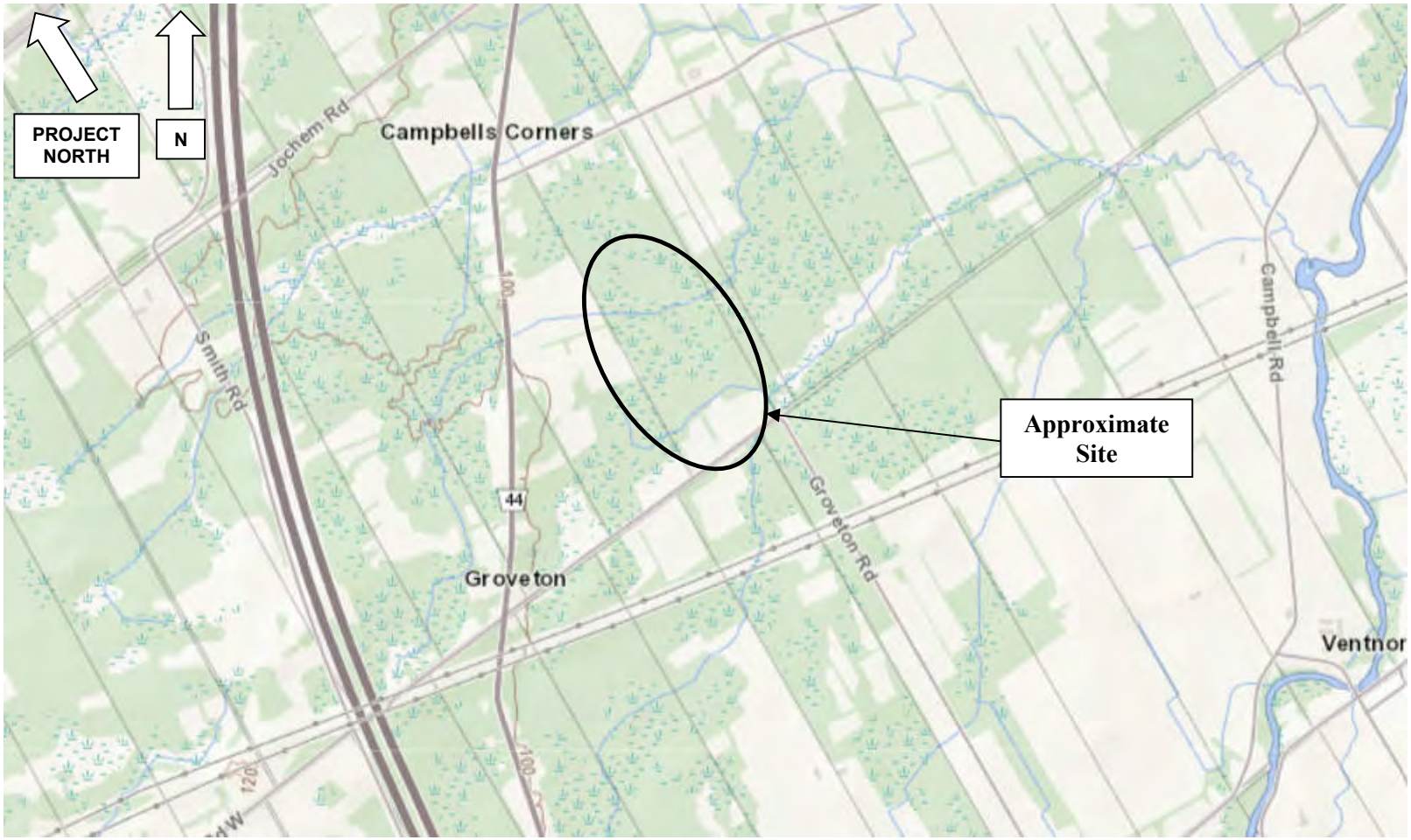
Relatively minor groundwater seepage into test pit observed at about 0.7 metres below existing ground surface, May 14, 2025.

TP25-2	0.00 – 0.25	TOPSOIL
	0.25 – 1.10	Red brown to grey brown SILTY SAND, trace clay
	1.10	End of test pit

Relatively minor groundwater seepage into test pit observed at about 0.8 metres below existing ground surface, May 14, 2025.

KEY PLAN

FIGURE 1



NOT TO SCALE

Reference: Province of Ontario COSINE Website

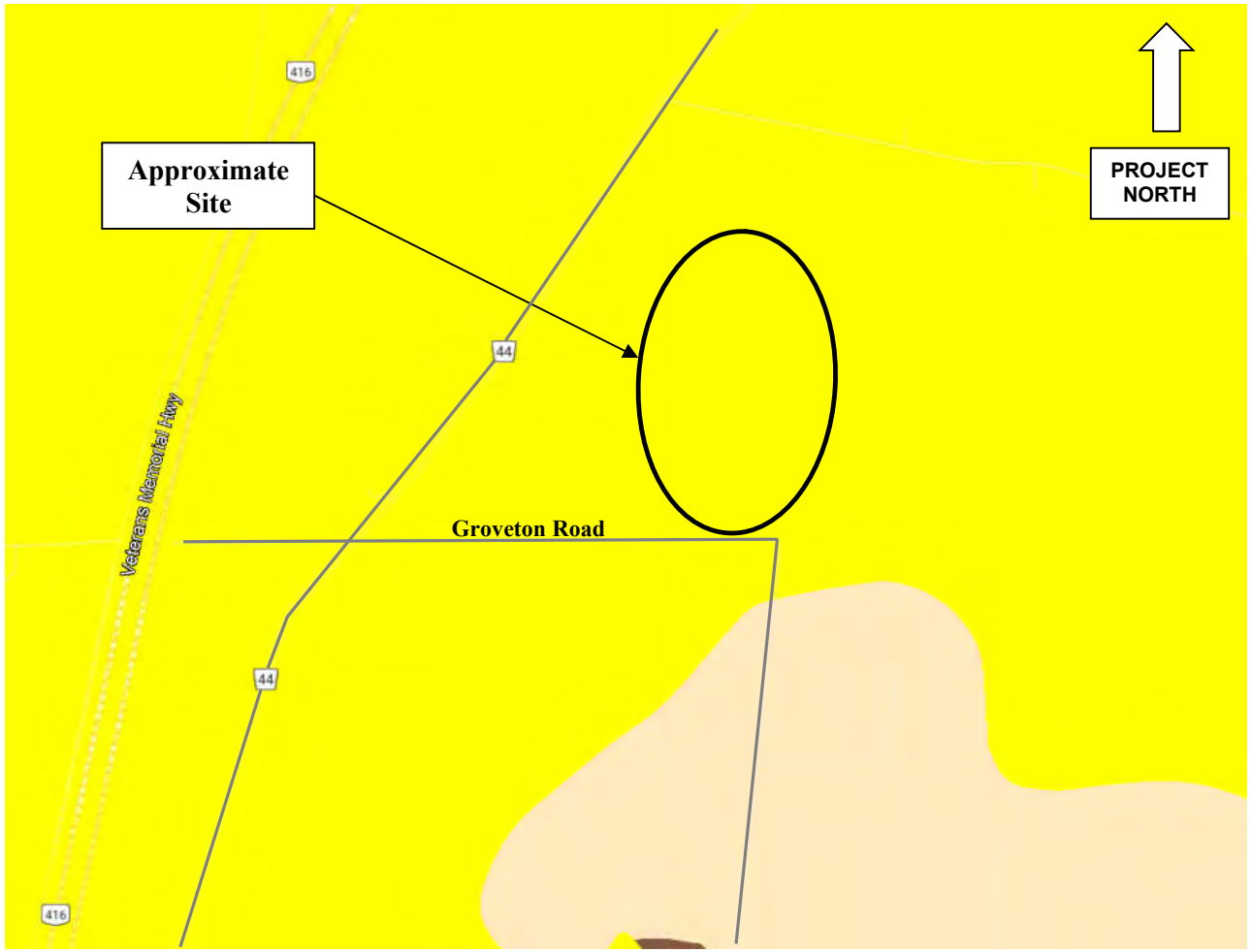
MOREY ASSOCIATES LTD.
CONSULTING ENGINEERS

Project No. 025188

Date June 2025

SURFICIAL GEOLOGY MAP

FIGURE 2



NOT TO SCALE

11 Sand Plains 6 Till Plains (Drumlinized)

Reference: Chapman and Putnam, Ontario Geological Survey, 2007

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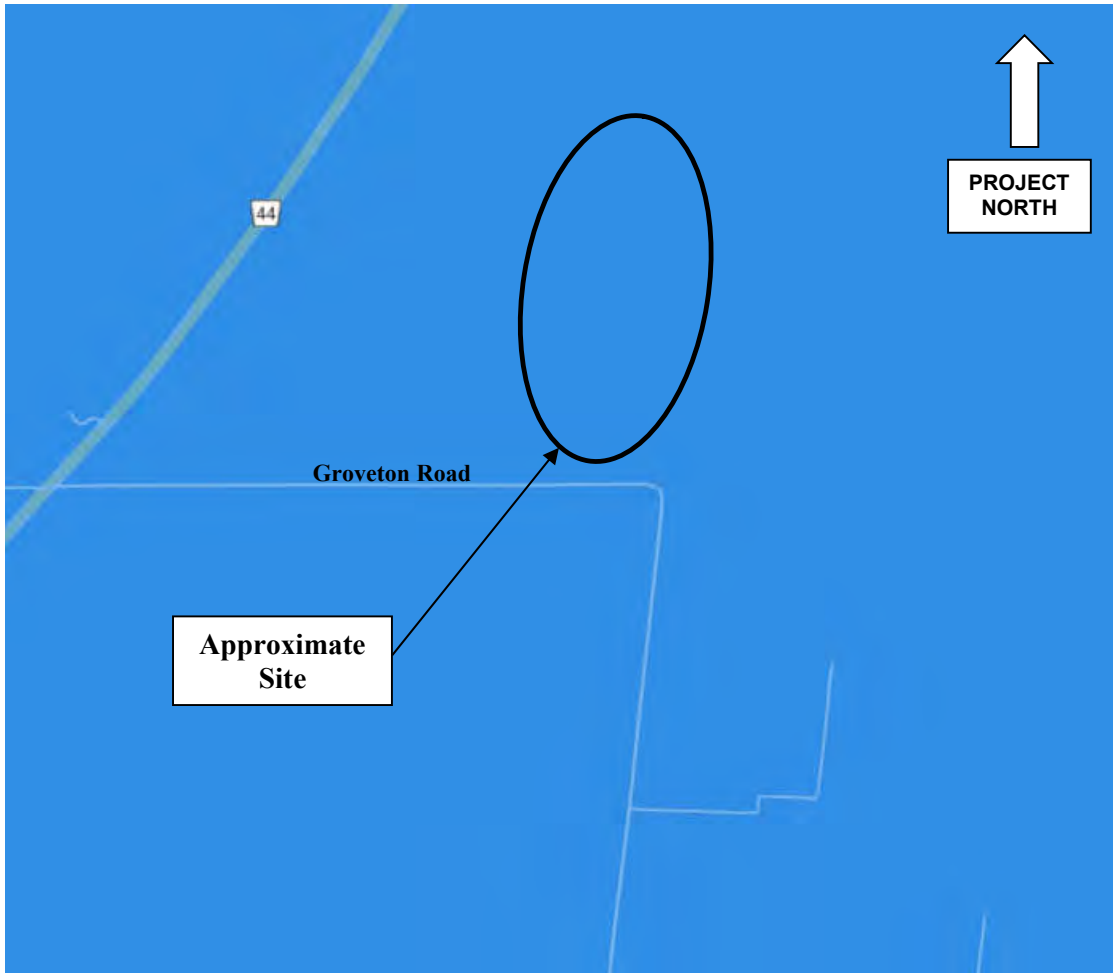
Date June 2025

BEDROCK GEOLOGY MAP

FIGURE 3



NOT TO SCALE

5 **Oxford Formation**: dolostone, minor shale and sandstone

Reference: Armstrong and Dodge, Ontario Geological Survey, 2007

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Date June 2025

AERIAL PHOTOGRAPH AND WELL LOCATIONS	FIGURE 4

NOT TO SCALE

Reference: Google Earth Website imagery, 2024

- Indicates Approximate Possible Well Location (based on available information) and Well ID
- Indicates Approximate Test Well Location
- Inferred Regional Groundwater Flow Direction (approximate)

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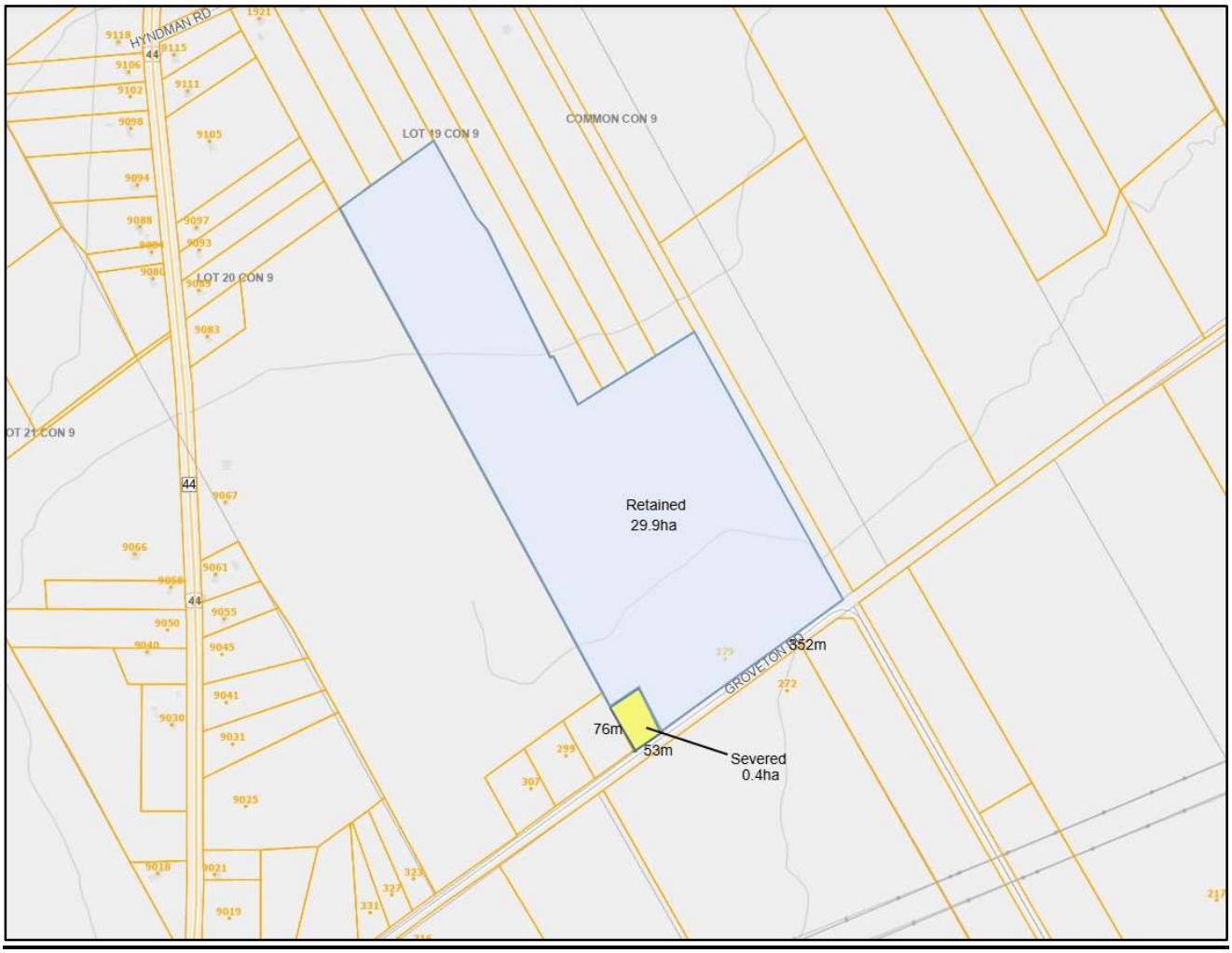
Project No. 025188

Date June 2025

APPENDIX A

SEVERANCE SKETCH

SEVERANCE SKETCH



APPENDIX B

MECP WELL RECORDS

SUBJECT SITE TEST WELL

UTM 12 X E
18 R Compiled N
Elev. 56 R 02715

24 No 1138

The Ontario Water Resources Commission Act

WATER WELL RECORD

Basin 12 15 Grenville
County or District Middle Common
Township, Village, Town or City Edwardsburg
Con. 9 Lot 19 Date completed 20th (day) November (month) 1967 (year)
[redacted] Address R.R. 2 - Spencerville, Ont.

Casing and Screen Record

Inside diameter of casing	6 3/16
Total length of casing	27
Type of screen	-
Length of screen	-
Depth to top of screen	-
Diameter of finished hole	6

Pumping Test

Static level	1
Test-pumping rate	2000 GPH
Pumping level	20
Duration of test pumping	1/2 hr.
Water clear or cloudy at end of test	clear
Recommended pumping rate	10 G.P.M.
with pump setting of	38 feet below ground surface

Well Log

Overburden and Bedrock Record	From ft.	To ft.	Water Record: Depth(s) at which water(s) found	Water Record: Kind of water (fresh, salty, sulphur)
gravel - sand	0	26	27	fresh
limestone	26	40	35	

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

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

Drilling or Boring Firm J.B. DUFRESNE & CO. LIMITED

Address 1014 Maitland Ave.,
Ottawa 5, Ont.

Licence Number

Name of Driller or Borer R. Laniel

Address 6 Bellevue Cr. - Lucerne, Que.

Date November 20th 1967

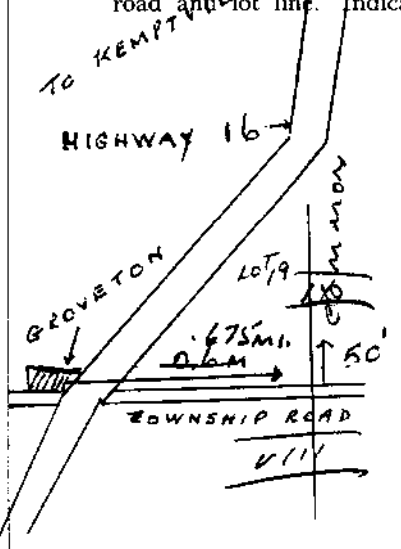
(Signature of Licensed Drilling or Boring Contractor)
for: J.B. Dufresne & Co. Limited

Form 7 15M-60-4138

OWRC COPY

Location of Well

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



Ontario — Ministry of the Environment

Well Tag No. (I) A 091121

Well Record

Regulation 903 Ontario Water Resources Act

Page ____ of ____

Measurements recorded in: [X] Metric [ ] Imperial

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	Well Constructed by Well Owner
1504107 Ontario Inc o/a Lockwood Brothers Construction			[ ]

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
2010 Totem Ranch Rd West	Oxford Station	ON	K0G 1T0	6132584225

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
299 Groveton Rd	Edwardsburgh	29	9

County/District/Municipality	City/Town/Village	Province	Postal Code
Grenville	Spencerville	Ontario	K0E 1X0

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	456266	4971597	Part 2 on Plan 15R-10645	

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
Brown	Clay	Stones	Fill	0	.91
Brown	Clay	Stones	Packed	.91	5.49
Grey	Limestone		Broken	5.49	6.40
Grey	Limestone		Hard	6.40	18.59

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
7.16	0	Cement Pressure Grouted	.65

Method of Construction

[ ] Cable Tool [ ] Diamond
[X] Rotary (Conventional) [ ] Jetting
[ ] Rotary (Reverse) [ ] Driving
[ ] Boring [ ] Digging
[X] Air percussion
[ ] Other, specify

Well Use

[ ] Public [ ] Commercial [ ] Not used
[X] Domestic [ ] Municipal [ ] Dewatering
[ ] Livestock [ ] Test Hole [ ] Monitoring
[ ] Irrigation [ ] Cooling & Air Conditioning
[ ] Industrial
[ ] Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
25.08	Open Hole		0	7.16
15.88	Steel	.48	0	7.16
15.55	Open Hole		7.16	18.59

Construction Record - Screen

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

Status of Well

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

Water Details

Water found at Depth (m/ft)	Kind of Water	Gas	Other, specify
14.94	[ ] Fresh [X] Untested	[ ]	
	[ ] Fresh [ ] Untested	[ ]	
	[ ] Fresh [ ] Untested	[ ]	

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
0	7.16	25.08
7.16	18.59	15.55

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Splash Well Drilling	4877

Business Address (Street Number/Name)	Municipality
PO Box 1083	Prescott

Province	Postal Code	Business E-mail Address
ON	K0E 1T0	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
6139254885	Ferguson, Todd

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
T478	Todd Ferguson	2009 10 20

Results of Well Yield Testing

After test of well yield, water was:
[X] Clear and sand free
[ ] Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 15.24

Pumping rate (l/min / GPM): 81.9

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (m/ft): 1.14

If flowing give rate (l/min / GPM):

Recommended pump depth (m/ft): 15.24

Recommended pump rate (l/min / GPM): 45.5

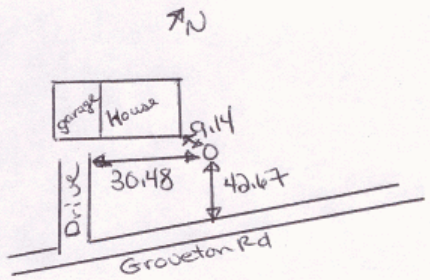
Well production (l/min / GPM):

Disinfected? [X] Yes [ ] No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	.40		1.14
1	.40	1	.90
2	.45	2	.65
3	.47	3	.40
4	.51	4	
5	.55	5	
10	.64	10	
15	.68	15	
20	.71	20	
25	.77	25	
30	.90	30	
40	.92	40	
50	.94	50	
60	1.14	60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered	Date Package Delivered	Date Work Completed
[X] Yes [ ] No	2009 10 20	2009 10 16

Ministry Use Only

Audit No. Z 104954

NOV 17 2009 Received

0506E (12/2007)

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Ontario Ministry of the Environment

Measurements recorded in: ☐ Metric ☐ Imperial

A116821 (Print Below) A116821

Well Record

Regulation 903 Ontario Water Resources Act

Page ____ of ____

[redacted]

Address of Well Location (Street Number/Name): 307 Groveton Rd
County/District/Municipality: Greenville County
Township: Edwardsburgh
City/Town/Village: Spencerville
Lot: 20
Concession: 9
Province: Ontario
Postal Code: K0E 1X0
UTM Coordinates: Zone ____ Easting ____ Northing ____
NAD 8 3 1 8 4 5 6 1 9 1 4 9 7 1 5 8 4
Municipal Plan and Sublot Number: LOT 20 CON 9
Other

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
	Sand			0	4
	Hard pan	Stones		4	12
	Lime Stone		Hard	12	35

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	20	Cement	50 gal

Method of Construction

☑ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
6 5/8	Steel	154	0	20
6 5/8	Open Hole		20	35

Construction Record - Screen

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

Status of Well

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

Water Details

Water found at Depth (m/ft)	Kind of Water: Fresh	Untested	Gas	Other, specify
33	☑	☐	☐	
Water found at Depth (m/ft)	Kind of Water: Fresh	Untested	Gas	Other, specify
	☐	☐	☐	
Water found at Depth (m/ft)	Kind of Water: Fresh	Untested	Gas	Other, specify
	☐	☐	☐	

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
0	20	6 5/8
20	35	6 5/8

Results of Well Yield Testing

After test of well yield, water was:
☑ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 30 FT

Pumping rate (l/min / GPM): 5 GPM

Duration of pumping: 2 hrs + ____ min

Final water level end of pumping (m/ft): 5 FT

If flowing give rate (l/min / GPM): ____

Recommended pump depth (m/ft): 30 FT

Recommended pump rate (l/min / GPM): 10 GPM

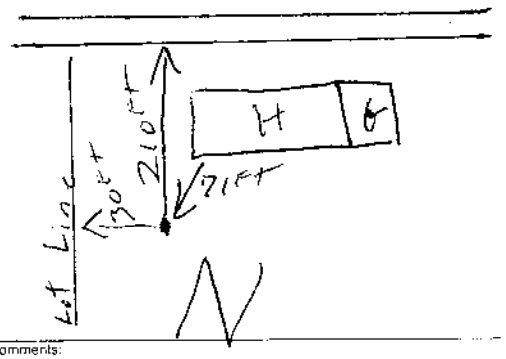
Well production (l/min / GPM): 15 GPM

Disinfected? ☑ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level		15' 6"		5 FT
1	1	3-8	1	2-2
2	2	4-7	2	1-9
3	3	5 GPM	3	1-8
4	4	5	4	1-7
5	5	5	5	15' 6" in
10	10	5	10	1-6
15	15	5 FT	15	1-6
20	20	5	20	1-6
25	25	5	25	1-6
30	30	5	30	1-6
40	40	5	40	1-6
50	50	5 FT	50	1-6
60	60	5	60	1-6

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor: Donald Gauthier
Well Contractor's Licence No.: 2345
Business Address (Street Number/Name): 16967 Merrill Rd
Municipality: Moose Creek
Province: Ont
Postal Code: K0C 1W0
Business E-mail Address:
Bus. Telephone No. (inc. area code): 6137385549
Name of Well Technician (Last Name, First Name): Gauthier Donald
Well Technician's Licence No.: T3910
Signature of Technician and/or Contractor: Donald Gauthier
Date Submitted: 20120910

Well owner's information package delivered: ☑ Yes ☐ No
Date Package Delivered: 20120910
Date Work Completed: 20120910

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Audit No.: Z154282

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Possibly 272 Groveton Road

Ontario — Ministry of the Environment, Conservation and Parks

Measurements recorded in: ☐ Metric ☐ Imperial

Well Tag No. (Place Sticker and/or Print Below)
Tag#:A282998

Well Record

Regulation 903 Ontario Water Resources Act

Page ____ of ____

[redacted]

Location of Well Location (Street Number/Name): Groveton Rd Spencerville
Township: Edwardsburg Cardinal
Lot: 19
Concession: 6
County/District/Municipality: Leeds
City/Town/Village: Spencerville
Province: Ontario
Postal Code: K0E1X0
UTM Coordinates Zone: 18
Easting: 0456414
Northing: 4972519
NAD 8[3]
Municipal Plan and Sublot Number:
Other:

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
Brown	Sand Blue Clay			0	40
Gray	Limestone			40	48
Gray	Limestone			48	90
Gray	Limestone			90	128

Chlorine Reziduals Collected
And Recorded At 125 Milligrams Per Liter

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	48	Quick Grout	4 Bags

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Rotary (Conventional) ☐ Jetting ☐ Rotary (Reverse) ☐ Driving ☐ Boring ☐ Digging ☒ Air percussion ☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used ☒ Domestic ☐ Municipal ☐ Dewatering ☐ Livestock ☐ Test Hole ☐ Monitoring ☐ Irrigation ☐ Cooling & Air Conditioning ☐ Industrial ☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
6 1/8"	Steel	188	0	48

Status of Well

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

Construction Record - Screen

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

Water Details

Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☒ Untested ☐ Gas ☐ Other, specify	Hole Diameter Depth (m/ft) From	To	Diameter (cm/in)
118		0	48	10"
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify	48	128	6 1/8"
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify			

Well Contractor and Well Technician Information

Business Name of Well Contractor: 1382845 Ont Limited
Well Contractor's Licence No.: 6516
Business Address (Street Number/Name): 850 County Rd 15 N, Augusta
Municipality: Augusta
Province: Ont
Postal Code: K0E1R0
Business E-mail Address:
Bus. Telephone No. (inc. area code): 613-925-1
Name of Well Technician (Last Name, First Name): Davis
Well Technician's Licence No.: T-144
Signature of Technician and/or Contractor:
Date Submitted:

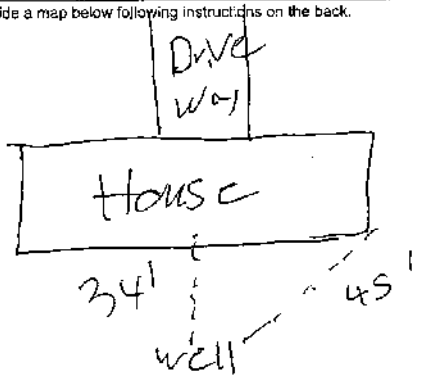
Results of Well Yield Testing

After test of well yield, water was: ☒ Clear and sand free ☐ Other, specify
If pumping discontinued, give reason:
Pump intake set at (m/ft): 110 FT
Pumping rate (l/min / GPM): 10 GPM
Duration of pumping: ___ hrs + ___ min
Final water level end of pumping (m/ft): 60 FT
If flowing give rate (l/min/GPM):
Recommended pump depth (m/ft): 110 FT
Recommended pump rate (l/min/GPM): 10 GPM
Well production (l/min/GPM): 10 GPM
Disinfected? ☒ Yes ☐ No 125 MPL

Draw Down Time (min)	Water Level (m/ft)	Recovery Time (min)	Water Level (m/ft)
Static Level	2		6
1	3	1	2
2	4	2	2
3	5	3	2
4	6	4	2
5	6	5	2
10	6	10	2
15	6	15	2
20	6	20	2
25	6	25	2
30	6	30	2
40	6	40	2
50	6	50	2
60	6	60	2

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered: ☒ Yes ☐ No
Date Package Delivered: 2021/11/26
Date Work Completed: 2021/11/26

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Audit No. Z374348
Received DEC 03 2021

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A105338

Ontario — Ministry of the Environment

Well T... (See Below) A105338

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☒ Imperial

Page ... of ...

[redacted]

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
316 Groveton Road	Edwardsburgh	[redacted] 20	8
County/District/Municipality: Grenville	City/Town/Village: Spencerville	Province: Ontario	Postal Code
UTM Coordinates: Zone 18	Easting 456023	Northing 4971300	Municipal Plan and Subiot Number
NAD 8 3			Other

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
	Sand & Gravel	Boulders		0	17
Grey	Limestone			17	33
Grey	Limestone			33	131
Grey	Limestone			131	140

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used *(Material and Type)*	Volume Placed *(m³/ft³)*
24	14	Neat cement Slurry	9.36
14	0	Bentonite slurry	12.6

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☒ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☒ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
6"	Steel	.188	+2	24
6"	Open Hole		24	140

Construction Record - Screen

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

Status of Well

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

Water Details

Water found at Depth (m/ft)	Kind of Water	
33	☐ Gas	☐ Fresh ☐ Untested ☒ Other, specify —
131	☐ Gas	☐ Fresh ☐ Untested ☒ Other, specify —
	☐ Gas	☐ Fresh ☐ Untested Other, specify

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	140	6"

Results of Well Yield Testing

After test of well yield, water was:
☐ Clear and sand free
☐ Other, specify — Not tested

If pumping discontinued, give reason: X

Pump intake set at (m/ft): 130

Pumping rate (l/min / GPM): 12

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (m/ft): 21.9'

If flowing give rate (l/min / GPM): X

Recommended pump depth (m/ft): 1/2HP-10gpm 120'

Recommended pump rate (l/min / GPM): 12

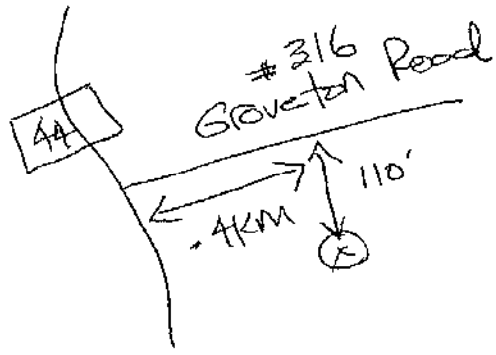
Well production (l/min / GPM): 12

Disinfected? ☒ Yes ☐ No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	11.2'		21.9'
1	16.4	1	14.8
2	17.6	2	14.1
3	18.1	3	13.8
4	18.4	4	13.4
5	18.8	5	13
10	19.6	10	12.5
15	20.1	15	12.1
20	20.4	20	11.9
25	20.6	25	11.5
30	20.8	30	11.2
40	21.5	40	11.2
50	21.9	50	11.2
60	21.9'	60	11.2'

Map of Well Location

Please provide a map below following instructions on the back.



Comments:
1/2 HP-10gpm@120'

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Air Rock Drilling Co. Ltd.	1119
Business Address (Street Number/Name): 6659 Franktown Road, RR#1	Municipality: Richmond
Province: ON	Postal Code: K0A 2Z0
Business E-mail Address: air-rock@sympatico.ca	
Bus. Telephone No. (inc. area code): 6138382170	Name of Well Technician (Last Name, First Name): Graham, Ryan
Well Technician's Licence No.: T3484	Signature of Technician and/or Contractor
Date Submitted: 2011 11 30	

Well owner's information package delivered	Date Package Delivered	Ministry Use Only
☒ Yes ☐ No	Date Work Completed: 2011 11 17	Audit No. Z137102
		Received DEC 23 2011

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Ministry's Copy

Possibly 327 Groveton Rd

Ontario Ministry of the Environment

Measurements recorded in: ☐ Metric ☑ Imperial

Well Tag#: A151575 (...nt Below)

A151575

Well Record

Regulation 903 Ontario Water Resources Act

Page ____ of ____

Well Owner's Information

First Name: Bob | Last Name / Organization: Carpentry Service | [redacted] | ☐ Well Constructed by Well Owner

Mailing Address (Street Number/Name): 4048 County Rd 43 | Municipality: North Grenville | Province: Ont | Postal Code: K0E 1J0 | [redacted]

Well Location

Address of Well Location (Street Number/Name): Groveton Rd | Township: Edwardsburgh/Cardinal | Lot: 21 | Concession: 9

County/District/Municipality: South Grenville | City/Town/Village: Spencerville | Province: Ontario | Postal Code: K0E 1X0

UTM Coordinates: NAD 8 3 | Zone: 18 | Easting: 455962 | Northing: 4971387 | Municipal Plan and Sublot Number: 15R8723 part 2 - middle lot | Other:

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
	Sand	Stones		0	10
	Lime Stone			10	50

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	20	Cement	60 gal

Method of Construction

☑ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
6 5/8	Steel	188	0	20
6 1/8	open Hole		20	50

Construction Record - Screen

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

Status of Well

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

Water Details

Water found at Depth (m/ft)	Kind of Water: ☑ Fresh ☐ Untested ☐ Gas ☐ Other, specify
30 FT	
45 FT	☑ Fresh ☐ Untested ☐ Gas ☐ Other, specify
	☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	20	8 5/8
20	50	6 1/8

Results of Well Yield Testing

After test of well yield, water was: ☑ Clear and sand free ☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 40 FT

Pumping rate (l/min / GPM): 10 gpm

Duration of pumping: 2 hrs + min

Final water level end of pumping (m/ft): 4 FT 2 in

If flowing give rate (l/min / GPM):

Recommended pump depth (m/ft): 40 FT

Recommended pump rate (l/min / GPM): 10 gal/pm

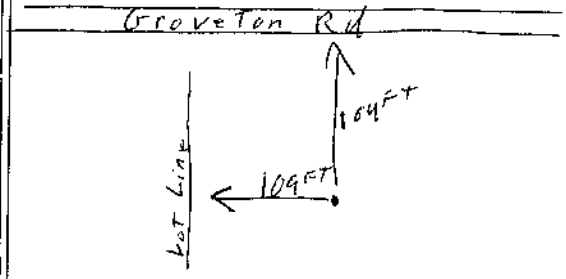
Well production (l/min / GPM): 20 gpm

Disinfected? ☑ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level		6 in		4-2
1	3-4		1	3-6
2	4-1		2	3-1
3	4-2		3	2-9
4	4-2		4	2-6
5	4-2		5	2-3
10	4-2		10	1-9
15	4-2		15	1-2
20	4-2		20	1 FT
25	4-2		25	10 in
30	4-2		30	9 in
40	4-2		40	7 in
50	4-2		50	7 in
60	4-2		60	7 in

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor: Donald Gauthier | Well Contractor's Licence No.: 2348

Business Address (Street Number/Name): 16967 McNeil Rd | Municipality: Moose Creek

Province: Ont | Postal Code: K0C 1W0 | Business E-mail Address:

Bus. Telephone No. (inc. area code): 6137385549 | Name of Well Technician (Last Name, First Name): Gauthier, Donald

Well Technician's Licence No.: T3910 | Signature of Technician and/or Contractor: Donald Gauthier | Date Submitted: 2014 05 21

Well owner's information package delivered: ☑ Yes ☐ No | Date Package Delivered: 2014 05 21

Date Work Completed: 2014 05 21

Ministry Use Only

Audit No.: Z154245

JUN 19 2014

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Ministry's Copy

Possibly 323 Groveton Rd

Ontario — Ministry of the Environment

Well Record

Regulation 903 Ontario Water Resources Act

Tag#: A134954 (Print Below)

A134954

Measurements recorded in: ☐ Metric ☑ Imperial

Page ____ of ____

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
	BOB'S CARPENTRY SERVICE	bobscarpentry@bellnet.ca	

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
4048 COUNTY RD 43	NORTH GRENVILLE	ON T	K0E1J0	6132584959

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
Groveton Rd	Edwardsburgh/Cardinal	21	9

County/District/Municipality	City/Town/Village	Province	Postal Code
South Grenville	Spencerville	Ontario	K0E1X0

UTM Coordinates Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 8 3 1	456003	4971415	15R8723 part 2	

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
	Hard pan			0	11
	Lime Stone			11	41

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	20	Cement	50 gal

Method of Construction

☑ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
6½	Steel	188	0	20
6½	Open Hole		20	41

Construction Record - Screen

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

Status of Well

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

Water Details

Water found at Depth (m/ft)	Kind of Water: Fresh	Untested	Gas	Other, specify
27 FT	☑	☐	☐	
Water found at Depth (m/ft)	Kind of Water: Fresh	Untested	Gas	Other, specify
	☑	☐	☐	
Water found at Depth (m/ft)	Kind of Water: Fresh	Untested	Gas	Other, specify
	☐	☐	☐	

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	20	8½
20	41	6½

Results of Well Yield Testing

After test of well yield, water was:
☑ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 35 FT +

Pumping rate (l/min / GPM): 10 gpm

Duration of pumping: 2 hrs + ____ min

Final water level end of pumping (m/ft): 13 FT 2 IN

If flowing give rate (l/min / GPM):

Recommended pump depth (m/ft): 35 FT +

Recommended pump rate (l/min / GPM): 9 GPM

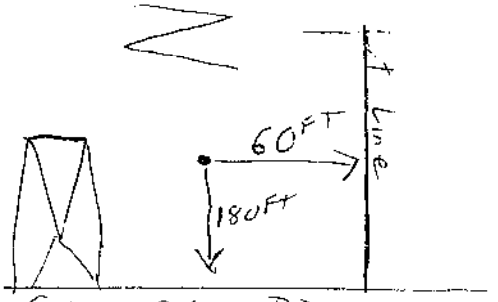
Well production (l/min / GPM): 15 gpm

Disinfected? ☑ Yes ☐ No

Draw Down Time (min)	Water Level (m/ft)	Recovery Time (min)	Water Level (m/ft)
Static Level	8 FT 1 IN		13 FT 2 IN
1	12-4	1	10-5
2	13-3	2	8 FT 4 IN
3	13-2	3	8-7
4	13-2	4	8 FT 6
5	13-2	5	8 FT 5 IN
10	13-2	10	8-3
15	13 FT 2 IN	15	8-2
20	13-2	20	8 FT 2 IN
25	13 FT 2 IN	25	8-1
30	13-2	30	8-1
40	13-2	40	8-1
50	13-2	50	8-1
60	13 FT 2	60	8 FT 1 IN

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Donald Gauthier	2348

Business Address (Street Number/Name)	Municipality
16967 McNeil Rd	Moose Creek

Province	Postal Code	Business E-mail Address
Ont	K	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
6135385549	Gauthier, Donald

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
T390	Donald Gauthier	2013 08 23

Well owner's information package delivered ☑ Yes — Date Package Delivered: 2013 08 23

Date Work Completed: 2013 08 23

Ministry Use Only

Audit No. Z154250

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APPENDIX C

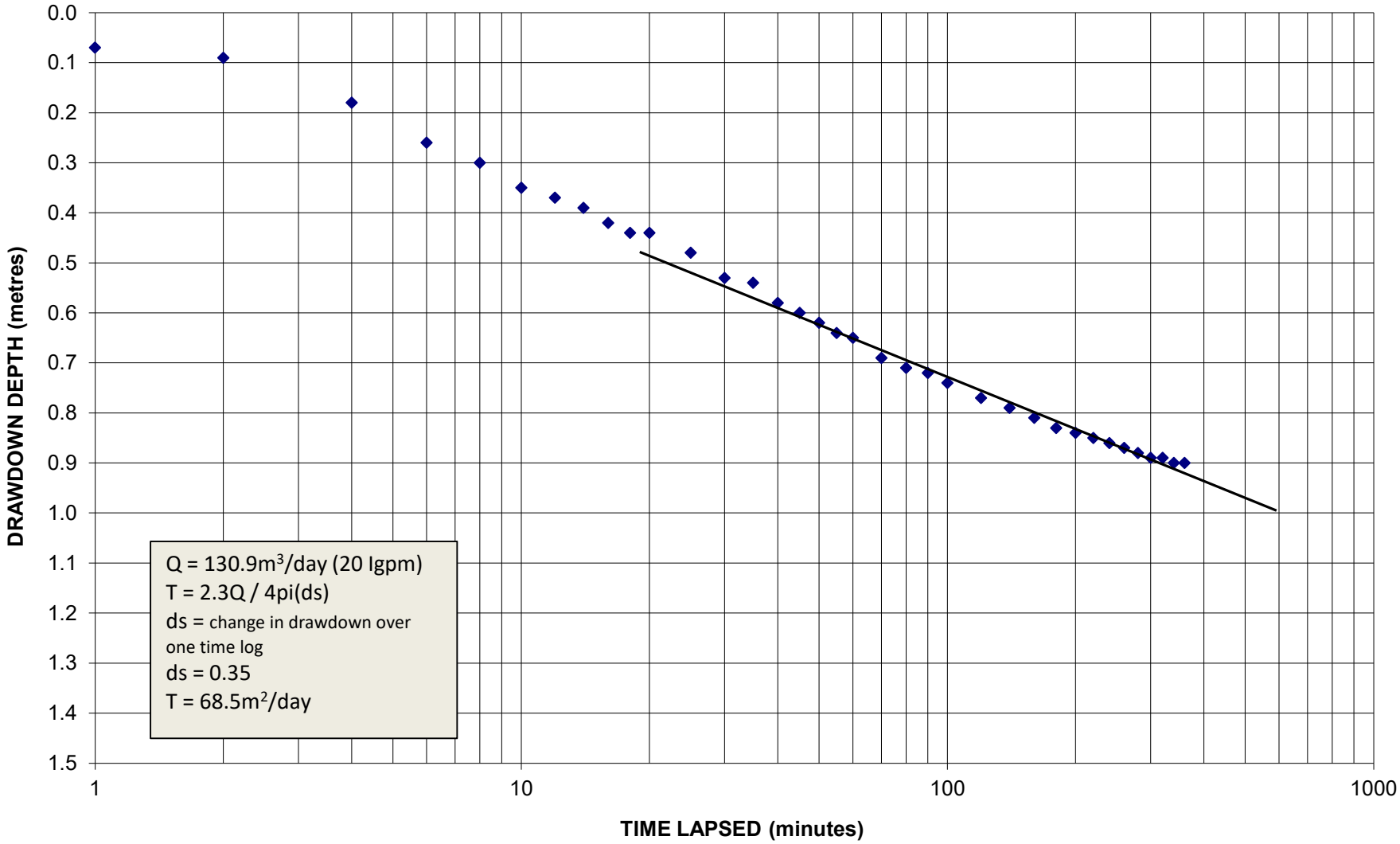
PUMPING TEST DATA FOR TEST WELL

DRAWDOWN DATA TEST WELL

File: 025188
Pump Test Date: June 10/25
Pump Rate: 20 Igpm

Time of Day	Time Lapsed (minutes)	Depth (metres)	h-ho (metres)
9:00	0	0.43	0.00
9:01	1	0.50	0.07
9:02	2	0.52	0.09
9:04	4	0.61	0.18
9:06	6	0.69	0.26
9:08	8	0.73	0.30
9:10	10	0.78	0.35
9:12	12	0.80	0.37
9:14	14	0.82	0.39
9:16	16	0.85	0.42
9:18	18	0.87	0.44
9:20	20	0.87	0.44
9:25	25	0.91	0.48
9:30	30	0.96	0.53
9:35	35	0.97	0.54
9:40	40	1.01	0.58
9:45	45	1.03	0.60
9:50	50	1.05	0.62
9:55	55	1.07	0.64
10:00	60	1.08	0.65
10:10	70	1.12	0.69
10:20	80	1.14	0.71
10:30	90	1.15	0.72
10:40	100	1.17	0.74
11:00	120	1.20	0.77
11:20	140	1.22	0.79
11:40	160	1.24	0.81
12:00	180	1.26	0.83
12:20	200	1.27	0.84
12:40	220	1.28	0.85
13:00	240	1.29	0.86
13:20	260	1.30	0.87
13:40	280	1.31	0.88
14:00	300	1.32	0.89
14:20	320	1.32	0.89
14:40	340	1.33	0.90
15:00	360	1.33	0.90

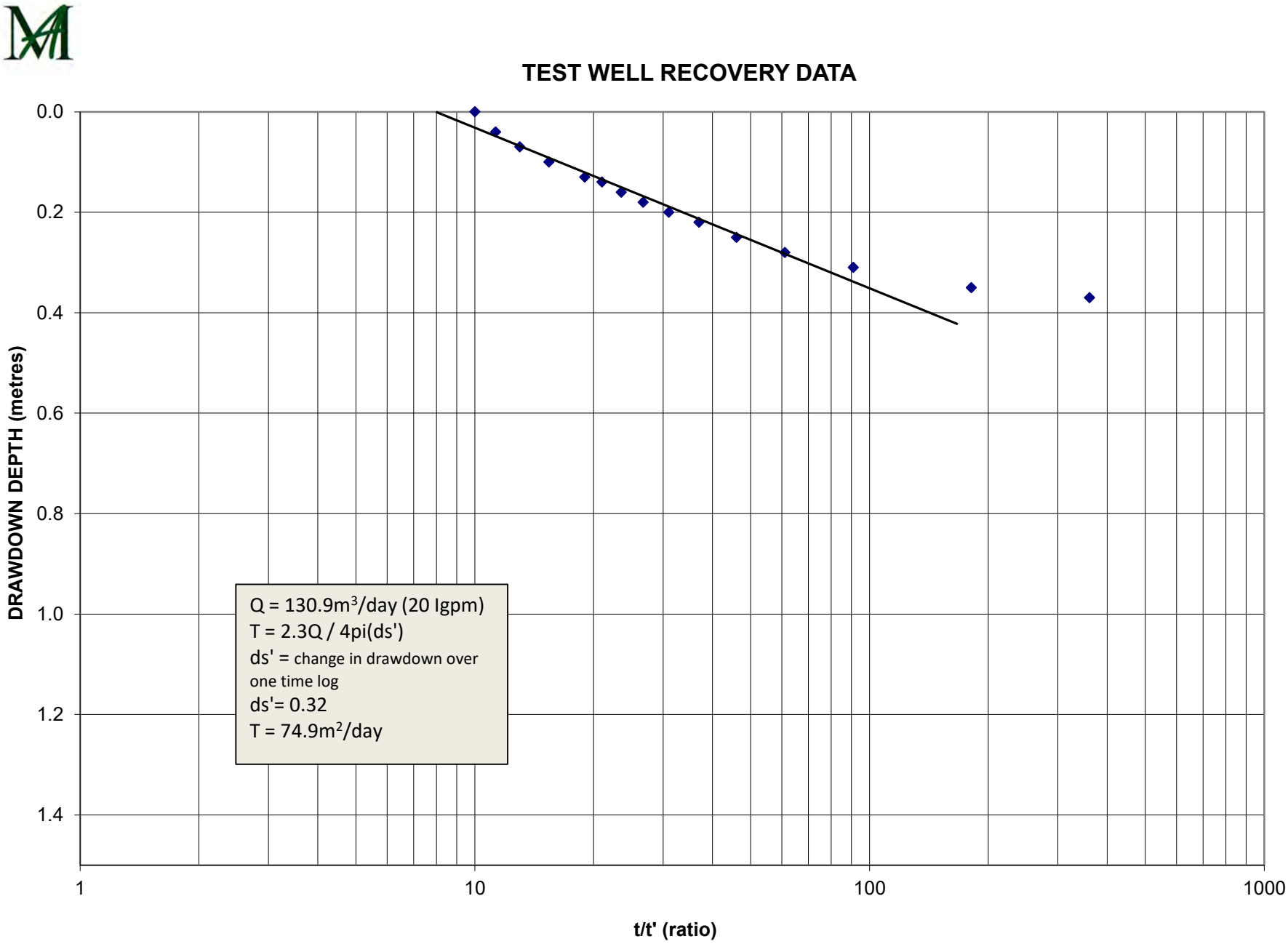
TEST WELL DRAWDOWN VS. TIME



RECOVERY DATA TEST WELL

Recovery Time t' (minutes)	t / t' (ratio)	Depth (metres)	h-ho (metres)
0		1.33	0.90
1	361	0.80	0.37
2	181	0.78	0.35
4	91	0.74	0.31
6	61	0.71	0.28
8	46	0.68	0.25
10	37	0.65	0.22
12	31	0.63	0.20
14	27	0.61	0.18
16	24	0.59	0.16
18	21	0.57	0.14
20	19	0.56	0.13
25	15	0.53	0.10
30	13	0.50	0.07
35	11	0.47	0.04
40	10	0.43	0.00

100% **RECOVERY AFTER** **40** **MINUTES**


TEST WELL RECOVERY DATA
DRAWDOWN DEPTH (metres)
0.0
0.2
0.4
0.6
0.8
1.0
1.2
1.4
1
10
100
1000
t/t' (ratio)
Q = 130.9m3/day (20 Igpm)
T = 2.3Q / 4pi(ds')
ds' = change in drawdown over one time log
ds'= 0.32
T = 74.9m2/day

APPENDIX D

RESULTS OF LABORATORY TESTING OF TEST WELL WATER SAMPLES

eurofins | Environment Testing
146 Colonnade Rd, Unit 8, Ottawa, ON K2E 7Y1 (613) 727-5692

OFFICIAL CERTIFICATE OF ANALYSIS : 4358814

WORK REQUEST : 100361910

Report Date : 2025-06-17

Morey Associates
2672 Highway 43
Kemptville, ON
K0G 1J0
Attention : Dan Morey

Reception Date : 2025-06-10
Project : 025188
Sampler : NA
PO Number : Not Applicable
Temperature : 16 °C

Analysis	Quantity	External Method
Alkalinity (Water, Automated)	1	Modified from SM 2320 B
Ammonia, Total (Water, Colorimetry)	1	Modified from EPA 350.1
Chloride (Water, IC)	1	Modified from SM 4110 B and C
Colour, True (Water, Spectrophotometry)	1	Modified from SM 2120 C
Conductivity (Water, Automated)	1	Modified from SM 2510 B
DOC (Water, IR)	1	Modified from SM 5310 B
E.Coli and Total Coliforms (DC Plate)	1	Modified from MECP E3407
Fecal Coliforms (mFC)	1	Modified from SM 9222 D
Fluoride (Water, Auto/ISE)	1	Modified from SM 4500-F A and 4500-F C
Hardness (Water, Calculation Only)	1	SM 2340 B
Heterotrophic Plate Count (mHPC)	1	Modified from SM 9215 D
Ion Balance (Water, Calculation)	1	Modified from SM1030 E
Metals Scan (Water, ICP/MS)	1	Modified from EPA 200.8
Metals Scan (Water, ICP/OES)	1	Modified from SM 3120 B
Nitrate (Water, IC)	1	Modified from SM 4110 B and C
Nitrite (Water, IC)	1	Modified from SM 4110 B and C
pH (25°C) (Water, Automated)	1	Modified from SM 4500-H+ B
Phenols (Water, Colorimetry)	1	Modified from EPA 420.2
Sulphate (Water, IC)	1	Modified from SM 4110 B and C
Sulphide (Water, Colorimetry)	1	Modified from SM 4500-S2 D
Tannin and Lignin (Water, Spec)	1	Modified from SM 5550 B
TDS (Estimated)	1	Modified from SM 2510 A
Total Kjeldahl Nitrogen (Water, Colorimetry)	1	Modified from EPA 351.2
Turbidity (Water, Turbidimeter)	1	Modified from SM 2130 B

Criteria :
A : Ontario Regulation 169/03 (Non-Regulated Drinking Water)

Sample status upon receipt :
8686084
Compliant

Notes :
- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :
RL : Reporting limit
QC : Reference material (QC)
N/A : Not applicable
1 : Results in annex
* : Analysis conducted by external subcontracting
^ : Analysis not accredited

This certificate of analysis corrects and replaces any previous version. The analysis results refer only to what was provided for testing.
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Method references and/or additional QA/QC information available on request.

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146 Colonnade Rd, Unit 8, Ottawa, ON K2E 7Y1 (613) 727-5692

OFFICIAL CERTIFICATE OF ANALYSIS - EXCEEDENCE SUMMARY

Client : Morey Associates
Project : 025188

Reception Date : 2025-06-10

Eurofins Sample No	Client Sample Identification	Analyte	Result	Units	Exceeded Criteria		
					A	B	C
Hardness (Water, Calculation Only)							
8686084	TW1 3Hr	Hardness as CaCO3 (Calculation)	369	mg/L	80-100		
Metals Scan (Water, ICP/MS)							
8686084	TW1 3Hr	Iron	0.89	mg/L	0.3		
TDS (Estimated)							
8686084	TW1 3Hr	TDS (Estimated)^	517	mg/L	500		
Turbidity (Water, Turbidimeter)							
8686084	TW1 3Hr	Turbidity	13	NTU	5		

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

					Eurofins Sample No :	8686084				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
Anions			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Nitrate (as Nitrogen)	0.1	mg/L	10.0			<0.1				
Nitrite (as Nitrogen)	0.1	mg/L	1.0			<0.1				
Sulphate	1	mg/L	500			34				

					Eurofins Sample No :	8686084				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
Anions & Nutrients			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Chloride	0.5	mg/L	250			72.2				

					Eurofins Sample No :	8686084				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
Calculations	**RL**	**Unit**								
Ion Balance (Calculation)^	0.1		1.03							

					Eurofins Sample No :	8686084				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
General Chemistry			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Alkalinity (as CaCO3)	5	mg/L	500			300				
Colour (True)	2	TCU				<2				
Conductivity @ 25°C	5	µS/cm				796				
Dissolved Organic Carbon	0.5	mg/L	5			1.1				
Fluoride	0.1	mg/L	1.5			0.20				
Hardness as CaCO3 (Calculation)	1	mg/L	80-100			369				
pH @ 25°C	1		6.5-8.5			7.95				
Phenols-4AAP	0.001	mg/L				<0.001				
Sulphide (S2-)	0.01	mg/L	0.05			<0.01				
Tannin and Lignin	0.1	mg/L				0.1				
TDS (Estimated)^	5	mg/L	500			517				
Turbidity	0.1	NTU	5			13				

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

					Eurofins Sample No :	**8686084**				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
Metals			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Metals Scan (Water, ICP/MS)										
Aluminum	0.01	mg/L	0.1			<0.01				
Antimony	0.0005	mg/L	0.006			<0.0005				
Arsenic	0.001	mg/L	0.01			<0.001				
Barium	0.001	mg/L	1			0.319				
Beryllium	0.0005	mg/L				<0.0005				
Boron	0.01	mg/L	5			0.06				
Cadmium	0.0001	mg/L	0.005			<0.0001				
Chromium	0.001	mg/L	0.05			<0.001				
Cobalt	0.0002	mg/L				<0.0002				
Copper	0.001	mg/L	1			<0.001				
Iron	0.03	mg/L	0.3			0.89				
Lead	0.001	mg/L	0.01			<0.001				
Manganese	0.01	mg/L	0.05			0.02				
Mercury	0.0001	mg/L	0.001			<0.0001				
Molybdenum	0.005	mg/L				<0.005				
Nickel	0.005	mg/L				<0.005				
Selenium	0.001	mg/L	0.05			<0.001				
Silver	0.0001	mg/L				<0.0001				
Strontium	0.001	mg/L				0.418				
Thallium	0.0001	mg/L				<0.0001				
Uranium	0.001	mg/L	0.02			0.002				
Vanadium	0.001	mg/L				<0.001				
Zinc	0.01	mg/L	5			<0.01				
Metals Scan (Water, ICP/OES)										
Calcium	1	mg/L				82				
Magnesium	1	mg/L				40				
Potassium	1	mg/L				2				
Sodium	1	mg/L	200			35				

					Eurofins Sample No :	**8686084**				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 3Hr				
Microbiology			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
E.Coli and Total Coliforms (DC Plate)										
Escherichia coli (DC)	0	CFU/100mL	0			0				
Total Coliforms (DC)	0	CFU/100mL	0			0				
Fecal Coliforms (mFC)	0	CFU/100mL	0			0				
Heterotrophic Plate Count (mHPC)	0	CFU/1 mL				1				

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Eurofins Sample No :			8686084						
Matrix :			Drinking water						
Sampling Date :			2025-06-10						
Client Sample Identification :			TW1 3Hr						
Nutrients	**RL**	**Unit**							
Ammonia (Total, as Nitrogen)	0.02	mg/L	0.072						
Total Kjeldahl Nitrogen	0.1	mg/L	0.112						

Approved by :
Patrick Jacques, B.Sc, C.Chem,
Environmental Chemist, Ottawa

Approved by :
Jason Kennedy,
Project Manager

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Alkalinity (Water, Automated)									
Method : Alkalinity (water, titration to pH 4.5, automated). Internal method: OTT-I-AT-WI45398.									
Alkalinity (as CaCO3)	mg/L	5	<5	96	95-105			2	0-20
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
Ammonia, Total (Water, Colorimetry)									
Method : Ammonia (Water, Colorimetry). Internal method: OTT-I-NUT-WI46201.									
Ammonia (Total, as Nitrogen)	mg/L	0.02	<0.020	101	80-120	99	80-120	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Chloride (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Chloride	mg/L	0.5	<0.5	107	80-120	113	80-120	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Colour, True (Water, Spectrophotometry)									
Method : Colour (Water, Spectrophotometric). Internal method: OTT-I-SPEC-WI45980.									
Colour (True)	TCU	2	<2	115	78-116			-	0-40
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
Conductivity (Water, Automated)									
Method : Conductivity (Water, Autotitrator). Internal Method: OTT-I-AT-WI45398.									
Conductivity @ 25°C	uS/cm	5	<5	100	98-102			0	0-20
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
DOC (Water, IR)									
Method : Organic carbon (water, IR, combustion). Internal method: OTT-I-DEM-WI46148.									
Dissolved Organic Carbon	mg/L	0.5	<0.5	104	85-115	92	80-120	3	0-15
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
E.Coli and Total Coliforms (DC Plate)									
Method : Total Coliforms and E.Coli by MF (Water, DC plate). Internal method: OTT-M-BAC-WI45296.									
Escherichia coli (DC)	CFU/100mL	0	0						-
Total Coliforms (DC)	CFU/100mL	0	0						-
Associated Samples : 8686084								Prep Date: 2025-06-10 Analysis Date: 2025-06-11	
Fluoride (Water, Auto/ISE)									
Method : Fluoride by autotitrator, ion selective electrode. Internal method: OTT-I-AT-WI45398.									
Fluoride	mg/L	0.1	<0.10	94	90-110			-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Metals Scan (Water, ICP/MS)									
Method : Metals (Water, ICP/MS). Internal method: AMMTFQE1.									
Aluminum	mg/L	0.01	<0.01	100	80-120	104	70-130	-	0-20
Antimony	mg/L	0.0005	<0.0005	81	80-120	92	70-130	-	0-20
Arsenic	mg/L	0.001	<0.001	98	80-120	101	70-130	-	0-20
Barium	mg/L	0.001	<0.001	100	80-120	91	70-130	0	0-20
Beryllium	mg/L	0.0005	<0.0005	105	80-120	103	70-130	-	0-20
Boron	mg/L	0.01	<0.01	100	80-120	99	70-130	0	0-20
Cadmium	mg/L	0.0001	<0.0001	102	80-120	98	70-130	-	0-20
Chromium	mg/L	0.001	<0.001	110	80-120	110	70-130	-	0-20
Cobalt	mg/L	0.0002	<0.0002	102	80-120	102	70-130	-	0-20
Copper	mg/L	0.001	<0.001	100	80-120	99	70-130	-	0-20
Iron	mg/L	0.03	<0.03	90	80-120	104	70-130	-	0-20
Lead	mg/L	0.001	<0.001	100	80-120	95	70-130	-	0-20
Manganese	mg/L	0.01	<0.01	100	80-120	102	70-130	-	0-20
Mercury	mg/L	0.0001	<0.0001	99	80-120	80	70-130	-	0-20
Molybdenum	mg/L	0.005	<0.005	90	80-120	103	70-130	2	0-20
Nickel	mg/L	0.005	<0.005	100	80-120	100	70-130	-	0-20
Selenium	mg/L	0.001	<0.001	99	80-120	88	70-130	-	0-20
Silver	mg/L	0.0001	<0.0001	110	80-120			-	0-20
Strontium	mg/L	0.001	<0.001	100	80-120	85	70-130	0	0-20
Thallium	mg/L	0.0001	<0.0001	103	80-120	96	70-130	-	0-20
Uranium	mg/L	0.001	<0.001	90	80-120	102	70-130	0	0-20
Vanadium	mg/L	0.001	<0.001	100	80-120	111	70-130	-	0-20
Zinc	mg/L	0.01	<0.01	110	80-120	90	70-130	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-11 Analysis Date: 2025-06-10	
Metals Scan (Water, ICP/OES)									
Method : Metals (Water, ICP/OES). Internal method: OTT-I-MET-WI48491.									
Calcium	mg/L	1	<1	101	86-115	100	70-130	2	0-20
Magnesium	mg/L	1	<1	98	91-109	100	70-130	0	0-20
Potassium	mg/L	1	<1	103	87-113	100	70-130	-	0-20
Sodium	mg/L	1	<1	103	85-115	100	70-130	0	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-10	
Nitrate (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Nitrate (as Nitrogen)	mg/L	0.1	<0.1	101	80-120	112	80-120	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Nitrite (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Nitrite (as Nitrogen)	mg/L	0.1	<0.1	100	80-120	104	80-120	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
pH (25°C) (Water, Automated)									
Method : pH (Water, Automated Meter). Internal method: OTT-I-AT-WI45398.									
pH @ 25°C		1	7.02	100	97-103			1	0-20
Associated Samples : 8686084								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Phenols (Water, Colorimetry)									
Method : Phenols (Water, Colorimetry). Internal method: OTT-I-4AAP-WI46150.									
Phenols-4AAP	mg/L	0.001	<0.001	117	80-120	122	70-130	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Sulphate (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Sulphate	mg/L	1	<1	107	90-110	112	80-120	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Sulphide (Water, Colorimetry)									
Method : Sulphide, S2- (Water, Colorimetry). Internal method: OTT-I-SPEC-WI45931.									
Sulphide (S2-)	mg/L	0.01	<0.01	82	80-120			-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Tannin and Lignin (Water, Spec)									
Method : Tannin and Lignin (Water, Spec), Internal method: OTT-I-SPEC-WI57693.									
Tannin and Lignin	mg/L	0.1	<0.1	100	80-120			-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Total Kjeldahl Nitrogen (Water, Colorimetry)									
Method : TKN (Water, colorimetry). Internal method: OTT-I-NUT-WI46201.									
Total Kjeldahl Nitrogen	mg/L	0.1	<0.100	78	70-130	90	70-130	-	0-20
Associated Samples : 8686084								Prep Date: 2025-06-13 Analysis Date: 2025-06-13	
Turbidity (Water, Turbidimeter)									
Method : Turbidity (Water, Turbidimeter). Internal method: OTT-I-TUR-WI46288.									
Turbidity	NTU	0.1	<0.1	102	80-120			1	0-30
Associated Samples : 8686084								Prep Date: 2025-06-11 Analysis Date: 2025-06-12	
Method : Fecal Coliforms by MF (mFC Media). Internal method: OTT-M-BAC-WI45296.									
Fecal Coliforms (mFC)	CFU/100mL	0	0						-
Method : Heterotrophic Plate Count by MF (mHPC Media). Internal method: OTT-M-BAC-WI45296.									
Heterotrophic Plate Count (mHPC)	CFU/1 mL	0	0					-	0-30
Associated Samples : 8686084								Prep Date: 2025-06-10 Analysis Date: 2025-06-12	

Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

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OFFICIAL CERTIFICATE OF ANALYSIS : 4358816

WORK REQUEST : 100361912

Report Date : 2025-06-17

Morey Associates
2672 Highway 43
Kemptville, ON
K0G 1J0
Attention : Dan Morey

Reception Date : 2025-06-10
Project : 025188
Sampler : NA
PO Number : Not Applicable
Temperature : 16 °C

Analysis	Quantity	External Method
Alkalinity (Water, Automated)	1	Modified from SM 2320 B
Ammonia, Total (Water, Colorimetry)	1	Modified from EPA 350.1
Chloride (Water, IC)	1	Modified from SM 4110 B and C
Colour, True (Water, Spectrophotometry)	1	Modified from SM 2120 C
Conductivity (Water, Automated)	1	Modified from SM 2510 B
DOC (Water, IR)	1	Modified from SM 5310 B
E.Coli and Total Coliforms (DC Plate)	1	Modified from MECP E3407
Fecal Coliforms (mFC)	1	Modified from SM 9222 D
Fluoride (Water, Auto/ISE)	1	Modified from SM 4500-F A and 4500-F C
Hardness (Water, Calculation Only)	1	SM 2340 B
Heterotrophic Plate Count (mHPC)	1	Modified from SM 9215 D
Ion Balance (Water, Calculation)	1	Modified from SM1030 E
Metals Scan (Water, ICP/MS)	1	Modified from EPA 200.8
Metals Scan (Water, ICP/OES)	1	Modified from SM 3120 B
Nitrate (Water, IC)	1	Modified from SM 4110 B and C
Nitrite (Water, IC)	1	Modified from SM 4110 B and C
pH (25°C) (Water, Automated)	1	Modified from SM 4500-H+ B
Phenols (Water, Colorimetry)	1	Modified from EPA 420.2
Sulphate (Water, IC)	1	Modified from SM 4110 B and C
Sulphide (Water, Colorimetry)	1	Modified from SM 4500-S2 D
Tannin and Lignin (Water, Spec)	1	Modified from SM 5550 B
TDS (Estimated)	1	Modified from SM 2510 A
Total Kjeldahl Nitrogen (Water, Colorimetry)	1	Modified from EPA 351.2
Turbidity (Water, Turbidimeter)	1	Modified from SM 2130 B

Criteria :
A : Ontario Regulation 169/03 (Non-Regulated Drinking Water)

Sample status upon receipt :
8686088
Compliant

Notes :
- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :
RL : Reporting limit
QC : Reference material (QC)
N/A : Not applicable
1 : Results in annex
* : Analysis conducted by external subcontracting
^ : Analysis not accredited

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OFFICIAL CERTIFICATE OF ANALYSIS - EXCEEDENCE SUMMARY

Client : Morey Associates
Project : 025188

Reception Date : 2025-06-10

Eurofins Sample No	Client Sample Identification	Analyte	Result	Units	Exceeded Criteria		
					A	B	C
Hardness (Water, Calculation Only)							
8686088	TW1 6Hr	Hardness as CaCO3 (Calculation)	369	mg/L	80-100		
Metals Scan (Water, ICP/MS)							
8686088	TW1 6Hr	Iron	0.82	mg/L	0.3		
TDS (Estimated)							
8686088	TW1 6Hr	TDS (Estimated)^	519	mg/L	500		
Turbidity (Water, Turbidimeter)							
8686088	TW1 6Hr	Turbidity	12.8	NTU	5		

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

					Eurofins Sample No :	8686088				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
Anions			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Nitrate (as Nitrogen)	0.1	mg/L	10.0			<0.1				
Nitrite (as Nitrogen)	0.1	mg/L	1.0			<0.1				
Sulphate	1	mg/L	500			34				

					Eurofins Sample No :	8686088				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
Anions & Nutrients			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Chloride	0.5	mg/L	250			72.1				

					Eurofins Sample No :	8686088				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
Calculations	**RL**	**Unit**								
Ion Balance (Calculation)^	0.1		1.02							

					Eurofins Sample No :	8686088				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
General Chemistry			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Alkalinity (as CaCO3)	5	mg/L	500			300				
Colour (True)	2	TCU				<2				
Conductivity @ 25°C	5	µS/cm				798				
Dissolved Organic Carbon	0.5	mg/L	5			1.2				
Fluoride	0.1	mg/L	1.5			0.21				
Hardness as CaCO3 (Calculation)	1	mg/L	80-100			369				
pH @ 25°C	1		6.5-8.5			7.63				
Phenols-4AAP	0.001	mg/L				<0.001				
Sulphide (S2-)	0.01	mg/L	0.05			<0.01				
Tannin and Lignin	0.1	mg/L				0.1				
TDS (Estimated)^	5	mg/L	500			519				
Turbidity	0.1	NTU	5			12.8				

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

					Eurofins Sample No :	**8686088**				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
Metals			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
Metals Scan (Water, ICP/MS)										
Aluminum	0.01	mg/L	0.1			<0.01				
Antimony	0.0005	mg/L	0.006			<0.0005				
Arsenic	0.001	mg/L	0.01			<0.001				
Barium	0.001	mg/L	1			0.318				
Beryllium	0.0005	mg/L				<0.0005				
Boron	0.01	mg/L	5			0.06				
Cadmium	0.0001	mg/L	0.005			<0.0001				
Chromium	0.001	mg/L	0.05			<0.001				
Cobalt	0.0002	mg/L				<0.0002				
Copper	0.001	mg/L	1			<0.001				
Iron	0.03	mg/L	0.3			0.82				
Lead	0.001	mg/L	0.01			<0.001				
Manganese	0.01	mg/L	0.05			0.02				
Mercury	0.0001	mg/L	0.001			<0.0001				
Molybdenum	0.005	mg/L				<0.005				
Nickel	0.005	mg/L				<0.005				
Selenium	0.001	mg/L	0.05			<0.001				
Silver	0.0001	mg/L				<0.0001				
Strontium	0.001	mg/L				0.426				
Thallium	0.0001	mg/L				<0.0001				
Uranium	0.001	mg/L	0.02			0.002				
Vanadium	0.001	mg/L				<0.001				
Zinc	0.01	mg/L	5			<0.01				
Metals Scan (Water, ICP/OES)										
Calcium	1	mg/L				82				
Magnesium	1	mg/L				40				
Potassium	1	mg/L				2				
Sodium	1	mg/L	200			34				

					Eurofins Sample No :	**8686088**				
					Matrix :	Drinking water				
					Sampling Date :	2025-06-10				
					Client Sample Identification :	TW1 6Hr				
Microbiology			**Criteria**							
	RL	**Unit**	**A**	**B**	**C**					
E.Coli and Total Coliforms (DC Plate)										
Escherichia coli (DC)	0	CFU/100mL	0			0				
Total Coliforms (DC)	0	CFU/100mL	0			0				
Fecal Coliforms (mFC)	0	CFU/100mL	0			0				
Heterotrophic Plate Count (mHPC)	0	CFU/1 mL				0				

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Eurofins Sample No :			8686088						
Matrix :			Drinking water						
Sampling Date :			2025-06-10						
Client Sample Identification :			TW1 6Hr						
Nutrients	**RL**	**Unit**							
Ammonia (Total, as Nitrogen)	0.02	mg/L	0.078						
Total Kjeldahl Nitrogen	0.1	mg/L	0.155						

Approved by : Patrick Jacques, B.Sc, C.Chem, Environmental Chemist, Ottawa

Approved by : Jason Kennedy, Project Manager

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Alkalinity (Water, Automated)									
Method : Alkalinity (water, titration to pH 4.5, automated). Internal method: OTT-I-AT-WI45398.									
Alkalinity (as CaCO3)	mg/L	5	<5	96	95-105			2	0-20
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
Ammonia, Total (Water, Colorimetry)									
Method : Ammonia (Water, Colorimetry). Internal method: OTT-I-NUT-WI46201.									
Ammonia (Total, as Nitrogen)	mg/L	0.02	<0.020	101	80-120	99	80-120	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Chloride (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Chloride	mg/L	0.5	<0.5	107	80-120	113	80-120	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Colour, True (Water, Spectrophotometry)									
Method : Colour (Water, Spectrophotometric). Internal method: OTT-I-SPEC-WI45980.									
Colour (True)	TCU	2	<2	115	78-116			-	0-40
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
Conductivity (Water, Automated)									
Method : Conductivity (Water, Autotitrator). Internal Method: OTT-I-AT-WI45398.									
Conductivity @ 25°C	uS/cm	5	<5	100	98-102			0	0-20
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
DOC (Water, IR)									
Method : Organic carbon (water, IR, combustion). Internal method: OTT-I-DEM-WI46148.									
Dissolved Organic Carbon	mg/L	0.5	<0.5	104	85-115	92	80-120	3	0-15
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	
E.Coli and Total Coliforms (DC Plate)									
Method : Total Coliforms and E.Coli by MF (Water, DC plate). Internal method: OTT-M-BAC-WI45296.									
Escherichia coli (DC)	CFU/100mL	0	0						-
Total Coliforms (DC)	CFU/100mL	0	0						-
Associated Samples : 8686088								Prep Date: 2025-06-10 Analysis Date: 2025-06-11	
Fluoride (Water, Auto/ISE)									
Method : Fluoride by autotitrator, ion selective electrode. Internal method: OTT-I-AT-WI45398.									
Fluoride	mg/L	0.1	<0.10	94	90-110			-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Metals Scan (Water, ICP/MS)									
Method : Metals (Water, ICP/MS). Internal method: AMMTFQE1.									
Aluminum	mg/L	0.01	<0.01	100	80-120	104	70-130	-	0-20
Antimony	mg/L	0.0005	<0.0005	81	80-120	92	70-130	-	0-20
Arsenic	mg/L	0.001	<0.001	98	80-120	101	70-130	-	0-20
Barium	mg/L	0.001	<0.001	100	80-120	91	70-130	0	0-20
Beryllium	mg/L	0.0005	<0.0005	105	80-120	103	70-130	-	0-20
Boron	mg/L	0.01	<0.01	100	80-120	99	70-130	0	0-20
Cadmium	mg/L	0.0001	<0.0001	102	80-120	98	70-130	-	0-20
Chromium	mg/L	0.001	<0.001	110	80-120	110	70-130	-	0-20
Cobalt	mg/L	0.0002	<0.0002	102	80-120	102	70-130	-	0-20
Copper	mg/L	0.001	<0.001	100	80-120	99	70-130	-	0-20
Iron	mg/L	0.03	<0.03	90	80-120	104	70-130	-	0-20
Lead	mg/L	0.001	<0.001	100	80-120	95	70-130	-	0-20
Manganese	mg/L	0.01	<0.01	100	80-120	102	70-130	-	0-20
Mercury	mg/L	0.0001	<0.0001	99	80-120	80	70-130	-	0-20
Molybdenum	mg/L	0.005	<0.005	90	80-120	103	70-130	2	0-20
Nickel	mg/L	0.005	<0.005	100	80-120	100	70-130	-	0-20
Selenium	mg/L	0.001	<0.001	99	80-120	88	70-130	-	0-20
Silver	mg/L	0.0001	<0.0001	110	80-120			-	0-20
Strontium	mg/L	0.001	<0.001	100	80-120	85	70-130	0	0-20
Thallium	mg/L	0.0001	<0.0001	103	80-120	96	70-130	-	0-20
Uranium	mg/L	0.001	<0.001	90	80-120	102	70-130	0	0-20
Vanadium	mg/L	0.001	<0.001	100	80-120	111	70-130	-	0-20
Zinc	mg/L	0.01	<0.01	110	80-120	90	70-130	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-11 Analysis Date: 2025-06-10	
Metals Scan (Water, ICP/OES)									
Method : Metals (Water, ICP/OES). Internal method: OTT-I-MET-WI48491.									
Calcium	mg/L	1	<1	101	86-115	100	70-130	2	0-20
Magnesium	mg/L	1	<1	98	91-109	100	70-130	0	0-20
Potassium	mg/L	1	<1	103	87-113	100	70-130	-	0-20
Sodium	mg/L	1	<1	103	85-115	100	70-130	0	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-10	
Nitrate (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Nitrate (as Nitrogen)	mg/L	0.1	<0.1	101	80-120	112	80-120	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Nitrite (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Nitrite (as Nitrogen)	mg/L	0.1	<0.1	100	80-120	104	80-120	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
pH (25°C) (Water, Automated)									
Method : pH (Water, Automated Meter). Internal method: OTT-I-AT-WI45398.									
pH @ 25°C		1	7.02	100	97-103			1	0-20
Associated Samples : 8686088								Prep Date: 2025-06-16 Analysis Date: 2025-06-17	

This certificate of analysis corrects and replaces any previous version. The analysis results refer only to what was provided for testing.
This certificate shall not be reproduced except in full, without the written approval of Eurofins Environment Testing Canada Inc.
Method references and/or additional QA/QC information available on request.

eurofins | Environment Testing
146 Colonnade Rd, Unit 8, Ottawa, ON K2E 7Y1 (613) 727-5692

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Morey Associates
Project : 025188

Reception Date: 2025-06-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Phenols (Water, Colorimetry)									
Method : Phenols (Water, Colorimetry). Internal method: OTT-I-4AAP-WI46150.									
Phenols-4AAP	mg/L	0.001	<0.001	117	80-120	122	70-130	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Sulphate (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Sulphate	mg/L	1	<1	107	90-110	112	80-120	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Sulphide (Water, Colorimetry)									
Method : Sulphide, S2- (Water, Colorimetry). Internal method: OTT-I-SPEC-WI45931.									
Sulphide (S2-)	mg/L	0.01	<0.01	82	80-120			-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-11 Analysis Date: 2025-06-11	
Tannin and Lignin (Water, Spec)									
Method : Tannin and Lignin (Water, Spec), Internal method: OTT-I-SPEC-WI57693.									
Tannin and Lignin	mg/L	0.1	<0.1	100	80-120			-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-12 Analysis Date: 2025-06-13	
Total Kjeldahl Nitrogen (Water, Colorimetry)									
Method : TKN (Water, colorimetry). Internal method: OTT-I-NUT-WI46201.									
Total Kjeldahl Nitrogen	mg/L	0.1	<0.100	78	70-130	90	70-130	-	0-20
Associated Samples : 8686088								Prep Date: 2025-06-13 Analysis Date: 2025-06-13	
Turbidity (Water, Turbidimeter)									
Method : Turbidity (Water, Turbidimeter). Internal method: OTT-I-TUR-WI46288.									
Turbidity	NTU	0.1	<0.1	102	80-120			1	0-30
Associated Samples : 8686088								Prep Date: 2025-06-11 Analysis Date: 2025-06-12	
Method : Fecal Coliforms by MF (mFC Media). Internal method: OTT-M-BAC-WI45296.									
Fecal Coliforms (mFC)	CFU/100mL	0	0						-
Method : Heterotrophic Plate Count by MF (mHPC Media). Internal method: OTT-M-BAC-WI45296.									
Heterotrophic Plate Count (mHPC)	CFU/1 mL	0	0					-	0-30
Associated Samples : 8686088								Prep Date: 2025-06-10 Analysis Date: 2025-06-12	

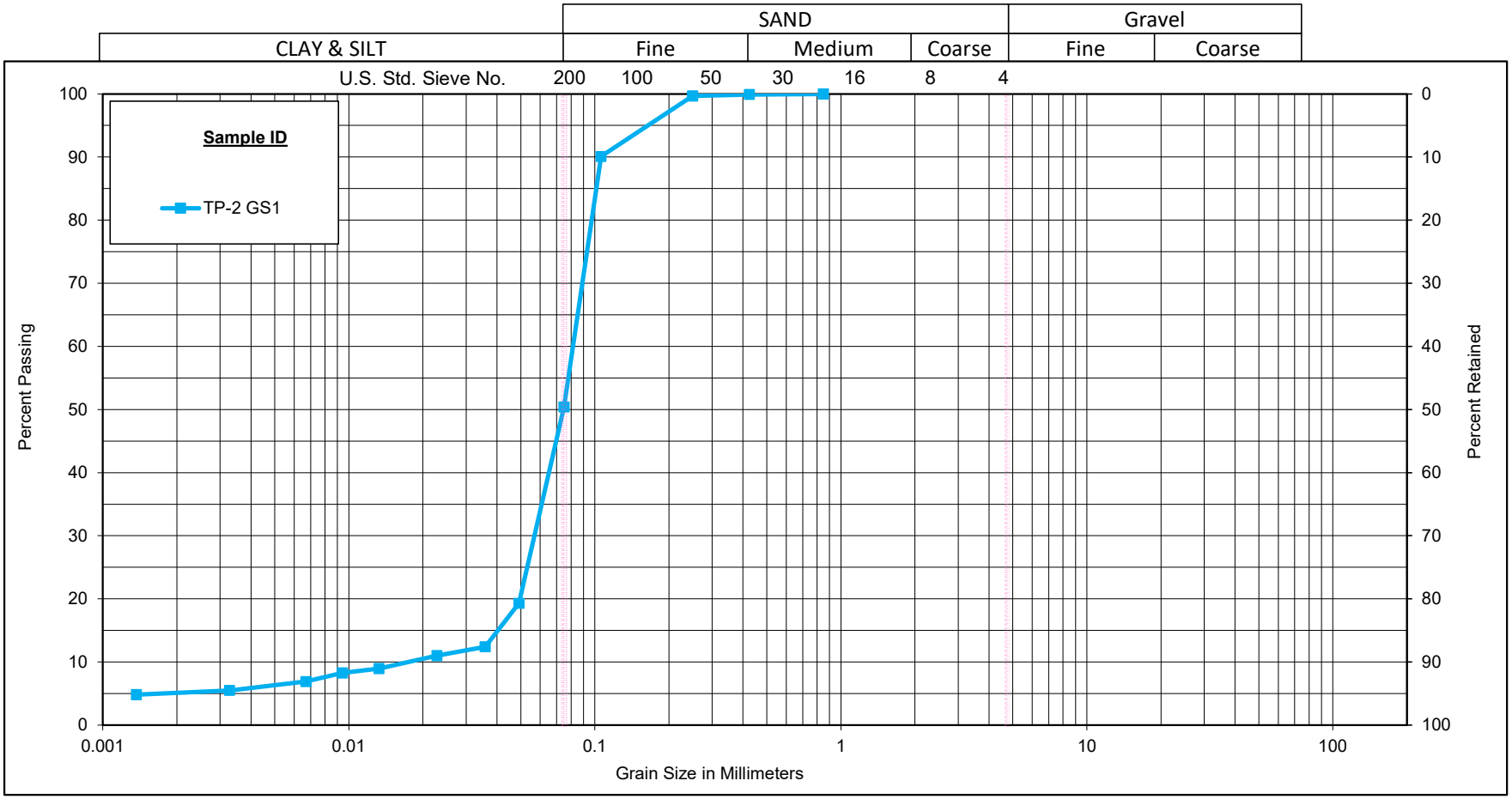
Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

This certificate of analysis corrects and replaces any previous version. The analysis results refer only to what was provided for testing.
This certificate shall not be reproduced except in full, without the written approval of Eurofins Environment Testing Canada Inc.
Method references and/or additional QA/QC information available on request.

APPENDIX E

RESULTS OF LABORATORY GRAIN SIZE DISTRIBUTION TESTING OF SOIL SAMPLE

Unified Soil Classification System



Sample ID	Depth	% Gravel	% Sand	% Silt	% Clay
TP-2 GS1	±28"	0.0	49.6	45.4	5.0

Stantec

GRAIN SIZE DISTRIBUTION

Morey Associates, File #025188

Materials Testing

Figure No.

Project No. 121625580

Stantec

Particle-Size Analysis of Soils

LS702

AASHTO T88

PROJECT DETAILS			
Client:	**Morey Associates, File #025188**	Project No.:	**121625580**
Project:	**Materials Testing**	Test Method:	**LS702**
Material Type:	**Soil**	Sampled By:	**Morey Associates**
Source:	**TP-2**	Date Sampled:	**May 14, 2025**
Sample No.:	**GS1**	Tested By:	**Brian Prevost**
Sample Depth	**±28"**	Date Tested:	**May 20, 2025**

WASH TEST DATA	
Oven Dry Mass In Hydrometer Analysis (g)	70.99
Sample Weight after Hydrometer and Wash (g)	41.01
Percent Passing No. 200 Sieve (%)	**42.2**
Percent Passing Corrected (%)	**42.23**

PERCENT LOSS IN SIEVE	
Sample Weight Before Sieve (g)	**3417.00**
Sample Weight After Sieve (g)	**3416.20**
Percent Loss in Sieve (%)	**0.02**

SOIL INFORMATION		
Liquid Limit (LL)		
Plasticity Index (PI)		
Soil Classification		
Specific Gravity (G_s)	2.750	
Sg. Correction Factor (α)	0.978	
Mass of Dispersing Agent/Litre	24	g

CALCULATION OF DRY SOIL MASS	
Oven Dried Mass (W_o), (g)	170.86
Air Dried Mass (W_a), (g)	171.46
Hygroscopic Corr. Factor ($F=W_o/W_a$)	0.9965
Air Dried Mass in Analysis (M_a), (g)	71.24
Oven Dried Mass in Analysis (M_o), (g)	70.99
Percent Passing 2.0 mm Sieve (P_{10}), (%)	100.00
Sample Represented (W), (g)	70.99

SIEVE ANALYSIS		
Sieve Size mm	**Cum. Wt. Retained**	**Percent Passing**
75.0		100.0
63.0		100.0
53.0		100.0
37.5		100.0
26.5		100.0
19.0		100.0
13.2		100.0
9.5		100.0
4.75		100.0
2.00	0.0	100.0
Total (C + F)[1]	3416.20	
0.850	0.00	100.00
0.425	0.05	99.93
0.250	0.22	99.69
0.106	7.04	90.08
0.075	35.20	50.42
PAN	40.68	

Note 1: (C + F) = Coarse + Fine

HYDROMETER DETAILS	
Volume of Bulb (V_B), (cm^3)	63.3
Length of Bulb (L_2), (cm)	14.2
Length from '0' Reading to Top of Bulb (L_1), (cm)	10.3
Scale Dimension (h_s), (cm/Div)	0.17
Cross-Sectional Area of Cylinder (A), (cm^2)	27.25
Meniscus Correction (H_m), (g/L)	1.0

START TIME 10:15 AM **Sedimentation Cylinder No:** 4

HYDROMETER ANALYSIS

Date	Time	Elapsed Time T Mins	H_s Divisions g/L	H_c Divisions g/L	Temperature T_c °C	Corrected Reading $R = H_s - H_c$ g/L	Percent Passing P %	L cm	η Poise	K	Diameter D mm
20-May-25	10:16 AM	1	16.0	2.0	19.0	14.0	19.29	13.34798	10.34409	0.013452	0.04915
20-May-25	10:17 AM	2	11.0	2.0	19.0	9.0	12.40	14.19798	10.34409	0.013452	0.03584
20-May-25	10:20 AM	5	10.0	2.0	19.0	8.0	11.03	14.36798	10.34409	0.013452	0.02280
20-May-25	10:30 AM	15	8.5	2.0	19.0	6.5	8.96	14.62298	10.34409	0.013452	0.01328
20-May-25	10:45 AM	30	8.0	2.0	19.0	6.0	8.27	14.70798	10.34409	0.013452	0.00942
20-May-25	11:15 AM	60	7.0	2.0	19.0	5.0	6.89	14.87798	10.34409	0.013452	0.00670
20-May-25	2:25 PM	250	6.0	2.0	19.5	4.0	5.51	15.04798	10.21619	0.013369	0.00328
21-May-25	10:15 AM	1440	5.5	2.0	19.5	3.5	4.82	15.13298	10.21619	0.013369	0.00137

Remarks:

Reviewed By: Brian Prevost

Date: May 22, 2025

V:\01216\active\laboratory_standing_offers\2025 Laboratory Standing Offers\121625580 Morey Associates\May 14, Hyd, TP2_GS1, Lascelles #025188\Hydrometer-Standing Offers_Traceability.xlsx

APPENDIX F

THORNTHWAITE CALCULATIONS AND SEPTIC EFFLUENT DILUTION CALCULATIONS

Thornthwaite Method Calculation

Month	Precipitation (cm)	Mean Temp. °C (monthly)	I (Heat Index)	a	c (Daylight Factor)	E (cm)	PET (cm)	Net Water Surplus (cm)
January	6.38	-10.3	0.00	1.054	0.80	0.00	0.00	6.38
February	6.11	-8.8	0.00		0.81	0.00	0.00	6.11
March	7.00	-2.5	0.00		1.02	0.00	0.00	7.00
April	8.05	5.6	1.19		1.13	2.66	3.00	5.05
May	8.38	12.7	4.10		1.28	6.29	8.05	0.33
June	7.79	17.8	6.84		1.29	8.98	11.58	-3.79
July	9.75	20.4	8.41		1.31	10.37	13.58	-3.83
August	8.41	19.1	7.61		1.21	9.67	11.70	-3.29
September	9.28	14.1	4.80		1.04	7.02	7.31	1.97
October	8.18	7.8	1.96		0.94	3.76	3.54	4.64
November	8.37	1.3	0.13		0.79	0.57	0.45	7.92
December	8.47	-6.6	0.00		0.75	0.00	0.00	8.47
TOTALS	96.17		35.03			49.32	59.21	***36.96***

Notes:

Tm = Mean Monthly Temperative (from Environment Canada information)

I = (Tm/5)^1.514

a = 67.5(10^-8)(I^3) - 77.1(10^-6)(I^2) + 0.0179(I) + 0.492

c = based on latitude of 45 degrees

E = 1.62(10Tm/∑I)^a

PET = Ec

Net Water Surplus = Precipitation - PET

Nitrate Dilution Calculation - 2 Dwelling Units

Number of Lots	2		(Severed and retained lots as per Severance Sketch)
Number of Dwelling Units	***2***		(Number of dwelling units, including existing dwelling at 279 Groveton Rd)
Gross Site Area	303000	m^2	(As per Severance Sketch)
Net Potential Infiltration (NPI)	369.6	mm/year	(As per Thornthwaite Method Calculation)

Infiltration Reduction Factors (IRF):

Topography	0.25	(Relatively flat with gentle slope across site)
Soil	0.35	(Silty sand, trace clay subgrade)
Cover	0.18	(Mostly wooded, some cultivated lands)
Total	0.78	

$$\frac{[1](\text{Number of Dwelling Units}) \times 365\ m^3 \text{ Effluent Per Year} \times 40\ mg/L\ NO_3}{[2](\text{Number of Lots}) \times 365\ m^3 \text{ Effluent Per Year} + (\text{Net Infiltration Area} \times \text{NPI} \times \text{IRF})} = \textbf{\textit{0.33}}\ mg/L\ NO_3 \text{ as N}$$

[1]Number of Dwelling Units is used as per MOE D-5-4 guidelines document, section 5.6.2.(a) which states *"For the purposes of predicting the potential for groundwater impacts, a nitrate loading of at least 40 grams/lot/day* ***per residential dwelling unit*** *shall normally be used."*

[2]Number of Lots is used as per MOE D-5-4 guidelines document, section 5.6.2.(b)(v) which states *"The volume of sewage effluent, if used as dilution water in mass balance calculations, should not exceed 1000 L/day/lot"*

Nitrate Dilution Calculation - 4 Dwelling Units

Number of Lots	2		(Severed and retained lots as per Severance Sketch)
Number of Dwelling Units	***4***		(Number of dwelling units, including existing dwelling at 279 Groveton Rd)
Gross Site Area	303000	m^2	(As per Severance Sketch)
Net Potential Infiltration (NPI)	369.6	mm/year	(As per Thornthwaite Method Calculation)

Infiltration Reduction Factors (IRF):

Topography	0.25	(Relatively flat with gentle slope across site)
Soil	0.35	(Silty sand, trace clay subgrade)
Cover	0.18	(Mostly wooded, some cultivated lands)
Total	0.78	

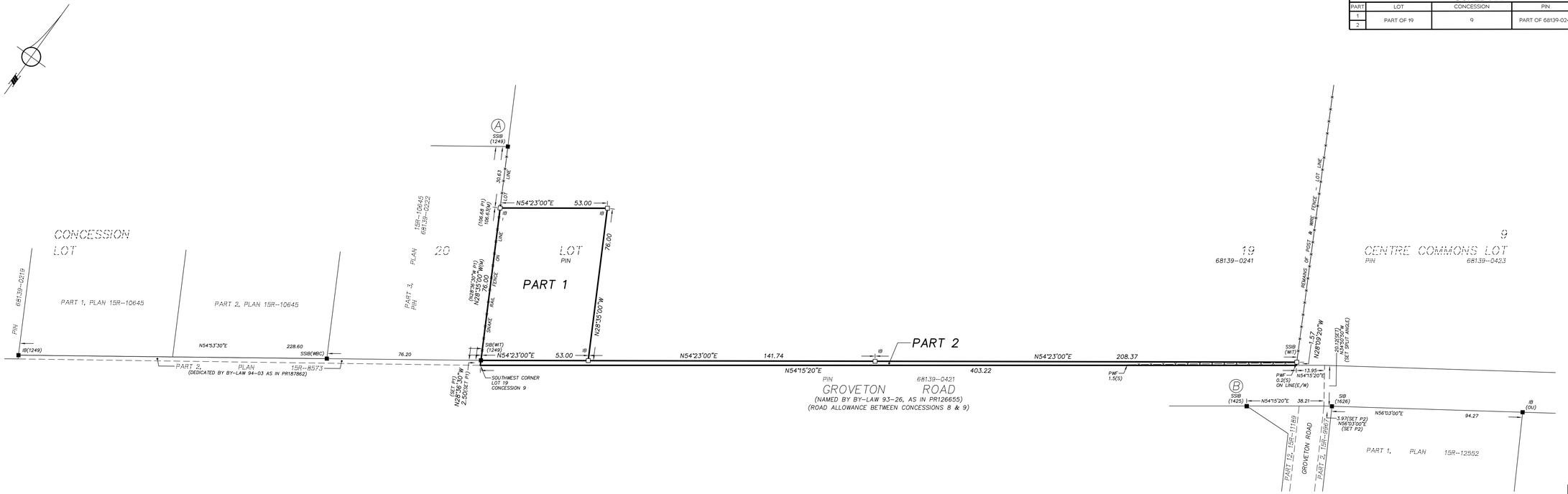
$$\frac{[1](\text{Number of Dwelling Units}) \times 365\ m^3 \text{ Effluent Per Year} \times 40\ mg/L\ NO_3}{[2](\text{Number of Lots}) \times 365\ m^3 \text{ Effluent Per Year} + (\text{Net Infiltration Area} \times \text{NPI} \times \text{IRF})} = \textbf{\textit{0.66}}\ mg/L\ NO_3 \text{ as N}$$

[1]Number of Dwelling Units is used as per MOE D-5-4 guidelines document, section 5.6.2.(a) which states *"For the purposes of predicting the potential for groundwater impacts, a nitrate loading of at least 40 grams/lot/day* ***per residential dwelling unit*** *shall normally be used."*

[2]Number of Lots is used as per MOE D-5-4 guidelines document, section 5.6.2.(b)(v) which states *"The volume of sewage effluent, if used as dilution water in mass balance calculations, should not exceed 1000 L/day/lot"*

SCHEDULE “D”

SITE SURVEY 15R-12558



SCHEDULE

PART	LOT	CONCESSION	PIN	AREA
1	PART OF 19	9	PART OF 68139-0241	3998 sq.m.
2				809 sq.m.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
ø	DENOTES ROUND
M	DENOTES MEASURED
PWF	DENOTES POST & WIRE FENCE
P1	DENOTES PLAN 15R-10645
P2	DENOTES PLAN 15R-12552
1249	DENOTES M.H. KALDEWAY, O.L.S.
1425	DENOTES RONI M. JASON SURVEYING LTD., O.L.S.
1626	DENOTES JORDAN & WISEMAN SURVEYING LTD., O.L.S.
WBC	DENOTES COLLETT SURVEYING LTD., O.L.S.
OU	DENOTES ORIGIN UNKNOWN

SSIB'S HAVE BEEN SET AT LOCATIONS WHERE THE LACK OF OVERBURDEN WILL NOT ALLOW FOR SETTING SIB'S.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)v7(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1 - 1°02'00" CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999614.

PLAN 15R-12558

Received and deposited

August 20th, 2025

George Dsouza

Representative for the Land Registrar for the Land Titles Division of Grenville (No.15)

PLAN OF SURVEY OF

PART OF LOT 19 CONCESSION 9

GEOGRAPHIC TOWNSHIP OF EDWARDSBURGH

TOWNSHIP OF EDWARDSBURGH/CARDINAL

COUNTY OF GRENVILLE

SCALE 1 : 1000 METRES

0 5 10 15 20 40 80

THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 10, 2025.

AUGUST 14, 2025

DATE

ANDREJS LUCIKS, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-114628

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)v7(2010).
URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4971703.68	456313.46
B	4971812.70	456684.58

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696

copies available at ProtectYourBoundaries.ca

PARTY CHIEF:MS	DRAWN:DEB	CHECKED:AL	PLOT DATE:AUGUST 14, 2025	A-054504
FILE: A-054504-RPLAN_v2				

CAO's ADMINISTRATIVE UPDATE TO COUNCIL

ADMINISTRATION / ECONOMIC DEVELOPMENT

AMO	Had very positive discussions with various Ministries and other municipal partners.
Village Suites	On August 21st, the Village Suites opened above the Village Pantry. Council and staff were in attendance for the grand opening.

TREASURY

Final Tax Bills	The final tax bills for 2025 were sent out on time at the beginning of August with a due date of August 29th. We are starting to see payments come in.
Paymentus	Staff continue to work with the project manager in implementing our online payment capabilities. The team at Paymentus is working with MuniSoft, our ERP provider, to ensure the two systems can communicate effectively and securely.

FACILITIES/RECREATION

Summer Program	Sessions 3 & 4 wrapped up on Friday, full summer report will be presented at CDC on Oct 6th
Bear Paws Swim Meet	7 teams participated in this year's meet. TWPEC supplied the setup, teardown as well as the guards for the day.
Blue Grass Festival	Huge success, staff collected garbage Wednesday – Sunday as well the arena was open for the user to have access to the showers.
TKO Dog Show	Spencerville arena was used Aug 15-17 to welcome over 350 dogs which competed in over 800 events.
Mixed Ball	Year-end tournament wrapped up this past weekend
Girls Inc	Girls Inc used the Spencerville arena the week of August 11th to host an all-girls camp, in total they had 25 Participants.
SERA Fun Day	Held on August the 17th., Township supplied the bouncy castles and the staff to monitor them. Throughout the day. weather was not the best, but All in all the SERA and its committee did a fabulous job, the pool was also open for free swimming as well.
Pickleball Courts	Just finalizing the last couple of things with the pickleball courts. hoping to have it operational for the Labor Day weekend.
Pools	Johnstown Pool's last day was Sunday, August, the 24th., the Cardinal Pool will remain open this week until Friday. Weather permitting public swimming will be from 12 until 4pm daily.
Bass Fishing Derby	The Bass Derby wrapped up this past weekend as well. The township supplied staff for parking access early Saturday morning, as well as ensuring that they were bused to the waterfront and picked up and brought back to get their vehicles.

Labor Day Weekend	I've met with organizers and have everything in place for helping in a number of areas that weekend.

OPERATIONS – PUBLIC WORKS

AHSIP Update	G-TEK on behalf of Xplore Inc. will be installing telecommunications infrastructure within the public right-of-way as part of the Province's Accelerated High Speed Internet Program. The work will take place Monday to Friday between 7am and 7pm, excluding weekends and holidays. Work areas will be posted on Municipal 511.
Capital Updates	Cardinal PW Garage Bay 5 work is complete
	Pittson PW Garage Oil Separator Tender closed on August 19. Pricing within approved budget and work being awarded to Triangle Pump Service Limited
	CR2 Sidewalk – asphalt work complete and lawn restoration work in progress.
	Reid Street – areas to be prepped and sod installed in September. Delayed work due to current dry conditions.
	South, Water Henderson – on schedule, slight delay with curbing installer
	Waddell Street – started August 18
	Brouseville Rd – overlay and shouldering complete
	Cedar Grove Rd – Engineering kick-off meeting held on August 20
	Pittston Rd East – Initial meeting held with SDG and South Dundas

OPERATIONS – ENVIRONMENTAL SERVICES

Cardinal Wastewater Treatment Plant	GAL Power completed semi-annual generator servicing and replaced the battery. Backflow preventor in generator room repaired. Routine maintenance completed.
Cardinal Water Plant	GAL Power completed semi-annual servicing of the generator. IECBL on site to repair UV System # 1. Ballast failure. Routine maintenance completed.
Cardinal Distribution System	Fall hydrant flushing is scheduled for September 2nd to October 31st. Routine rounds completed.

Industrial Park Water System	Routine rounds completed.
Windmill Pumping Station	GAL Power completed semi-annual servicing of the generator. Routine rounds completed.
Spencerville Wastewater System	Spencerville P.S # 1 project anticipated to commence September 29th and be completed in November. GAL Power completed semi-annual servicing of the generator. Pulled an unplugged pump at station 1 and 3.
Cardinal Sewer and Storm Collection System	Sink hole repair completed on Dundas Street. Wadell Street sanitary main and laterals CCTV inspected ahead of roadwork construction. GAL Power completed semi-annual servicing of the generator.

OPERATIONS – MUNICIPAL DRAINS

	Nothing to report

FIRE DEPARTMENT

Training	Regular activities resumed after the July break with sessions on hose handling and apparatus and equipment maintenance.
	In-house NFPA 1001 Firefighter Level II started on August 13.
	Several members enrolled in Hazmat Awareness (online)
	MOL ordered stepladder safety training is scheduled to take place by month end.
Fleet	Rescue 1 annual safety inspection is outstanding. Its scheduled appointment was missed due to the structure fire on East Street.
	Rescue 5 turbo pipe replacement is outstanding. The new pipe has arrived; installation date TBD.
Facilities	The battery failed and subsequently replaced on the station 1 back-up generator.
Fire Prevention	Attended the counties fire prevention meeting in Rideau Lakes.
	Participated in the Spencerville and Cardinal Public Library story time, with fire safety story, truck tour and coloring materials.
	A tour of Limerick Forest was conducted with the forest manager and Augusta fire chief to discuss risks and available water sources.

	A complete burn ban was issued on August 5. Although we have received some rain conditions it remains extremely dry. Conditions will be monitored and risk level adjusted accordingly.
Other	Annual hose testing completed on all in service fire hose with multiple repairs completed and approximately six hoses taken out of service.
	A structure fire in Cardinal spread to a neighbouring detached garage before being extinguished. One member was taken to hospital for a shoulder injury after the inside stairwell failed causing him to fall approximately 6'. He was sent home with modified duties.
	A resignation was received for one of our probationary members. They have relocated to Cornwall.

EMERGENCY MANAGEMENT

	Nothing to report

Councillors are reminded to please forward or cc sent/received email correspondence that is a municipal record to councilmail@twpec.ca.

THE CORPORATION OF THE

TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW NO. 2025-52

“A BY-LAW TO ADOPT, CONFIRM AND RATIFY MATTERS DEALT WITH BY RESOLUTION”

WHEREAS Section 5(3) of the Municipal Act 2001, SO 2001, Chapter 25, as amended, provides that the powers of a municipality shall be exercised by by-law;

AND WHEREAS in many cases, action which is taken or authorized to be taken by the municipality does not lend itself to the passage of an individual by-law;

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. That the actions of the Township of Edwardsburgh Cardinal, at its meeting held on August 25, 2025 in respect of recommendations contained in the reports of committees considered at the meeting and in respect of each motion, resolution and other action taken by the Township of Edwardsburgh Cardinal at its meeting are, except where the prior approval of the Ontario Municipal Board or other authority is required by law, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this by-law.

2. That the Mayor and the appropriate officials of the Township of Edwardsburgh Cardinal are hereby authorized and directed to do all things necessary to give effect to the actions of the Council of the Township of Edwardsburgh Cardinal referred to in the preceding section.

3. That except as otherwise provided, the Mayor and Clerk are authorized and directed to execute all documents necessary on behalf of the Township of Edwardsburgh Cardinal.

Read, passed, signed and sealed in open Council this 25 day of August, 2025.

_____ _____

Mayor **Interim Clerk**