

DECEMBER 4, 2025

Project No. 2024-056

11 CRAIGLEITH COURT, COLLINGWOOD  
FUNCTIONAL SERVICING REPORT

TOWN OF COLLINGWOOD

**CAPES**  
ENGINEERING

WWW.CAPESENGINEERING.COM

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## 1.0 Introduction

CAPES Engineering Ltd. has been retained by Leigh Goodall to prepare a functional servicing report in support of a lot severance for 11 Craigleith Court, in the Town of Collingwood. The existing lot is 0.40 ha in size and currently contains a single family residence. The Site is located on the south end of the Craigleith Court cul-de-sac in the Town of Collingwood. It is proposed to sever approximately 0.20 ha off the west side of the lot to create a new lot for a single family residence.

The existing residence has a Class 4 Septic System located on the west side of the property where the proposed lot to be severed is located. It is proposed the existing septic system would be removed and a new septic system constructed on the retained portion of the lot. A new home and septic system is proposed for the severed lot.

The purpose of this report is to provide details regarding the existing and proposed septic systems and provide support for the proposed lot severance.

## 2.0 Existing Site Conditions

The lot is legally described as Lot 44 Plan 51M-438, within Plan of Subdivision of Part of Lots 48 and 49 Concession 12 (formerly Township of Nottawasaga) in the Town of Collingwood, County of Simcoe. The overall subdivision legal plan prepared by Ron Emo in 1990 is included in **Appendix A** for reference.

The entirety of site is within a regulated area by the NVCA due to the proximity to a watercourse and potential for flooding. Silver Creek flows through adjacent properties 300 m to the east but does not actually flow through the subject property. A floodplain study has been completed for the area under separate cover and submitted to the NVCA. The report demonstrates that the area flooding only impacts the southern part of the site. Refer to **Appendix B** for the floodplain mapping for the property.

An EIS has been completed (by others) for the site which documents the natural features including a wetland feature along the south edge of the property. The natural heritage features have been shown on **Drawing S1** of this report. Please refer to the full EIS for additional details. There are residential homes to the east and west of the site, and the Georgian Trail along the south edge of the site.

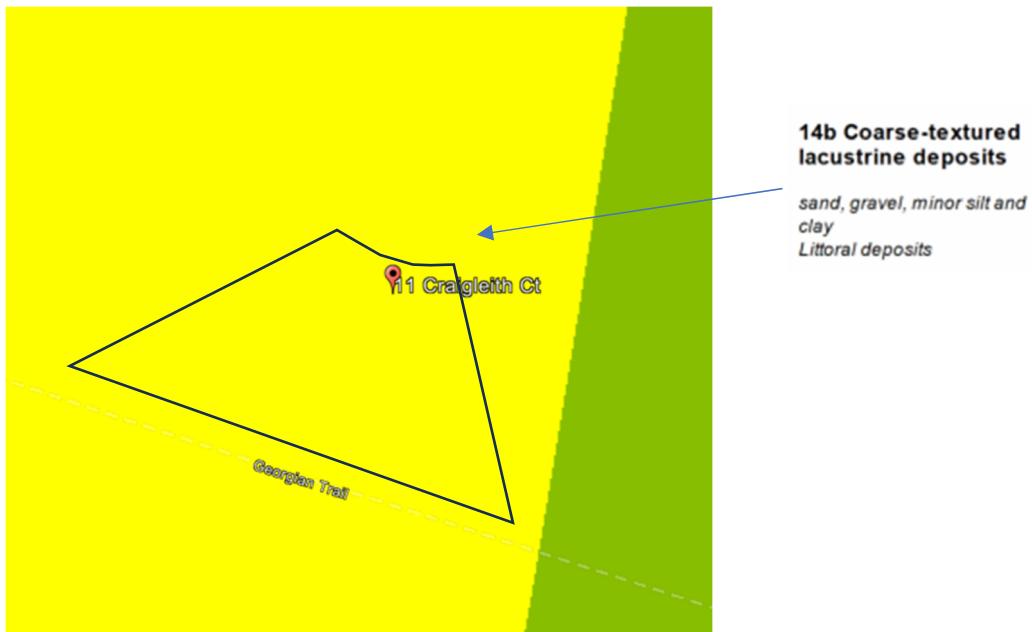
The existing lot is currently developed with a single-family residence on the east side of the lot. The home is on private septic which is located on the west side of the lot. Please refer to **Appendix C** for the existing Septic System information. Water supply is via a municipal water connection. The west side of the site is now largely tree covered with some open space where the septic bed is located.

The site has a low area along the south edge of the site adjacent to the Georgian Trail which floods and has been identified as wetland area in the EIS. There is a low rise in the property elevations which prevent further flooding north. The site slopes down from this low ridge to 11 Craigleith Court.

## 2.1 Geotechnical Information

A full Geotechnical Investigation has not been completed for the site however test pits were completed in 1997 for the septic design which indicate dark organic sand to a depth of 0.45 m (elevation 185.13) with topsoil at the surface.

Available Ontario Geological Survey (OGS) mapping shows the site as being within a sand layer which is consistent with the test pit information.



## 2.2 Existing Septic System

The existing septic system for the site (See **Appendix C**) was installed in 1997 on the western part of the site. The design was based on a 3 bedroom and 3 bathroom home and included a 5,450 L septic tank on the west side of the house. A 50 mm dia. forcemain pumped the sewage from a 1,000 L pump chamber to the leaching bed on the western part of the site. Based on the size of the septic tank the assumed calculated daily flow from 1997 for the home is 2,725 L ( $5,450/2 = 2,725$  l/day).

An investigation into the septic bed has not been completed at this time, however the Owner indicates that there have been no issues and that the home is not used extensively. There is significant vegetation growth on the bed and mantle area, and the existing bed is reaching the normal operating lifespan for this type of septic bed (20-40 years), and is expected that it would need additional maintenance (removal of vegetation and rehabilitation) or replacement within the next 5-10 years.

## 2.3 Proposed Septic Systems

The existing home at 11 Craigleith Court is a 3 bedroom, 3 bathroom home with a 218 sq. m finished floor area. The bathrooms are 4, 3 and 2 piece respectively and there is also a kitchen sink and dishwasher for a total of 25 fixture units.

The existing septic system located on the west side of the site will need to be decommissioned and removed to allow for the proposed lot severance and to allow for a new home and septic system to be constructed.

Based on OBC Table 8.2.1.3A a 3 bedroom home will generate 1,600 L/day of flow, with an additional 200 L/day based on the finished floor area or 250 L/day for the fixture unit count. The total calculated daily sewage flow for the existing home is therefore 1,850 L/day.

Using an assumed soil T Time of 40 min/cm and an assumed imported T time of 6 min/cm this equates to a total required pipe length of 40 m for a proposed new shallow buried trench system.

It is proposed to utilize a Waterloo Biofilter (WBF) treatment system due to the site constraints (limited area) and advanced nitrogen removal capabilities. A Brooklin Concrete Ltd. ADIPC-6000 Aerobic Digester and BT-6000 is proposed which can provide treatment up to 2000 l/day. The shallow buried trench will consist of 4 runs of 10 m each and the system has no need for a mantle or expanded contact area.

The new septic bed will need to be located in the front yard of the home due to setback and size constraints and will require a modification to the existing driveway, walkway and landscaping to accommodate the system.

Please refer to **Appendix D** for information on the WBF system components and to **Drawing S1** for the septic layout.

The proposed severed lot is to be 0.20 ha in size and we have assumed a new home similar in size to the existing at 310 sq. m with no basement (crawlspace, similar to the existing home on the site). We have assumed the same number of bedrooms and fixture units as the existing home. The calculated daily sewage flows are 1,600 L/day based on the bedrooms plus 1,100 L/day for the floor area or 250 L/day for the fixture unit count. This provides a total daily sewage flow of 2,700 L/day.

Using an assumed soil T Time of 40 min/cm and an assumed imported T time of 6 min/cm this equates to a total required pipe length of 60 m for a proposed new shallow buried trench system.

It is proposed to utilize a Waterloo Biofilter treatment system due to the site constraints (limited area) and advanced nitrogen removal capabilities. A Brooklin Concrete Ltd. ADIPC-7500 Aerobic Digester and BT-7500 is proposed which can provide treatment up to 3000 l/day. The shallow buried trench will consist of 5 runs of 12 m each and the system has no need for a mantle or expanded contact area.

The new septic bed will need to be located in the front yard of the home due to setback and size constraints.

Please refer to **Appendix D** for information on the WBF system components and to **Drawing S1** for the septic layout.

### 3.0 Conclusions

The proposed severance of 0.2 ha from the west side of the 0.40 ha site at 11 Craigleith Court, Collingwood will allow for the construction of a new single family residence. The proposed severed lot currently contains the septic system for the existing home on the east part of the site. The existing septic system was installed in 1997 and will need to be removed from the west part of the site to allow for the severance and construction of a new home.

There is sufficient room to install a new septic system in the front yard of the retained part of the site for the existing home. There is also sufficient room on the western severed lot to support a new septic system and new home.

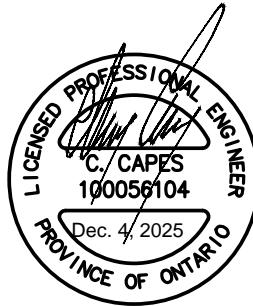
In both cases we recommend using a Waterloo Biofilter enhanced treatment system which allows for a reduced septic footprint and provides a higher level of nitrogen removal. The design presented in this report is intended to provide support for the lot severance and is conceptual. A more detailed design suitable for building permit stage will be required in the future.

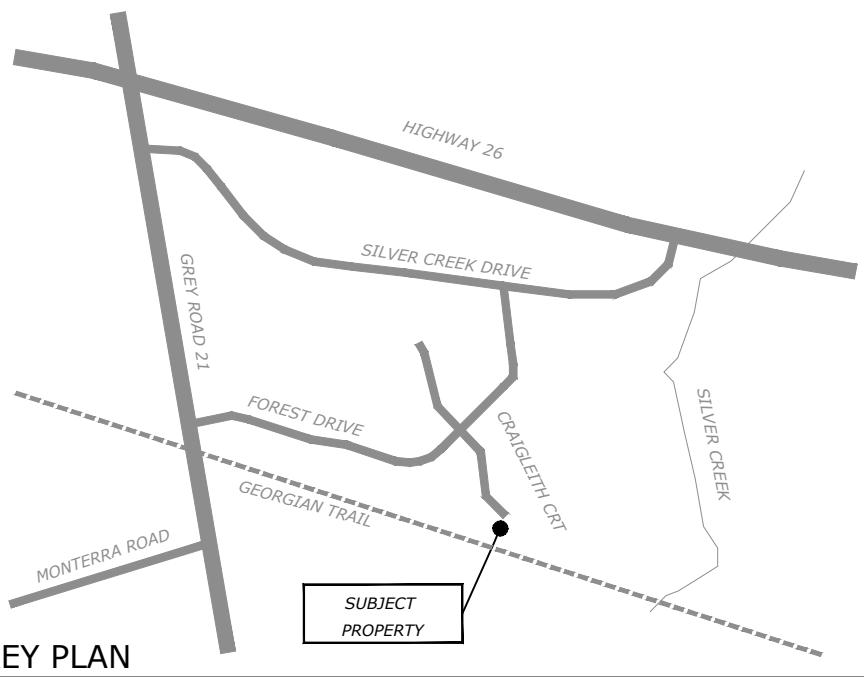
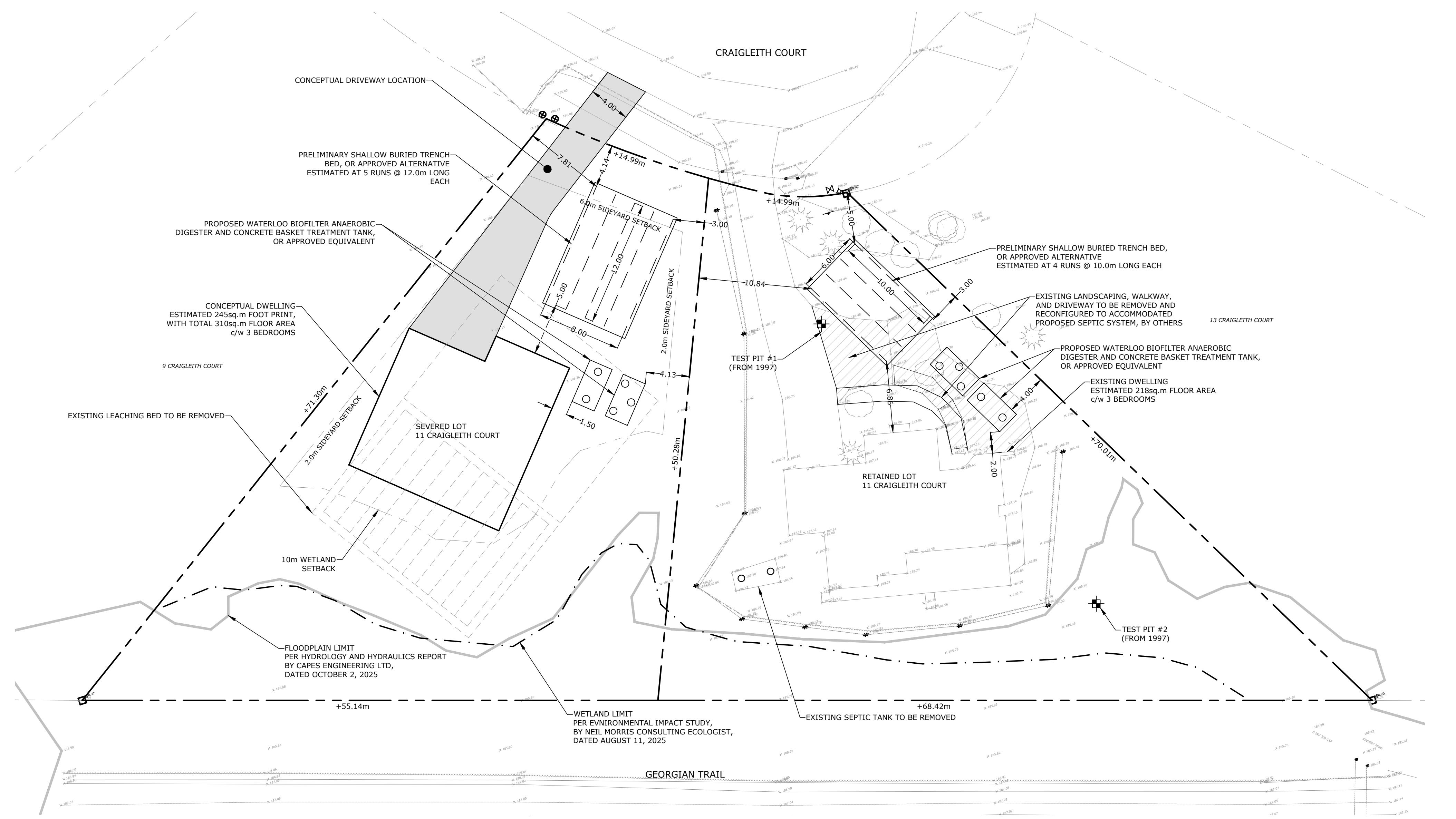
We believe that the retained and severed lots at 11 Craigleith Court can support two new septic systems.

Report Prepared By:



Clayton Capes, MSc. P.Eng.  
CAPES Engineering





LEGEND

- EXISTING SANITARY SERVICE
- SANITARY SERVICE
- ROOF LEADER DISCHARGE LOCATION
- S/P (Sump Pump Discharge Location to Splash Pad, c/w Air Gap)
- TEST PIT LOCATIONS
- 3:1 SLOPING (MAXIMUM)
- PROPOSED GRADE
- EXISTING GRADE
- 1.5% PROPOSED SWALE AND FLOW DIRECTION AND SLOPE GRADE
- 2.5% PROPOSED SHEET FLOW DIRECTION AND GENERAL SLOPE
- EXISTING SHEET FLOW DIRECTION

#### SEPTIC SYSTEM INFORMATION:

An EIS report prepared by Neil Morris Consulting notes the existing soils are noted as Tioga Sand. Test pits completed during the original construction in 1997 are noted as dark organic sand, and completed to a depth of 0.45m. No groundwater was noted at that time.

We have estimated "T" time of = 40min/cm.

Due to constraints on site, a shallow buried trench bed with a compatible treatment system should be considered. Conceptually, a Waterloo Biofilter (WBF) Treatment System is proposed for both lots, and the daily flow for the bed design should be rounded up to meet the treatment capacity of the WBF system.

FULL DETAILS ARE TO BE PROVIDED AT TIME OF PERMIT APPLICATION

RETAINED LOT:  
The understanding is the existing dwelling has 3 bedrooms, complete with the following:  
a) A total finished floor area of 218sq.m, with a 1.2m high crawl space.  
b) 1 2-piece washroom, 1 3-piece washroom, 1 4-piece washroom, plus standard kitchen sink + dishwasher + clothes washer

The daily flow is 1,600 L/d based on bedrooms, with an extra 250 L/d based on fixture units, for a total of 1,850 L/d.

Therefore, a Brooklin Concrete Ltd. ADIPC-6000 Anaerobic Digester and BT-6000 is proposed, for a treatment capacity of 2,000 L/d.

The shallow buried trench bed will consist of 4 trenches, each 10m long.

SEVERED LOT:

The following assumptions have been made for the proposed dwelling:  
a) A total finished floor area of 310sq.m with no basement, matching the retained lot.  
b) 1 2-piece washroom, 1 3-piece washroom, 1 4-piece washroom, plus standard kitchen sink + dishwasher

The daily flow is 1,600 L based on bedrooms, with an extra 1,100 L based on floor area, for a total of 2,700 L.

Therefore, a Brooklin Concrete Ltd. ADIPC-7500 Anaerobic Digester and BT-7500 is proposed, for a treatment capacity of 3,000 L/d.

The shallow buried trench bed will consist of 5 trenches, each 12.0m long.

**GROUNDWATER INFORMATION**  
GROUNDWATER DEPTH TO BE DETERMINED DURING TEST PIT EXCAVATION FOR SEPTIC SYSTEM DESIGN (BY OTHERS). CONTRACTOR TO INFORM CAPES ENGINEERING LTD. OF ANY DISCREPANCY.

**TEST PIT INFORMATION**  
TEST PIT #1  
0.00m TO 0.20m TOPSOIL  
0.20m TO 0.45m TIoga Sand TERMINATION AT 0.45m  
TEST PIT #2  
0.00m TO 0.20m TOPSOIL  
0.02m TO 0.45m TIoga Sand TERMINATION AT 0.45m

**NOTES:**  
THIS PLAN IS NOT A LOT GRADING PLAN OR FORMAL SEPTIC DESIGN FOR BUILDING PERMIT. THIS DRAWING IS CONCEPTUAL ONLY IN SUPPORT OF A LOT SEVERANCE. DETAILED DRAWINGS TO BE COMPLETE AT BUILDING PERMIT STAGE.

#### NOTES

1. THE OWNER/BUILDER/APPLICANT MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
2. A COPY OF THE "ACCEPTED FOR CONSTRUCTION" LOT GRADING AND DRAINAGE PLAN MUST BE PROVIDED TO THE MUNICIPALITY DURING CONSTRUCTION.
3. THE OWNER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS BEING UNDERTAKEN.
4. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING THE GEORGIAN TRAIL. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LOADS SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE SITE DRAINAGE SYSTEM.
5. ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL BE PLACED ON A SPLASH PAD OR APPROVED EQUIVALENT.
6. ALL TURFED AREAS ARE TO BE PROVIDED OVER A MINIMUM OF 100MM OF TOPSOIL OR APPROVED ALTERNATIVE GROUND COVER.
7. ALL WORK WITHIN THE TOWNSHIP RIGHT-OF-WAY MUST BE RESTORED TO EQUAL OR BETTER CONDITION.
8. RETAINING WALLS ARE TO BE CONSTRUCTED OF ACCEPTABLE ARCHITECTURAL BLOCK OR APPROVED EQUIVALENT. FILTER CLOTH SHALL BE PLACED BEHIND ALL RETAINING WALLS TO PREVENT THE MIGRATION OF FINES. RETAINING WALLS ARE NOT TO ENTRANCE INTO THE MUNICIPAL ROAD ALLOWANCE.
9. THE OWNER/BUILDER/APPLICANT MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
10. THE OWNER MUST PROVIDE A DRAINAGE SYSTEM DURING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A POSITIVE OUTLET.
11. HEADWALLS SHALL BE CONSTRUCTED IN RISI-STONE (PISA 2) ARCHITECTURAL BLOCK OR APPROVED EQUIVALENT. FILTER CLOTH SHALL BE PLACED BEHIND THE FINES.
12. ALL SWALES SHALL HAVE A MINIMUM DEPTH OF 150mm x 150mm DIAMETER.
13. ALL SWALES SHALL HAVE A MINIMUM DEPTH OF 150mm x 300mm CLEAR STONE TRENCH WRAPPED WITH FILTER CLOTH.
14. REMOVING VEGETATION ON SITE TO BE REMOVED AND DISPOSED OF OFF SITE BEFORE LOT GRADING WORK AS SPECIFIED.
15. AS PER THE 4.2.2.1 O.O. OF REG 332/11/12 BUILDING CODE A SUBSURFACE INVESTIGATION INCLUDING GROUNDWATER CONDITIONS IS REQUIRED PRIOR TO PLACING THE FOUNDATION. THE UNDERSIDE OF FLOOR SLAB AND ASSOCIATED DRAINS SHALL BE ENTIRELY LOCATED A MINIMUM SEPARATION OF 0.4m ABOVE THE SEASONAL HIGH GROUNDWATER LEVEL, OR AS REQUIRED PER HYDROSTATIC PRESSURE, BASED ON THE SUBSURFACE INVESTIGATION.
16. IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL GROUNDWATER SEPARATIONS ARE ADHERED TO PRIOR TO CONSTRUCTION.

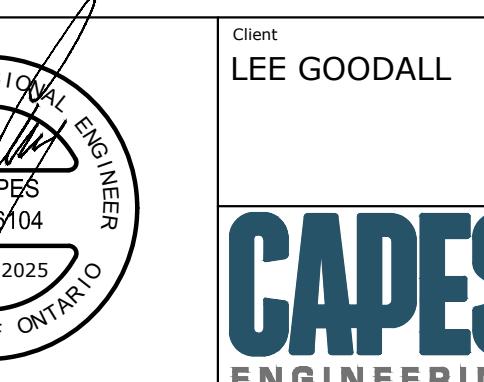
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4. CAPES Engineering Ltd. accepts no responsibility for interpretation of third party information, contractor to verify all third party information prior to construction.  
5. This is not a plan of survey. Any and all representation of property boundaries are approximate only.

#### NOTES:

TOPOGRAPHIC SURVEY DATA PROVIDED BY JOETOP SURVEYS AND CAD INC., AND SHOWN APPROXIMATELY HEREON FOR REFERENCE PURPOSES ONLY. PROPERTY BOUNDARY INFORMATION SHOWN IN APPROXIMATE ONLY BASED ON SIMCOE COUNTY GIS MAPPING PARCELS. THIS IS NOT A PLAN OF SURVEY.  
LIDAR-DERIVED POINT CLOUD PROVIDED BY LAND INFORMATION ONTARIO, ONTARIO CLASSIFIED POINT CLOUD (LIDAR-DERIVED POINT CLOUD) SHOWN APPROXIMATELY HEREON, CONTAINING INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE - ONTARIO. DATA HAS BEEN GLOBALLY VERTICALLY ADJUSTED BY 0.18m TO MATCH INTO DETAILED TOPOGRAPHIC SURVEY SOURCES NOTED, BY AVERAGE STANDARD DEVIATION CALCULATED BY CIVIL 3D TIN SURFACE COMPARISON.

**SURVEY INFORMATION:**  
BENCHMARK REFERENCE:  
ELEVATION 186.42m, LOCATION RE: GEODETIC DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS USING THE 'CAN-NET' VSRS NETWORK.  
DATUM: CGVD 2029-72.  
COORDINATES ARE IN NAD83-UTM17N (CANADA)  
SITE BENCHMARK:  
1. TOP OF IRON BAR, NORTHEAST LOT CORNER  
ELEVATION = 186.42

No	Revision	Date
1	FOR REVIEW	2025-11-25
2	FOR APPROVAL	2025-12-05

Client  
LEE GOODALL  
  
**CAPES**  
ENGINEERING

11 CRAIGLEITH COURT  
TOWN OF COLLINGWOOD  
CONCEPTUAL SEPTIC PLAN  
Designed by B. HUFFMAN Checked by C. CAPES Date 24/08/13  
Project No. 2024-056 Rev. No. 1 Drawing No. S1  
Scale 1:250 0 5.0 10.0 15.0m  
www.capesengineering.com

## Appendices

### Appendix A – Legal Plan

PLAN OF SUBDIVISION OF  
PART OF LOTS 48 AND 49  
CONCESSION 12  
(FORMERLY TOWNSHIP OF NOTTAWASAGA)  
TOWN OF COLLINGWOOD  
COUNTY OF SIMCOE

SCALE 1:1000  
  
0 5 10 15 20 40 METRES  
ZUBEK EMO AND PATTEN LTD.  
1990

**METRIC**

CURVE DATA				
LOT	RADIUS	ARC	CHORD	CHORD BEARING
2	66.84	10.00	9.99	N4°45'55"W
3	66.84	54.16	52.69	N22°44'05"E
5	87.19	29.00	28.87	N34°31'20"W
6	87.19	23.21	23.14	N17°22'05"W
8	19.00	9.55	9.45	N1°13'35"W
9	19.00	22.85	21.50	N50°05'15"W
10	19.00	27.29	25.00	N54°19'00"E
11	19.00	34.94	30.22	N39°30'00"W
14	107.19	28.59	28.51	N17°23'00"W
15	107.19	28.59	28.51	N32°40'00"W
16	107.19	7.00	7.00	N42°10'50"W
16	81.46	16.00	15.97	N51°34'35"E
17	81.46	52.21	51.32	N75°34'00"E
18	81.46	20.00	19.95	N79°02'20"W
20	14.49	17.60	16.54	N52°47'25"E
20	22.00	21.89	21.00	N59°04'25"E
21	22.00	26.59	25.00	N4°03'00"W
22	22.00	26.59	25.00	N73°17'50"W
23	22.00	20.76	20.00	N45°02'40"E
28	80.85	31.21	31.02	N83°03'00"W
36	101.46	11.99	11.98	N75°24'55"W
37	101.46	29.26	29.16	N87°02'20"W
38	101.46	29.26	29.16	N76°26'00"E
39	101.46	36.00	35.81	N56°06'50"E
39	51.51	10.00	9.98	N38°29'20"W
40	51.51	36.75	35.97	N12°29'20"W
40	101.18	6.00	6.00	N6°15'00"E
41	101.18	28.17	28.08	N3°25'25"W
42	101.18	30.00	29.89	N19°53'40"W
43	101.18	31.50	31.37	N37°18'20"W
44	101.18	20.00	19.97	N51°53'15"W
44	22.00	9.98	9.90	N70°33'00"W
45	22.00	26.13	24.62	N62°25'15"E
46	22.00	33.00	30.00	N14°34'40"W
47	22.00	33.53	30.38	N78°47'35"E
47	81.18	23.04	22.97	N33°42'45"W
48	81.18	31.00	30.81	N14°38'30"W
49	81.18	16.51	16.48	N2°07'25"E
49	71.51	14.90	14.87	N1°58'45"E
50	71.51	31.00	30.76	N16°24'30"W
51	71.51	19.00	18.94	N36°26'20"W
52	86.84	10.36	10.35	N42°31'50"E
53	86.84	73.00	70.86	N15°01'50"E
BLK 54	101.46	3.35	3.35	N67°18'35"E

Approved under section 50 of  
the PLANNING ACT, 1983.

Brian K. Nixon  
Manager  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs

( LAKESHORE ROAD, SEE DEPOSITED PLAN 407409 )

( LOCAL NAME )

```

graph TD
    Root["SILVER CREEK DRIVE"] --- Part1["PART 1 REGISTERED"]
    Root --- Part2["PART 2"]
    Part1 --- Instr1a["INSTRUMENT 01255361"]
    Part1 --- Instr1b["INSTRUMENT 01024579"]
    Part2 --- Instr2a["INSTRUMENT 01255361"]
    Part2 --- Instr2b["INSTRUMENT 01024579"]
    Instr1a --- Part3["PART 3 PLAN"]
    Instr1a --- Instr1b
    Instr2a --- Part4a["PART 4 51R-9024"]
    Instr2a --- Instr2b
    Instr1b --- Instr1a
    Instr1b --- Instr1b
  
```

PLAN 51M - 438

SERTIFY THAT THIS PLAN 51M-438 IS  
ISTERED IN THE LAND REGISTRY OFFICE FOR  
LAND TITLES DIVISION OF SIMCOE (No.51) AT  
29 O'CLOCK ON THE 28 DAY OF MAY 1990  
ENTERED IN THE REGISTER FOR PARCEL  
CTION 51M-438 AND REQUIRED CONSENTS AND  
IDAVITS ARE REGISTERED AS PLAN DOCUMENT  
174296

THIS PLAN COMPRISES ALL OF PARCEL 48-1,  
SECTION 51- NOTT-12.

## NOTES

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO  
THE BEARING OF THE NORTHERLY LIMIT OF THE ABANDONED  
RAILWAY RIGHT OF WAY SHOWN AS N72°01'30" W ON DEPOSITED  
PLAN SIR-20761

CURVE FRONTAGES SHOWN ON PLAN ARE ARC DIMENSIONS.

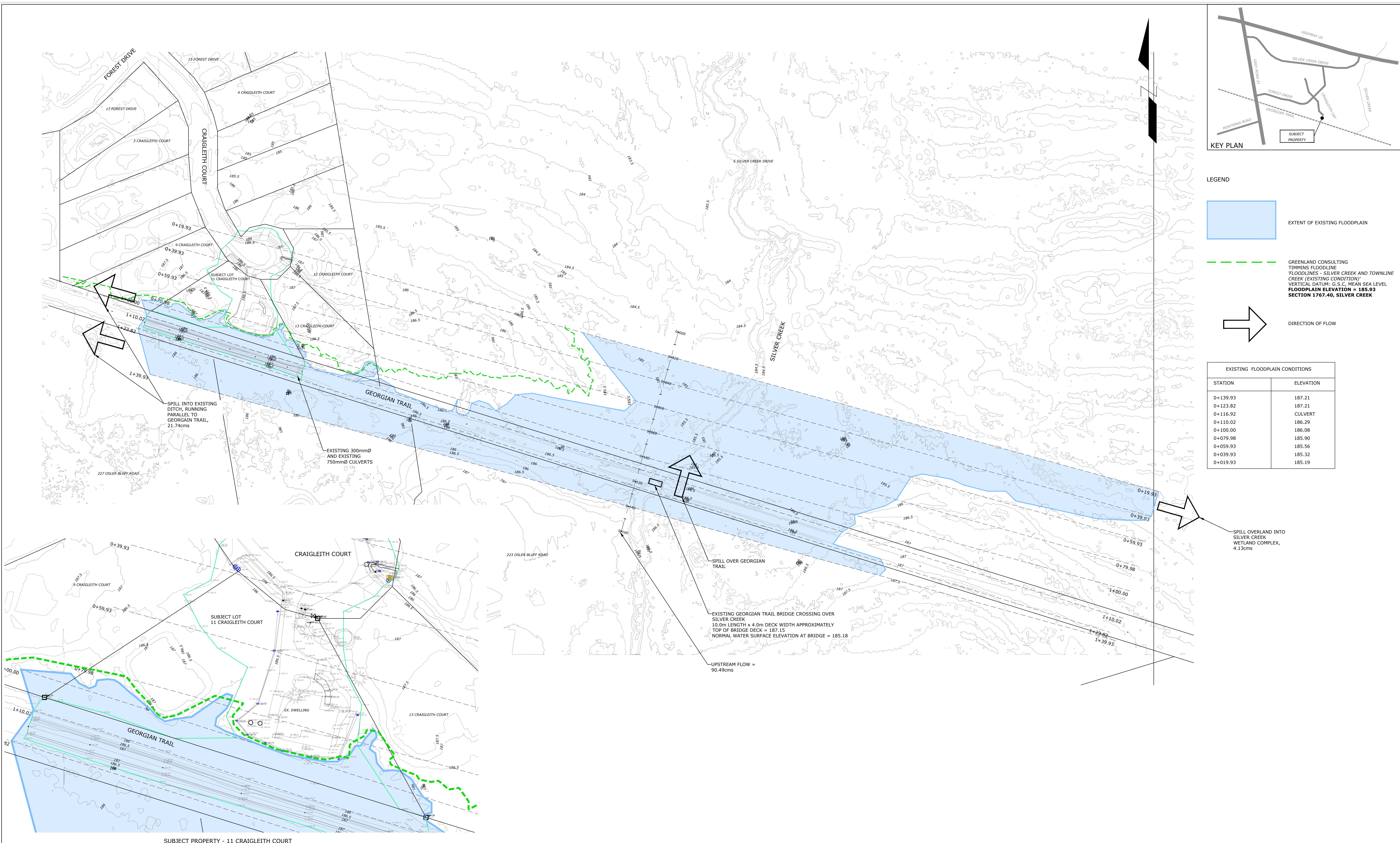
DENOTES SET  
DENOTES FOUND  
B. DENOTES 0.025 X 0.025 X 1.219 IRON SURVEY BAR  
D. DENOTES 0.016 X 0.016 X 0.610 IRON SURVEY BAR  
B.I.B. DENOTES 0.025 X 0.025 X 0.610 IRON SURVEY BAR  
C. DENOTES CUT CROSS  
NO DENOTES ZUBEK EMO AND PATTEN LIMITED  
C. DENOTES POINT OF CURVATURE.  
CC DENOTES POINT OF COMPOUND CURVATURE.  
RC DENOTES POINT OF REVERSE CURVATURE.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT :  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN  
ACCORDANCE WITH THE SURVEYS ACT AND THE LAND  
TITLES ACT AND THE REGULATIONS MADE THEREUNDER  
2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF  
APRIL, 1990.

RONALD J. EMO  
ONTARIO LAND SURVEYOR  
COLLINGWOOD

## Appendix B – Floodplain Information



1. This drawing is the exclusive property of CAPES Engineering Ltd. The reproduction of any part without express written consent of this Corporation is strictly prohibited.  
2. The contractor shall verify all dimensions, levels, and datum on site and report any discrepancies or omissions to CAPES Engineering Ltd. prior to construction.  
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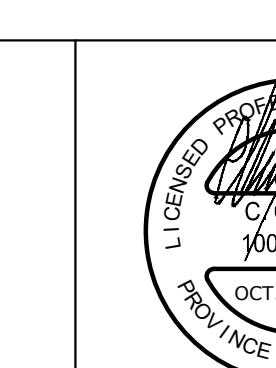
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LIDAR DATA PROVIDED BY LAND INFORMATION ONTARIO, ONTARIO CLASSIFIED POINT CLOUD (LIDAR-DERIVED), AND SHOWN APPROXIMATELY HEREON, CONTAINING INFORMATION LICENSED UNDER THE ONTARIO GOVERNMENT LIDAR DATA STATEMENT. DATA HAS BEEN GLOBALLY VERTICALLY ADJUSTED BY 0.18m TO MATCH INTO DETAILED TOPOGRAPHIC SURVEY SOURCES NOTED, BY AVERAGE STANDARD DEVIATION CALCULATED BY CIVIL 3D TIN SURFACE COMPARISON.

**SURVEY INFORMATION:**  
 BENCHMARK REFERENCE: ELLIPTICAL EARTH, NAD83(CS) 1995 ON RE GEODETIC DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS USING THE CAN-NET VRS NETWORK.  
 DATUM: CGVD 2018/78  
 COORDINATE ARI IN NAD83-UTM17N (CANADA)

**SITE BENCHMARK:**  
 1. TOP OF IRON BAR, NORTHEAST LOT CORNER  
 ELEVATION = 186.42



Client  
**LEE GOODALL**

**CAPES**  
 ENGINEERING

11 CRAIGLEATH COURT  
 TOWN OF COLLINGWOOD  
 EXISTING CONDITIONS FLOODPLAIN

Designed  
 K. GRIFFIN  
 Project No.  
 2024-056  
 Scale  
 1:1,250

Checked  
 C. CAPES  
 Rev No.  
 1

Date  
 24/08/13

Drawing No.  
 C1

WWW.CAPESENGINEERING.COM

## Appendix C – Existing Septic Info

## Ne County District Health Unit

11 Craigleath Cr.

## USE PERMIT

FOR CLASS 4,5,6 SEWAGE SYSTEMS

FILE NO. 97-C-16

TWSP.	Collingwood
CONC.	R.P. 438
LOT	S.L. 44
DATE SENT	

## WORK AUTHORIZED BY THE CERTIFICATE OF APPROVAL HAS BEEN SATISFACTORILY COMPLETED AND INCLUDES:

a) Septic tank  holding tank of working capacity of 5450 Litres ( 1200 Imp. Gals.) constructed of concrete  fibreglass  on site  to serve 3 (no. of bedrooms) units Orangeville

b) Leaching bed of total 150 Metres ( 492 Lineal Feet) of 3 inch diameter distribution pipe of IPEX PVC laid in 12 runs and fed by Gravity  Siphon  Pump  400 gal Orangeville pump chamber

c) Other details 12 runs 12.5 long, distribution box

d) INSPECTION DATE: November 25/97

INSTALLER:

System components installed as shown on application supporting Certificate of Approval  or revised as below 

REFER TO C.C. TATHAM &amp; ASSOCIATES LTD.

AS CONSTRUCTED DRAWINGS

JOB NUMBER 97262

drawing SP-1

DATED DECEMBER 10, 1997

LOCATION

## THE FOLLOWING WORK REMAINS TO BE COMPLETED.

Backfill System and Complete  
 Stabilize all Sloped Surfaces

Finish Grading to Shed Run-off and Divert Water Around Leaching Bed  
 Other

Any Use Permit issued hereunder may be revoked if this work is not completed promptly to health unit standards.

Under Section 67 of the Environmental Protection Act, 1980 and subject to the provisions of The Act and Regulations a Permit is hereby issued to (Owner): [REDACTED]

For the use and operation of the Class 4 sewage system constructed/installed/enlarged/extended/alter pursuant to the Certificate of Approval issued under the above application number in accordance with the application and Certificate of Approval with any changes indicated above.

INSPECTED AND RECOMMENDED BY J.L. Langlois P.Eng.	PERMIT ISSUED BY Tom Leggatt, C.R.H.T.(C)	DATE Dec 12/97
C.C. Tatham & Associates	DIRECTOR	19

Section 64 of The Act provides that no change can be made to any building(s) or structure(s) in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will or is likely to be affected by the change, unless a new Certificate of Approval is obtained.

# SIMCOE COUNTY DISTRICT HEALTH UNIT

ENVIRONMENTAL HEALTH SERVICES

FILE  
NUMBER

97-C-16

## APPLICATION FORM and CERTIFICATE OF APPROVAL TO INSTALL A SEWAGE DISPOSAL SYSTEM

*test holes dug*

FOR OFFICE USE ONLY

*Collingwood*

Twp

Twp. Lot

Con

*438*

Sub. Lot

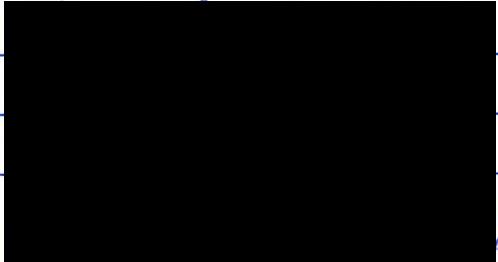
*44*

Date Rcvd:

*97-09-23*

Fee Rcpt. No:

*0237*

1	NAME and ADDRESS OF REGISTERED OWNER
	
BUS. PHONE	

2	OWNER'S AUTHORIZED AGENT	
<i>C.C. Tatham &amp; Associates LTD.</i> <i>115 Hurontario St., Suite 201</i> <i>Collingwood ONT.</i>		
POSTAL CODE	HOME PHONE	BUS. PHONE
<i>L9Y 2L9</i>		<i>444-2565</i>

3 This Application refers to a property located as follows:

TWP - NEW NAME <i>Town of Collingwood</i>	TWP - OLD NAME	CONCESSION	TWP. LOT NO.	REG. PLAN NO. <i>STM-438</i>	SUB. LOT NO. <i>44</i>
----------------------------------------------	----------------	------------	--------------	---------------------------------	---------------------------

4 LOT DIMENSIONS: \_\_\_\_\_ and LOT AREA \_\_\_\_\_ sq. ft.

5 DIRECTIONS to LOT: <i>THE FOREST SUBDIVISION</i>

6 Is this project under the ONTARIO NEW HOME WARRANTY PROGRAM?  Yes  No The building to be serviced is a

New or  Existing  Single Family Home or  \_\_\_\_\_ Unit Dwelling or  Commercial or Industrial bldg.

Without Basement or  With Basement that is  Finished or  Unfinished. The building has *1800 ft 150* sq. ft. per floor

and *2* # of floors (including basement). FLOOR PLANS MAY BE REQUIRED. The Septic System to serve the building will be a

Class 4 - Trench Bed or  Class 4 - Filter Medium System or  Class 5 - Holding Tank or  Class A - over 4500 Litres

7	BEDROOMS	WASHROOMS			LAUNDRY	KITCHEN SINKS	OTHER
STATE NO. OF	<i>3</i>	2 Piece <i>1</i>	3 Piece <i>1</i>	4 Piece <i>1</i>	Tubs - Auto. Washer <i>1</i>	1 Comp. - 2 Comp. <i>1</i>	Garborator - Dishwasher <i>1</i>

and "Roughed in" Plumbing for:

8 WATER SUPPLY is  Existing or  Proposed and comes from the following  Municipal / Communal System or

Drilled Well,  Dug or Bored Well,  Sandpoint,  Other (describe)...

9 IT IS AN OFFENCE UNDER THE ENVIRONMENTAL PROTECTION ACT TO GIVE FALSE INFORMATION ON THIS APPLICATION

I CERTIFY THAT ALL INFORMATION GIVEN IS COMPLETE AND CORRECT AND THAT IF APPROVED, THE WORK WILL CONFORM TO HEALTH UNIT AND ENVIRONMENTAL PROTECTION ACT REQUIREMENTS	Date <i>Sept 22/97</i>	Signature of Owner or Agent <i>[Signature]</i>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------	---------------------------------------------------

# SIMCOE COUNTY DISTRICT HEALTH UNIT

ENVIRONMENTAL HEALTH SERVICES

FILE  
NUMBER

97-C-16

11 Site Plan: see "Procedures for Obtaining a Certificate of Approval".

Scale Used:

Refer to C.C. Tapham and Associates Ltd.  
Plan 97262 - SP-1

IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE ALL INFORMATION GIVEN IS ACCURATE AND COMPLETE

12 CERTIFICATE OF APPROVAL  
REFUSED; reasons attached

Director

Date

13 CERTIFICATE OF APPROVAL  
GRANTED; conditions attached

Director

*Tom Leyton* C.P.H.I.(C)

Date Sept. 30/97

This Certificate is hereby issued under Section 77 of the Environmental Protection Act only for the proposal outlined on Pages 1 and 2 of this application and its attachments, as amended by the requirements and conditions of Section 9 of the Act provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof or such extended period as the Director on application allows  
DO NOT USE THE SYSTEM UNTIL A USE PERMIT IS ISSUED.

Under Section 139 of the Environmental Protection Act, an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 112 St. Clair Ave. West, Toronto, Ont., M4V 1N3 within 15 days of receipt of the decision.

An Application for which a Certificate of Approval cannot be issued within 1 year will be refused.

# SIMCOE COUNTY DISTRICT HEALTH UNIT

ENVIRONMENTAL HEALTH SERVICES

FILE  
NUMBER

97-C-16

11 Site Plan

Page 2

1  Sewage disposal system as set out in plans:

Prepared by: J.L. LANGELOIS P.ENG. C.C. TATHAM & ASSOCIATES LTD

Job No: 97262 SP-1

Dated: SEPT 22/97

Revision: \_\_\_\_\_

2  Consultant to check building footings for elevation and location before any further construction over the footings.

3  System to be left open for inspection and approval by both Health Unit inspector and by consultant.

4  Consultant to submit to Health Unit a written statement of the installation's compliance with the approved plans.

5  Consultant to submit "As - Built" drawings (3 copies) to Health Unit before a Use Permit will be issued.

IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE ALL INFORMATION GIVEN IS ACCURATE AND COMPLETE

12 CERTIFICATE OF APPROVAL  
REFUSED; reasons attached

Director

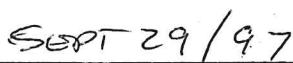
Date

13 CERTIFICATE OF APPROVAL  
GRANTED; conditions attached

Director



Date

 SEPT 29/97

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# Simcoe County District Health Unit

PUBLIC HEALTH INSPECTION SERVICES

REPORT

FILE NO. **97-C-16**

TWSP.	Collingwood
CONC.	R.P. 438
LOT	S.L. 44
U.P. #	
DATE REC'D. Sept. 23/97	

**SUBJECT** CONDITIONS OF APPROVAL

Install the sewage disposal system in accordance with C.C. Tatham & Associates Ltd. Plans, Project Number 97262, Drawing SP-1.

The Design Engineer shall set grade stakes, inspect the base and fill, conduct a final inspection and provide "as constructed" drawings to the Health Unit.

A joint final inspection shall be carried out.

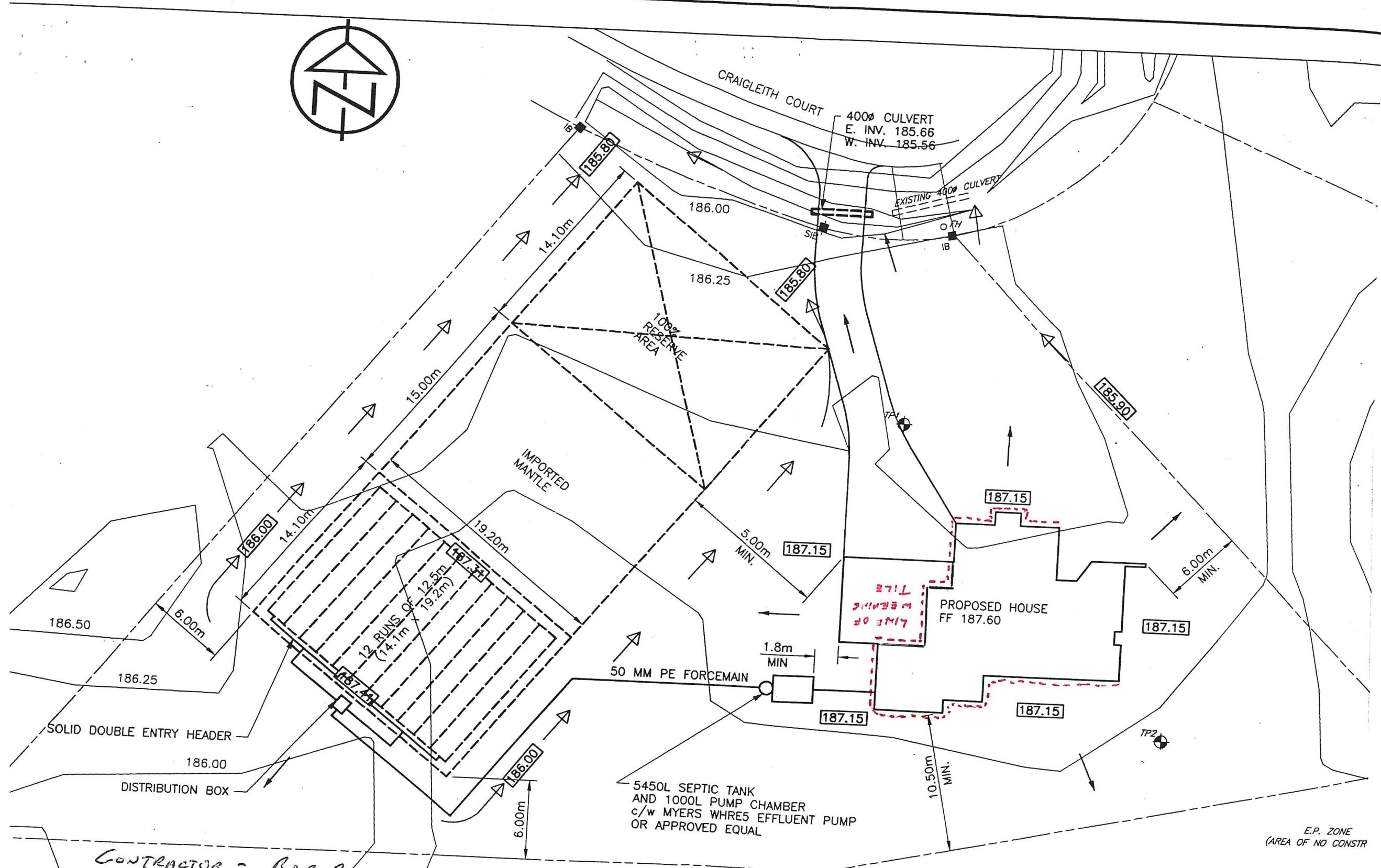
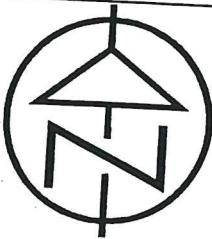
No variation from this design unless approved by the Design Engineer and the Health Unit.

If a pump is required, the Design Engineer shall set the loading rates.

DATE OF REPORT: Sept. 30/97

REPORT BY: Tom C. Leggatt, C.P.H.I.(C)

  
SIGNATURE - INSPECTOR

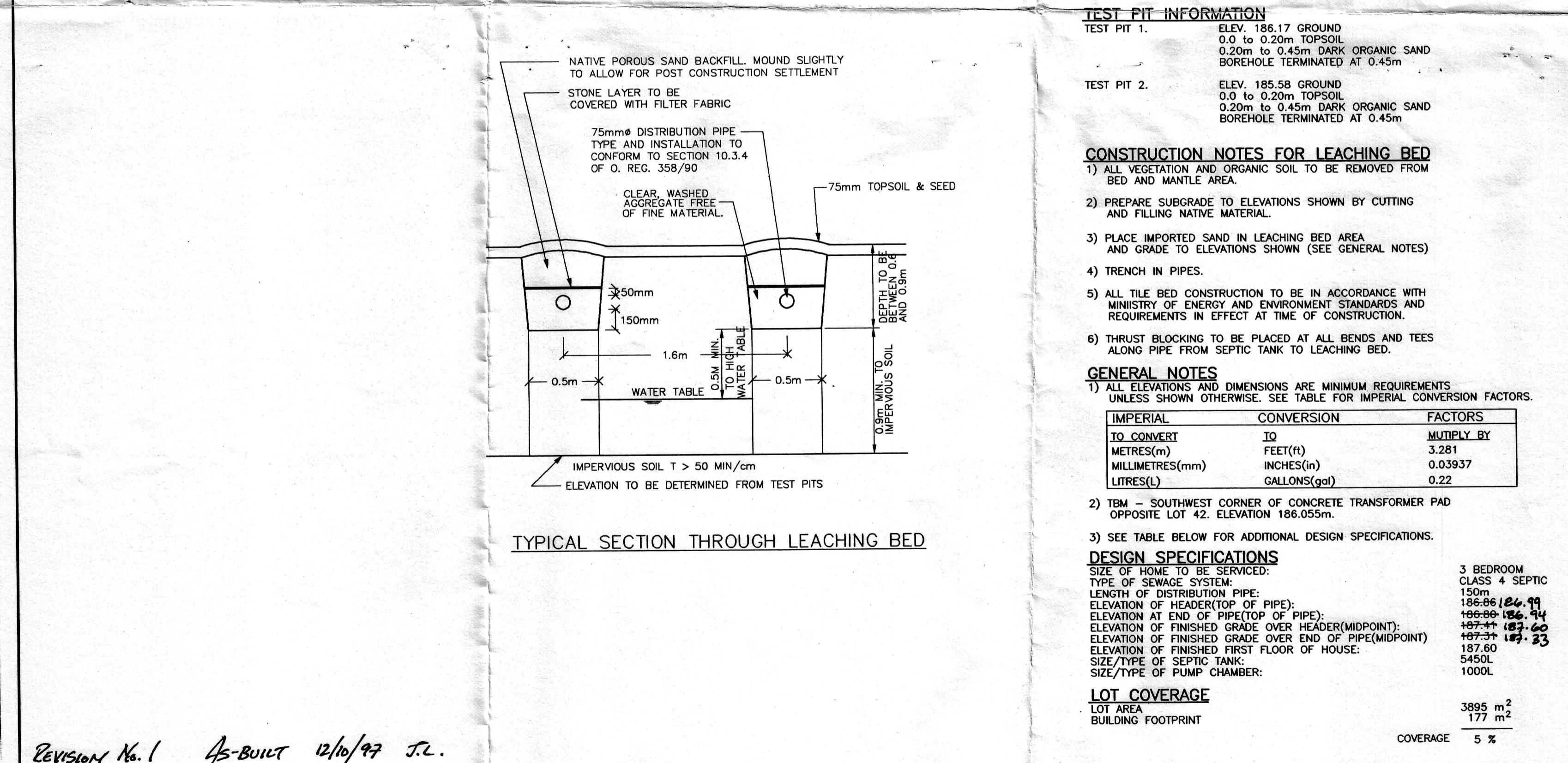
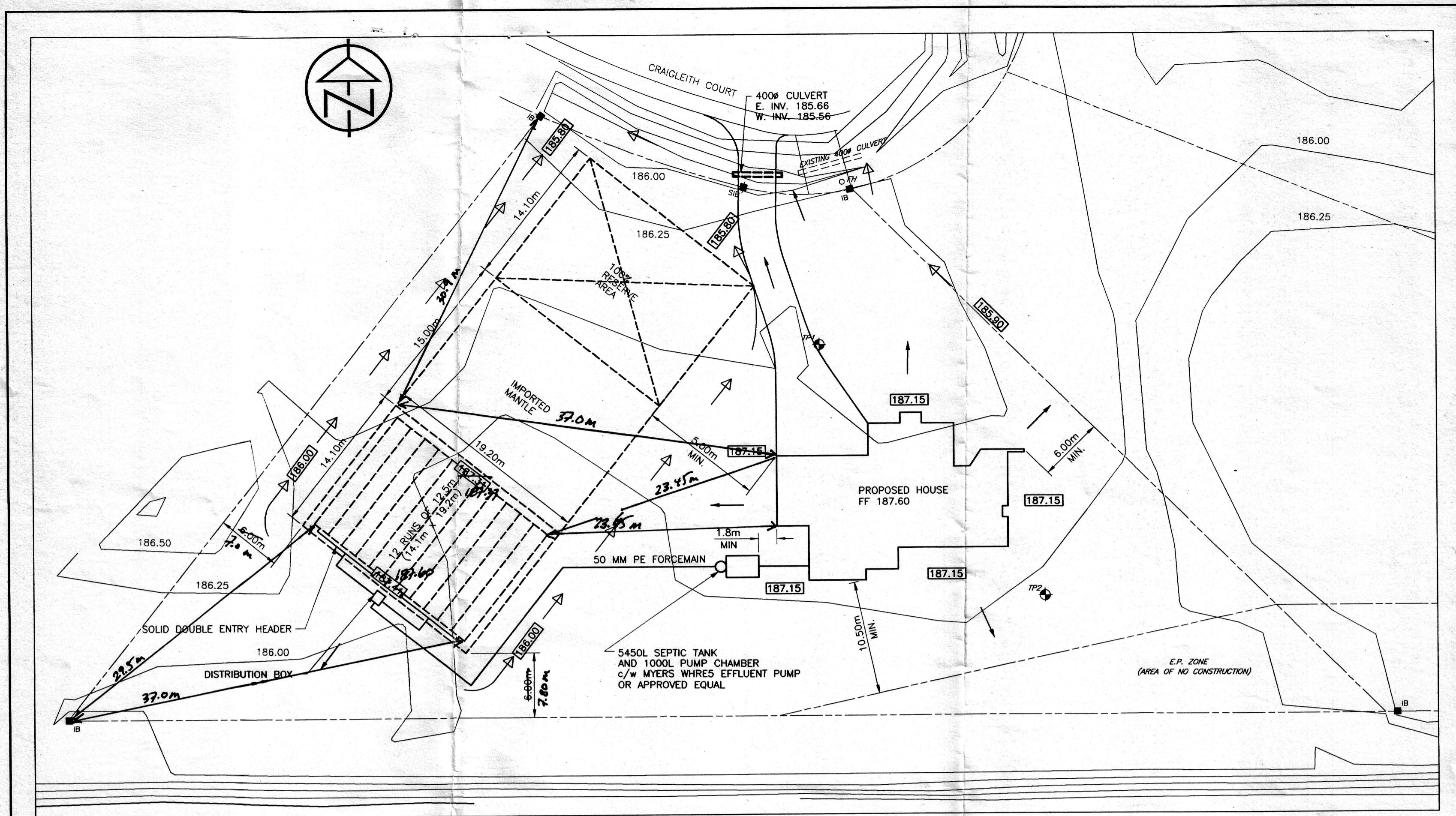


CONTRACTOR - BOB ANDERSTROM

CRAIGLEITH CR

LEITH CRT LOT #4  
THE FOREST TO

OWNER [REDACTED] 97-C-1  
REC'D COLLINGWOOD  
ULLINGWOOD SEP 29 1997



REVISION No. 1 As-BUILT 12/10/97 J.L.

USF UNDERSIDE OF FOOTINGS	TOP OF FOUNDATION WALL
TFW TOP OF FOUNDATION WALL	FINISHED FIRST FLOOR
+186.214 EXISTING GROUND ELEVATION	PROPOSED GROUND ELEVATION
+186.30 PROPOSED SUBGRADE ELEVATION	OVERLAND DRAINAGE DIRECTION
+185.90 PROPOSED DRAINAGE SWALE	PROPOSED DRAINAGE SWALE

**THE FOREST SUBDIVISION  
TOWN OF COLLINGWOOD**

**SITE PLAN - LOT 44**

**C.C. TATHAM & ASSOCIATES LTD.**  
Consulting Engineers

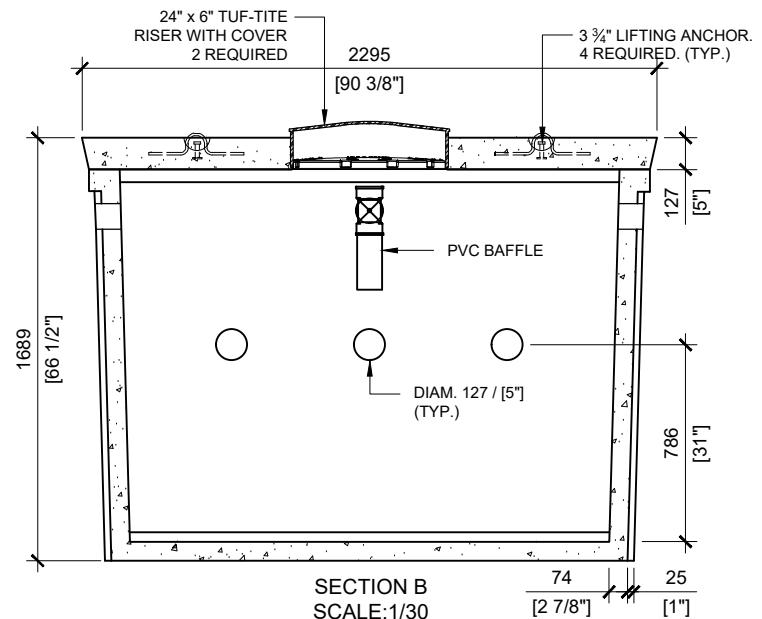
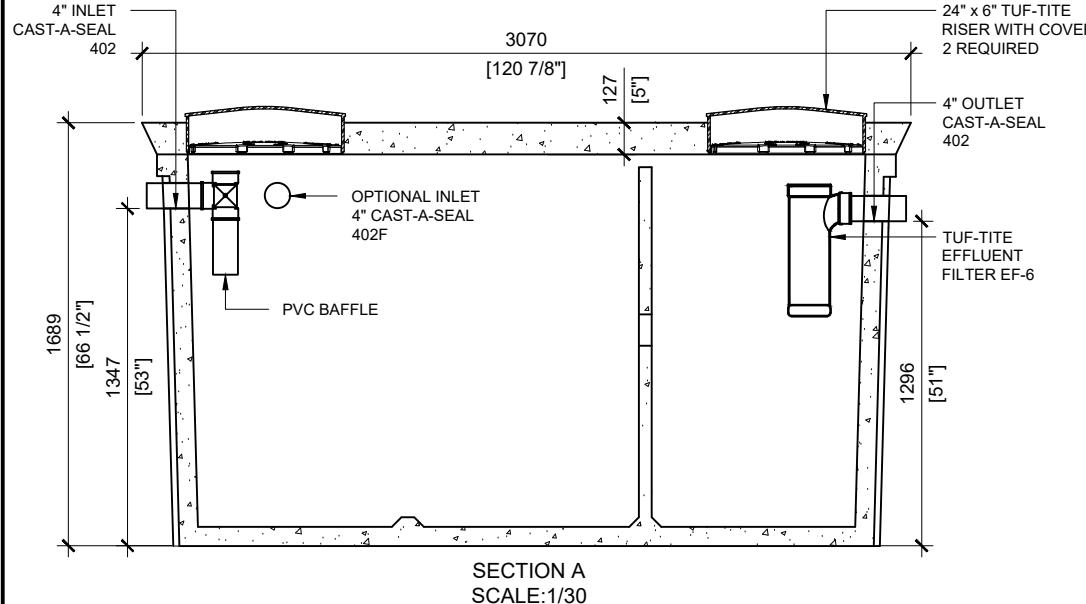
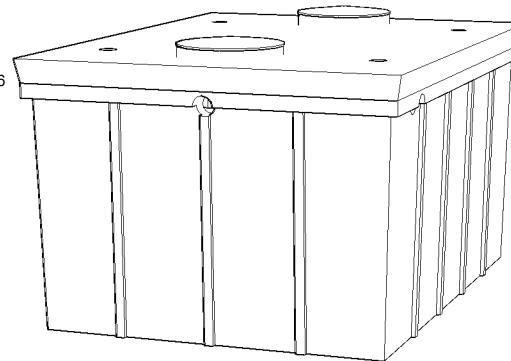
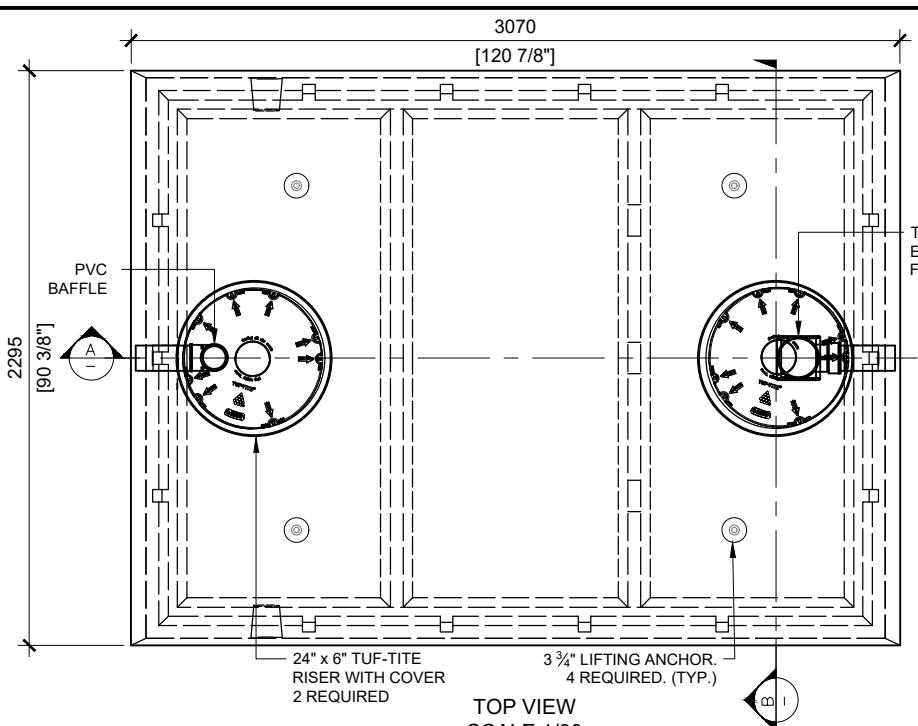
115 Hurontario St.  
Suite 201  
Collingwood, Ontario  
L9Y 2L9  
(705) 444-2585

SCALE: 1:300  
DESIGN: JLL  
DRAWN: WHG

JOH NO. 97282  
CHECKED: TC  
DATE: SEP 1997

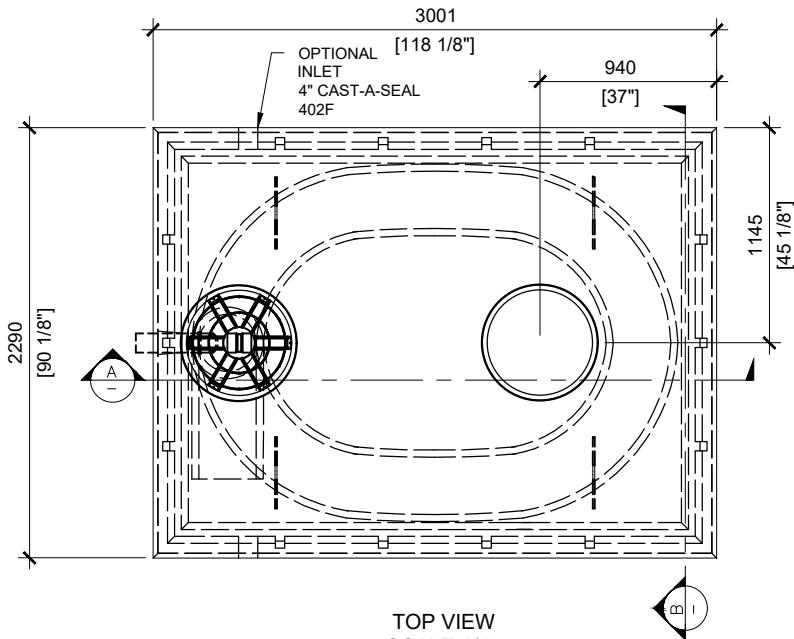
DWG. SP-1

## Appendix D – Proposed Septic Info

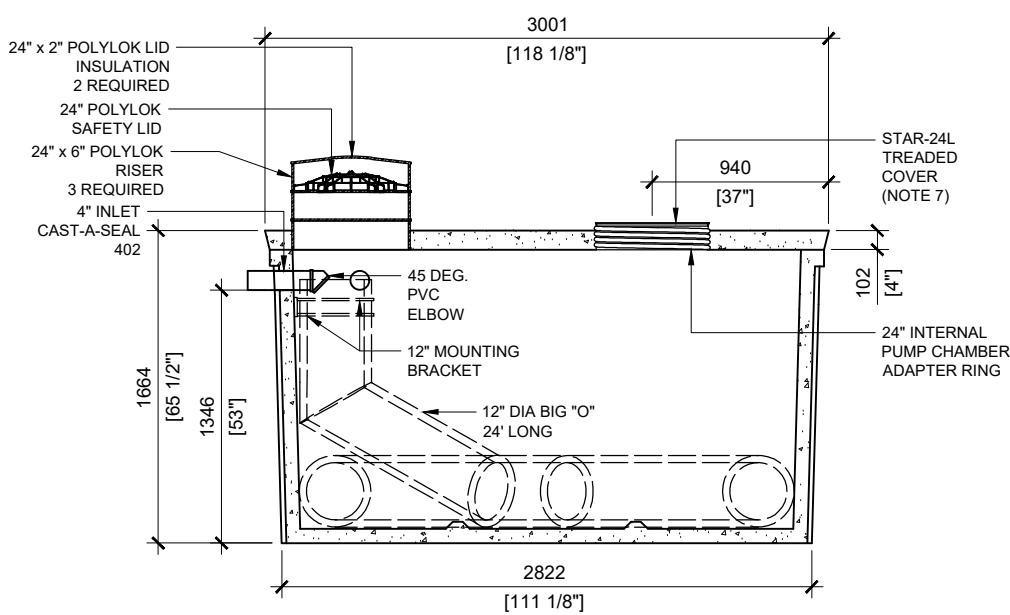


**GENERAL NOTES:**

1. UNITS ARE SEALED WITH BUTYL TAPE AT THE JOINTS
2. DELIVERY IS MADE BY CRANE-EQUIPPED TRUCKS
3. EXCAVATION MUST BE READY, SAFE AND ACCESSIBLE FOR UNLOADING FROM THE REAR OF THE TRUCK.
4. MIN OVERHEAD CLEARANCE OF 18FT (5.5 METRES) IS REQUIRED
5. ALL UNITS MUST BE HANDLED WITH PROPER LIFTING EQUIPMENT
6. MAXIMUM BURIAL DEPTH = 1 METRE IN FIRM SOIL AWAY FROM ANY VEHICULAR TRAFFIC
7. TUF-TITE SAFETY LIDS INSTALLED IN BOTH OPENINGS AS PER CSA-B66-21



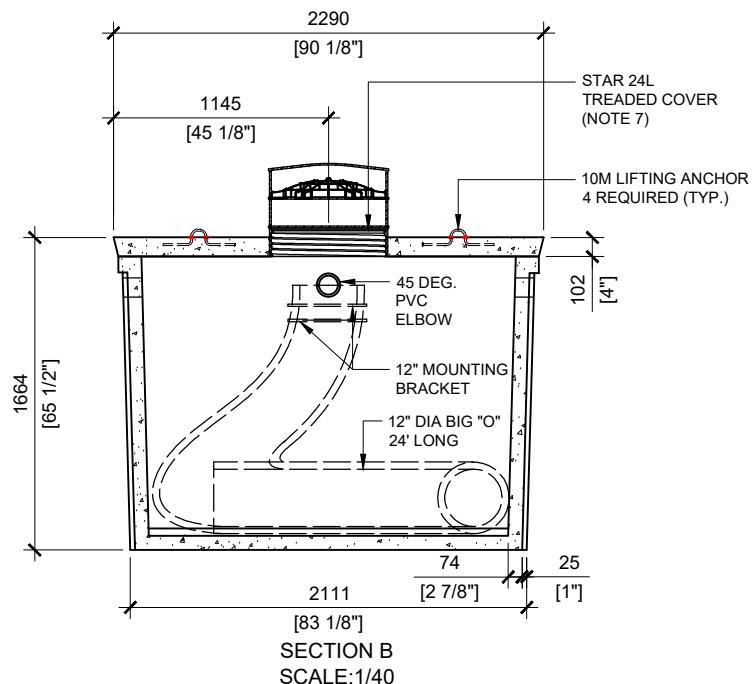
TOP VIEW  
SCALE:1/40



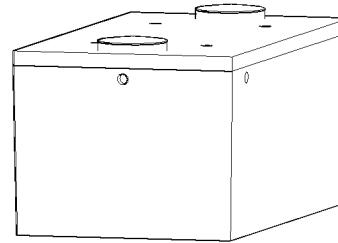
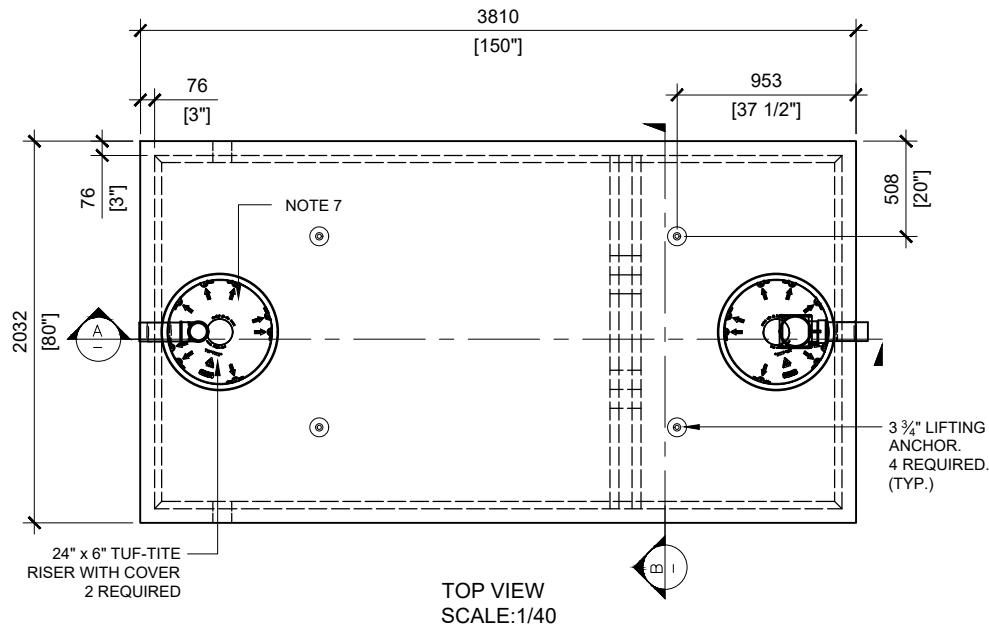
SECTION A  
SCALE:1/40

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5. ALL UNITS MUST BE HANDLED WITH PROPER LIFTING EQUIPMENT (I.E. SPREADER BAR)
6. MAXIMUM BURIAL DEPTH = 1 METRE IN FIRM SOIL AWAY FROM ANY VEHICULAR TRAFFIC
7. THREADED COVER TO BE REMOVED AND REPLACED BY INTERNAL PUMP CHAMBER (PROVIDED BY WATERLOO) ON SITE

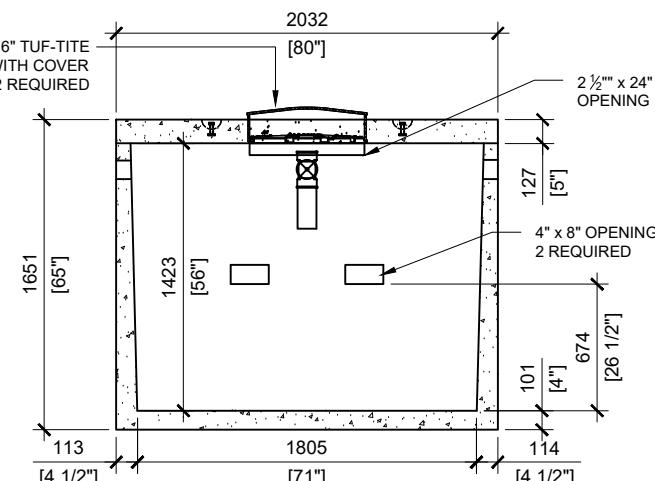
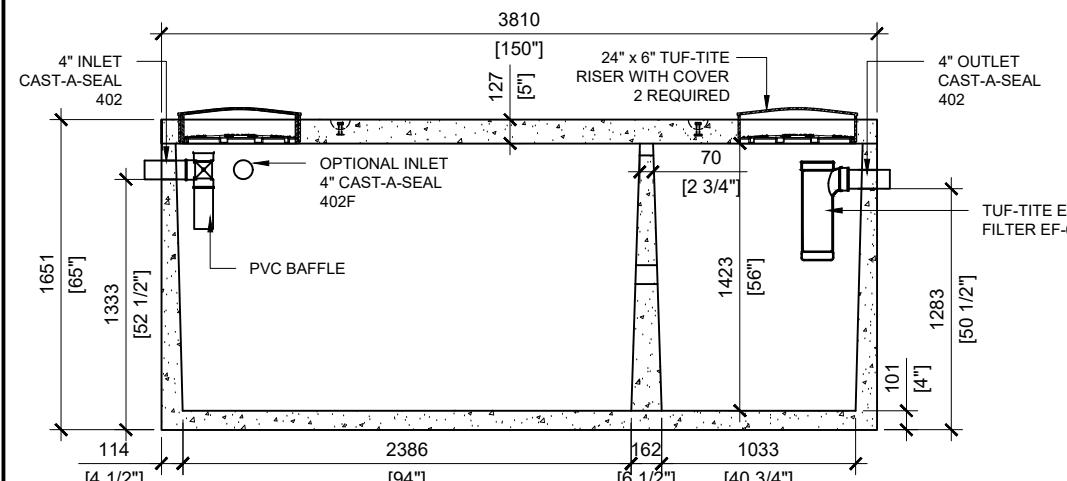


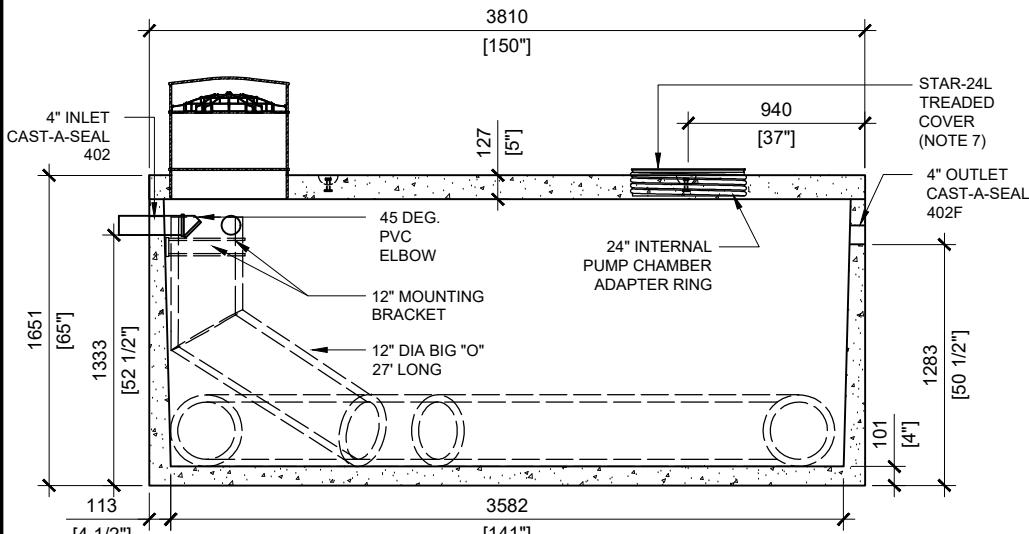
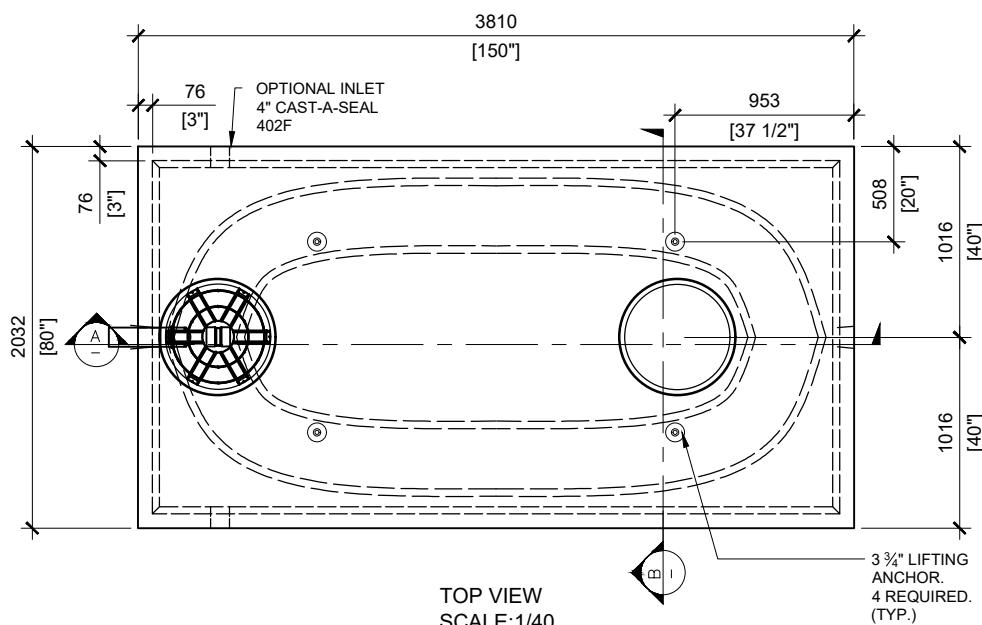
SECTION B  
SCALE:1/40



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