



VILLAGE OF MERRICKVILLE-WOLFORD

**Agenda for Council
Council Chambers**

Regular Council Meeting 7:00 p.m.

Monday August 22, 2022

IMPORTANT NOTICE: This meeting will be held in person by Council with staff, and to ensure transparency, it will be recorded and livestreamed electronically on the “Village of Merrickville-Wolford” YouTube channel at https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg

1. **Call to Order**
2. **Disclosure of Pecuniary Interest and the general nature thereof**
3. **Approval of the Agenda**
4. **Minutes** Approval of Minutes of the Regular Council meeting of July 25, 2022
 Approval of Minutes of the Special Council meeting of July 25, 2022
 Receipt of Minutes of the Police Services Board meeting of July 6, 2022
5. **Correspondence** Cassidy Reaney re: International Plowing Match lamp post banners
6. **Planning** Consent Application B-97-21 (Hughes, Eastons Corners)
 Planning Opinion Report – Bill 109 and Site Plan Approval
 By-Law 40-2022: Delegation of Authority under Section 41(4.0.1) of the
 Planning Act
7. **Notices of Motion** None
8. **In Camera** 1. Personal matters about an identifiable individual, including municipal or
 local board employees.
9. **Deferred Items** None
10. **Public Question Period:** Questions may be emailed to: mayor@merrickville-wolford.ca
11. **Next meeting of Council:** Monday, September 12, 2022 at 7:00 p.m.
12. **Confirming By-Law:** 39-2022 re: Confirm Proceedings of Council meeting of August 22, 2022
13. **Adjournment**

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the agenda of the regular Council meeting of August 22, 2022 as:

___ circulated.

___ amended.

Carried / Defeated

J. Douglas Struthers, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the Minutes of the regular meeting of July 25, 2022, as

_____ circulated.

_____ amended.

Carried / Defeated

J. Douglas Struthers, Mayor

The Corporation of the Village of Merrickville-Wolford

Monday July 25, 2022, 7:00 p.m.

Chaired by: Mayor J. Douglas Struthers
Members of Council: Deputy Mayor Michael Cameron
Councillor Bob Foster
Councillor Steve Ireland
Councillor Timothy Molloy

Staff in Attendance: Doug Robertson, CAO/Clerk
Julia McCaugherty-Jansman, Deputy Clerk
Stacie Lloyd, Manager, Community Development

Guests: Neil Caldwell, Jp2g Consultants

IMPORTANT NOTICE: This meeting was held in person by Council with staff, and to ensure transparency, it was recorded and livestreamed on the "Village of Merrickville-Wolford" YouTube Channel at https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrOg.

Mayor Struthers addressed the closure of the Royal Bank of Canada branch in Merrickville. He congratulated Tanner Vallee as the winner of the Village of Merrickville-Wolford Citizenship Award at the North Grenville District High School graduation. Mayor Struthers reiterated the comments and praise provided by the Lieutenant Governor of Ontario from the Canada Day festivities.

Disclosure of Pecuniary Interest and the general nature thereof: None.

Approval of Agenda

R-200-22 Moved by Councillor Ireland, Seconded by Councillor Foster

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the agenda of the regular Council meeting of July 25, 2022, as amended.

Carried as amended.

NOTE: The agenda was amended to move the Merrickville Grove Pre-Servicing Agreement item directly following the approval of the minutes.

Minutes

R-201-22 Moved by Deputy Mayor Cameron, Seconded by Councillor Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the Minutes of the regular meeting of June 27, 2022, as circulated.

Carried.

R-202-22 Moved by Deputy Mayor Cameron, Seconded by Councillor Foster

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the minutes of the Recreation, Health & Wellness Advisory Committee meeting of June 21, 2022 for information purposes.

Carried.

CAO

R-203-22 Moved by Councillor Foster, Seconded by Councillor Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the Pre-Servicing Agreement between the Corporation of the Village of Merrickville-Wolford (the "Municipality") and 1503893 Ontario Inc. O/A Park View Homes, for information; and

That Council direct the CAO/Clerk and the Mayor to execute the pre-servicing agreement subject to final review and any remaining recommended edits by Tony Fleming of Cunningham Swan.

Carried as amended.

Note: The resolution was amended to correct the business number in the first clause from '10503893' to '1503893'.

Correspondence

R-204-22 Moved by Councillor Molloy, Seconded by Councillor Foster

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive correspondence from Nick Previsich, Merrickville Artists' Guild, requesting an exemption of the administrative fees listed in Schedule 'A' of the signage By-Law 24-10, and permission for the placement of signs throughout the Village of Merrickville-Wolford in support of the 2022 Annual Studio Tour to be held October 1-2, 2022; and

That Council does hereby approve the request.

Carried.

R-205-22 Moved by Councillor Ireland, Seconded by Councillor Molloy

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive a request from Judy Carroll, Merrickville Agricultural Society, to waive Noise By-Law 23-03 until 1:00 a.m. for the Merrickville Fair on Friday, August 5th, 2022 and Saturday, August 6th, 2022; and

That Council does hereby approve the exemption.

Carried.

R-206-22 Moved by Deputy Mayor Cameron, Seconded by Councillor Foster

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive correspondence from Lisa McShane regarding a backyard hens by-law amendment and proposal, for information purposes; and

That Council direct the Manager, Community Development to provide Ms. McShane with related zoning by-law and approval process information.

Carried.

R-207-22 Moved by Councillor Molloy, Seconded by Councillor Foster

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive correspondence from Janet- Marie Starkey regarding a block/street party on 106 Colborne Street West occurring on August 27th, 2022 from 4:00 p.m. to 10:00 p.m., for information purposes.

Carried.

Finance

R-208-22 Moved by Councillor Foster, Seconded by Councillor Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive report FIN-07-2022, being the 2nd Quarter Financial Report to June 30, 2022 of the Finance Department, for information purposes.

Carried.

R-209-22 Moved by Councillor Molloy, Seconded by Councillor Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive report FIN-08-2022; and

That Council authorize the execution of a two-year extension to the agreement by way of an Amending Agreement between Her Majesty the Queen in Right of Ontario as Represented by the Solicitor General (“Ontario”) and the Corporation of the Village of Merrickville-Wolford for the provision of police services.

Carried

R-210-22 Moved by Councillor Foster, Seconded by Councillor Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive report FIN-09-2022 regarding the Service Delivery Grant; and

That Council direct staff to enter into an agreement with Aureus Solutions Inc. to conduct the service delivery review.

Carried

Planning

R-211-22

Moved by Deputy Mayor Cameron, Seconded by Councillor Molloy

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive report CD-01-2022, being the 1st and 2nd Quarter Report in Community Development, for information purposes.

Carried.

Public Works

R-212-22

Moved by Councillor Molloy, Seconded by Councillor Foster

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive report PW-01-2022, being the 2022 first and second quarter report of the Operations Department, for information purposes.

Carried.

Fire Department

R-213-22

Moved by Deputy Mayor Cameron, Seconded by Councillor Foster

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive report FD-03-2022, being the 1st and 2nd Quarter Report (January 1st to June 30th) of the Merrickville Fire Department, for information purposes.

Carried.

Building

R-214-22

Moved by Councillor Molloy, Seconded by Councillor Foster

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive report CBO-02-2022, being the 2nd Quarter report of the Building Department, for information purposes.

Carried.

By-Law Department

R-215-22

Moved by Councillor Ireland, Seconded by Councillor Molloy

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive report BLEO-02-2022, being the 2nd Quarter report of the By-Law Enforcement Department, for information purposes.

Carried.

CAO

R-216-22

Moved by Councillor Foster, Seconded by Deputy Mayor Cameron

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive and approve the Multi-Year Accessibility Plan for 2022-2025.

Carried.

In Camera

R-217-22

Moved by Councillor Molloy, Seconded by Councillor Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby move to an "In-Camera" session at 8:05 p.m. under Section 239 (2) of the *Municipal Act, 2001*, as amended, to address matters pertaining to:

1. Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them.

Carried as amended.

Note: The in-camera resolution was amended to remove the following clause: "1. A position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board".

Rise and Report

R-218-22

Moved by Deputy Mayor Cameron, Seconded by Councillor Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby rise and report from the "In Camera" session of the regular Council meeting, with staff being given direction, at 8:44 p.m.

Carried.

R-219-22

Moved by Councillor Molloy, Seconded by Deputy Mayor Cameron

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby direct the CAO/Clerk and the Mayor to execute the grant agreement for the in-camera agenda item 3.1, as discussed at the In-Camera meeting of July 25, 2022; and

That Council approves the allocation from the appropriate Reserve Funds(s) of \$58,750 as the Village's share of the project.

Carried.

R-220-22

Moved by Councillor Foster, Seconded by Deputy Mayor Cameron

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby direct the CAO/Clerk and the Mayor to execute the grant agreement for the in-camera agenda item 3.2, including the Non-Disclosure Agreement, as discussed at the In-Camera meeting of July 25, 2022; and

That Council approves the allocation from the appropriate Reserve Funds(s) of \$99,000 in additional funds as outlined in the application budget.

Carried.

Public Question Period

No questions were received.

Confirming By-Law

R-221-22

Moved by Councillor Foster, Seconded by Deputy Mayor Cameron

Be it hereby resolved that:

By-law 34-2022, being a by-law to confirm the proceedings of the Council meeting of July 25, 2022, be read a first and second time, and that By-law 34-2022 be read a third and final time and passed.

Carried.

Adjournment

R-222-22

Moved by Councillor Ireland, Seconded by Councillor Molloy

Be it hereby resolved that:

This regular meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at 8:47 p.m. until the next meeting of Council on Monday, August 22, 2022 or until the call of the Mayor subject to need.

Carried.

J. Douglas Struthers, Mayor

Doug Robertson, CAO/Clerk

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the Minutes of the special meeting of July 25, 2022, as

_____ circulated.

_____ amended.

Carried / Defeated

J. Douglas Struthers, Mayor

The Corporation of the Village of Merrickville-Wolford

Monday July 25, 2022, 5:30 p.m.

Chaired by: Mayor J. Douglas Struthers
Members of Council: Deputy Mayor Michael Cameron
Councillor Steve Ireland
Councillor Timothy Molloy
Councillor Bob Foster

Staff in Attendance: Doug Robertson, CAO/Clerk
Julia McCaugherty-Jansman, Deputy Clerk
Stacie Lloyd, Manager, Community Development
Nicklaus Gibson, Planner 1/Special Projects Coordinator

Guests: Forbes Symon, Senior Planner, Jp2g Consultants
Tracy Zander, Professional Land Use Planner, ZanderPlan/Agent for Applicant, ZBA-05-2022
Chantal Roulston, Applicant, ZBA-04-2022
Jeff Roulston, Applicant, ZBA-04-2022

IMPORTANT NOTICE: This meeting was held in person by Council with staff, with guests and public participants joining virtually through Zoom, and to ensure transparency, it was recorded and livestreamed on the "Village of Merrickville-Wolford" YouTube Channel at https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg.

Disclosure of Pecuniary Interest and the general nature thereof: None.

Approval of Agenda

R-195-22 Moved by Councillor Ireland, Seconded by Councillor Foster

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the agenda of the special Council meeting of July 25, 2022, as circulated.

Carried.

Move to Public Meeting to consider ZBA-04-2022 and ZBA-05-2022:

R-196-22 Moved by Councillor Molloy, Seconded by Deputy Mayor Cameron

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby move to a Public Meeting under Section 34 of the *Planning Act*, as amended.

Carried.

Note: The applicant for ZBA-05-2022 withdrew their application during the Public Meeting due to extensive community opposition to the file.

R-197-22 Moved by Councillor Foster, Seconded by Councillor Ireland

Whereas the Council of the Corporation of the Village of Merrickville-Wolford now closes the statutory public meeting held this 25th day of July, 2022, under Section 34 of the *Planning Act* to consider zoning by-law amendment application for land described as:

14362 County Rd 15, Village of Merrickville-Wolford, described as Concession 2, Pt Lot 11 RP 15R7502; PART 1 in the Village of Merrickville-Wolford.

Now Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford pass By-Law 35-2022 to rezone the lands described as 14362 County Road 15, Village of Merrickville-Wolford, described as Concession 2, Pt Lot 11 RP 15R7502; PART 1 in the Village of Merrickville-Wolford.

Carried as amended.

Note: The resolution was amended to remove the clauses pertaining to ZBA-05-2022 due to the withdrawal of the application.

Confirming By-Law

R-198-22 Moved by Deputy Mayor Cameron, Seconded by Councillor Molloy

Be it hereby resolved that:

By-law 37-2022, being a by-law to confirm the proceedings of the special Council meeting of July 25, 2022, be read a first and second time, and that By-law 37-2022 be read a third and final time and passed.

Carried.

Adjournment

R-199-22 Moved by Councillor Ireland, Seconded by Councillor Molloy

Be it hereby resolved that:

This special meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at 7:15 p.m. until the call of the Mayor subject to need.

Carried.

J. Douglas Struthers, Mayor

Doug Robertson, CAO/Clerk

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the minutes from the Police Services Board meeting of July 6, 2022.

Carried / Defeated

J. Douglas Struthers, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford directs staff to examine temporary traffic calming measures that can be applied to Charlotte Street.

Carried / Defeated

J. Douglas Struthers, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford directs staff to approach the United Counties of Leeds and Grenville regarding the implementation for some or all recommendations made by the OPP detachment for County Road 15, including:

- Grooved pavement around the S curve;
- Center median pylons to reduce the drivers "cutting" the curve and entering the opposing lane of traffic; and
- A safety rail by the house in question to provide a barrier to the homeowner.

Carried / Defeated

J. Douglas Struthers, Mayor



**The Village of
Merrickville-Wolford
Police Services Board**

Minutes



Wednesday, July 6, 2022
2:00 p.m. Called to Order

Council Chambers
Village of Merrickville-Wolford

Present: Chair Victor Suthren, Mayor J. Douglas Struthers, Staff Sergeant Nancy Graves, Inspector/Detachment Commander Joshua Kingsley, Secretary Julia McCaugherty-Jansman, Emily Morrison

Declaration of Pecuniary Interest and general nature thereof: None.

Agenda: Moved by Mayor Struthers, seconded by Chair Suthren
The Agenda of the Police Services Board Meeting of July 6, 2022 is approved as circulated. Carried.

Minutes: Moved by Mayor Struthers, seconded by Chair Suthren.
The Minutes of the Police Services Board of March 15, 2022 are approved as circulated. Carried.

Delegations: None.

Correspondence:

- 2022 OAPSB Spring Conference
- Police Services Advisors – Board & Police Service Assignments
- Police Service Board Members and Elections Memo
- OAPSB Executive Director Named
- Upcoming OAPSB Zone 2 Meetings
- Upcoming Zone 2 Meeting Change in Presentation Topic
- Ontario Provincial Police – Polices Services Board Survey
- OAPSB Zone 2 Meeting Reminder
- OAPSB Executive Director attending Napanee Zone 2 meeting
- OAPSB Survey
- Zone 2 Update
- OAPSB Endorsement – Federal Bail Reform
- OAPSB Support for Federal Bail Reform
- Traffic within Merrickville – Peter Cornelisse

Mayor Struthers made note of the provided correspondence and he confirmed that he completed the OPP survey. Mayor Struthers noted the traffic within Merrickville correspondence and provided some context to the Board of the specified area of concern. Inspector Kingsley confirmed that the OPP will investigate this location of Brock and Charlotte Streets. He stated that they can deploy a speed spy at this location, as well as stop sign enforcement to enforce pressure. Inspector Kingsley provided an explanation of the new warning electronic system that the OPP has implemented within the last year and a half and explained the difference of issuing charges and warnings. Chair Suthren noted that the emails from Mr. Cornelisse have been addressed and that they are undertaking efforts to meet these issues.

Mayor Struthers asked if there has been consideration to put notices in the local papers when there will be a general police blitz on stop signs and road safety and to indicate that there will be zero tolerance to avoid surprise. He questioned if there is any value in doing this. Inspector Kingsley noted that the OPP does do pre-emptive social media and media messaging but that local initiatives are not typically undertaken.

Mayor Struthers asked if reducing speed limits in the Village would be a solution to consider. Inspector Kingsley indicated that this theory of reducing limits from 50 km/hour to 40 km/hour has not necessarily been tested. He noted that local residents will drive on patterns of behaviour unless something changes it, such as electronic speed signs, education, warnings or charges. He explained that this is a long process for this transitional period, and it must be a segue into enforcement. Mayor Struthers inquired about a pilot project to have bollards for speeding on side streets and asked what would be required for the Board to get it in place. Inspector Kingsley stated that a recommendation will come from the Board to Council to explore this option.

Motion to recommend to Council that they examine temporary traffic calming measures that can be applied to Charlotte Street. Moved by Mayor Struthers, seconded by Chair Suthren.

Unfinished Business:

1. Formal recommendations Re: Speeding on Kilmarnock and Roses Bridge Rd.

Inspector Kingsley said the OPP have put a speed spy in this location twice and the data is not supportive of the issue. He indicated that there is not a high volume of speeders and that the two gatherings of data do not justify a speed reduction. He noted that it is a 60 km/hour zone by the S curve and the municipality could potentially consider a community safety zone which would increase the fines for drivers who are caught. He stated that the speed limit appears to be posted properly and that it can be re-evaluated, but no further action is required at this time after due action and discussion. Chair Suthren noted that after consideration of this business based on the OPP detachment advice, no further action is required.

New Business:

1. County Road 15 Speeding Complaints

Inspector Kingsley told the Board that the Traffic Management Officer did an assessment of this location. He explained how the S curve is a natural slow down for drivers and that collisions or accidents happen typically when someone is speeding, and they cut the line for a shorter distance and swerve to overcorrect. He confirmed that OPP have sat at this location for a speed blitz and indicated that the speeds are within the posted speed limits. The speed spy set out had the average speed of 88 km/hour northbound at Gardiner, and an average speed of 78 km/hour on County Road 15 southbound at Gardiner. Various recommendations were provided by the Traffic Management Officer, including grooved pavement around the S curve; add a flashing light and speed reduction in the curve area; center median pylons to reduce drivers "cutting" the curve and entering the opposing lane of traffic; and a safety rail by the house in question, which will not change driver behaviours, but it will provide a barrier to

the homeowner. Inspector Kingsley noted that the Counties will need to be willing to engage in the consideration of these recommendations, as it is a county road. He noted that the grooved pavement is an effective solution as it is an audible and physical indicator for drivers.

Chair Suthren confirmed that the Board has received the provided recommendations from the detachment.

Motion to recommend to Council that Village staff approach the Counties regarding the implementation for some or all recommendations made by the detachment for County Road 15. Moved by Mayor Struthers, seconded by Chair Suthren.

Police Reports and Statistics

1. February – May 2022 Report

Inspector Kingsley provided the Board with an overview of the report for February – May 2022. He discussed some of the instances included in the report, such as one sexual assault and one Other Crime Against a Person in a three-month time frame. He noted the increase in property crimes, with number of thefts, fraud, and mischiefs all increasing slightly. He explained how a lot of fraud cases are a result of technology-based scams and mischiefs are largely instances of rummaging through cars. Inspector Kingsley noted that the number of billable hours is trending downwards, as it is 150 hours down from last year, and that there has been no service or conduct complaints against any officers to date. He stated that the OPP participated in road safety week as well safe boating week and highlighted that there have been no drownings this year to date. He provided the Board with an overview of the Safeguard program and how the detachment can provide recommendations to property owners after an assessment to make properties less appealing to acts of crime.

Chair Suthren stated that the figures within the report are encouraging, and that the resolution rate is impressive. He noted the major construction that is currently happening and brought attention to the detachment to ensure they are going to be looking at question of variation of patrol. Mayor Struthers highlighted the low numbers for crime reported in the community.

Mayor Struthers asked how the Safeguard program is being marketed to the general population. Inspector Kingsley stated that a business or resident is made aware of the program if they are subjected to a crime. He added that information about this crime prevention program can be found on the OPP website as well, and that residents can reach out to the detachment and the OPP will engage with the person to set it up. He provided information to the Board about the hiring of two summer students for the youth and policing initiatives to assist in outreach with businesses for crime prevention. Inspector Kingsley reiterated that the detachment would continue to be vigilant in keeping crime numbers low.

2. OPP Recorded Patrol for Safe Communities Project

Inspector Kingsley notified the board that all front-line patrol vehicles will have in-car cameras that will be equipped with automated license plate readers. He noted that this will assist in conducting proactive enforcement. He said that the

OPP detachment is in the process of implementing body cameras and that officers are estimated to have the body cams by September for transparency equipment.

Action Items: None.

In Camera: None.

Next scheduled meeting: Wednesday, October 5, 2022, at 2:00 p.m.

Adjournment. Moved by Mayor Struthers, seconded by Chair Suthren. The meeting of the Merrickville-Wolford Police Services Board does adjourn at 2:59 p.m. Carried.

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive correspondence from Cassidy Reaney, International Plowing Match Marketing Director and Advertising Chair, requesting that 15 lamp post banners be put up in the town of Merrickville from August until September 25th to promote the beautification project for the International Plowing Match and Rural Expo coming on September 20th-24th; and

That Council does hereby approve the request.

Carried / Defeated

J. Douglas Struthers, Mayor

From: Cassidy Reaney [REDACTED]
Sent: Friday, July 22, 2022 6:51 PM
To: Julia McCaugherty-Jansman <deputyclerk@Merrickville-wolford.ca>
Subject: Re: IPM banners - Merrickville-Wolford

To whom it may concern,

I would like to request 15 lamp post banners to be put up in the town of Merrickville from August until September 25th to promote the beautification project for the International Plowing Match and Rural Expo coming to the United Counties of Leeds and Grenville this September 20th-24th.

The IPM marketing committee for the Match would like the installation to be sponsored by the Township of Merrickville and Wolford and the banners themselves will be the cost of the Match.

The International Plowing Match will be attracting over 60,000 people to the area over the span of 5 days and this project will coincide with Kemptville, they will have 25 banners in the Old Town area.

This event generally brings in approximately 10 million in economic stimulation and we want Merrickville to be apart of that as well.

Thank you and looking forward to hearing your decision,

Cassidy Reaney
Marketing Director and Advertising Chair
International Plowing Match and Rural Expo

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive Planning Report from Forbes Symon of Jp2g Consultants Inc. dates August 11, 2022 with respect to Consent Application B-97-21 and Municipal Consent Application Questionnaire Form, for information purposes; and

That the Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the draft Development Agreement regarding Consent Application B-97-21 naming Donald Allan Hughes and Julia Leona Hughes as party of the first part and the Corporation of the Village of Merrickville-Wolford as party of the second part; and

And Whereas Council passed resolution R-199-21 on July 26, 2021 recommending deferral of consent application B-97-21 to the Consent Granting Authority until satisfactory completion of an Environmental Impact Statement (EIS), a hydrogeological and terrain analysis, and a zoning by-law amendment, all of which have been completed satisfactorily; and

Now Therefore Council does hereby recommend support of Consent Application B-97-21 to the Consent Granting Authority with the following standard conditions:

1. That the applicant deposit a digital and paper copy of the registered reference plan with the Village Clerk; and
2. That the applicant pay all outstanding taxes and fees owing, if any, to the Village; and

3. That the applicant pay the necessary cash in lieu of parkland fee to the Village

In addition to the following condition:

1. That the applicant enter into a Development Agreement with the Village, implementing the recommendations of the scoped EIS as received by RVCA on November 15, 2021 and the Technical Review memo from RVCA as relates to the hydrogeological and terrain analysis and dated August 9, 2022, and to be registered on title of the subject lands per Schedule A of the Development Agreement, at the Land Registry Office at the sole expense of the Owner;

And Whereby Council does hereby direct the Mayor and CAO to execute the Development Agreement, as may be amended upon final review by Village staff and/or Village lawyer, with respect to consent application B-97-21

Carried / Defeated

J. Douglas Struthers, Mayor

August 11, 2022

Village of Merrickville-Wolford
317 Brock Street West
P.O. Box 340
Merrickville, ON K0G 1N0

Attention: Doug Robertson, CAO/Clerk

Dear Mr. Robertson:

**Re: Planning Report (Update)– Consent Application B97-21 (Hughes)
Main Street, Hamlet of Eastons Corners, East ½ Lot 24, Concession 3,
Former Township of Wolford, Village of Merrickville-Wolford**

My original planning report of July 8, 2021 recommended that the above noted application be deferred to permit the applicant an opportunity to:

1. The applicant to commission an Environmental Impact Statement (EIS) to determine if any negative impacts will occur on the identified significant woodlands and potential fishery resources. This point is deferred to the RVCA comments on the need and scope of an EIS.
2. The applicant commission a hydrogeological and terrain analysis to demonstrate that the lot is suitable for development by way of private well and septic system.
3. Zoning by-law amendment be obtained to recognize the existing accessory structure prior to the principal use.

I have now been presented with a copy of the EIS which has been endorsed by the RVCA with conditions. The RVCA has also reviewed the hydrogeological assessment and have endorsed that document with conditions as well. The Village Council passed By-law 08-2022 on February 14, 2022 to rezone the subject property to permit the existing accessory structure without a principle use.

It appears the consent application is now in a position to be considered by Council.

The proposal involves the creation of one rural residential lot, approximately 4 acres (1.6 ha) in size, with roughly 99 feet (30 m) of frontage on Main Street in Eastons Corners. The lot is proposed to be an unconventional shape, extending in behind 144 Main Street, and south to the existing drainage ditch roughly 640 feet (195 m) to the south. The retained lands will have 900 feet (274 m) of frontage on Barber Road and at least 66 feet (30 m) of frontage on Main Street, and an area of approximately 101 acre (40.9 ha).

The subject lands are designated “Hamlet”, “Agriculture” and “Rural” in the Merrickville-Wolford Official Plan and zoned “Hamlet (H)”, “Rural (RU)” and “Agriculture (A)” in the



Merrickville-Wolford Zoning By-law 23-08. It is also worth noting that the retained parcel is impacted by the influence area of a former landfill site at the southern end of the property, 0.93 miles (1.5 km) from the proposed severed lot. The Official Plan also identifies the subject lands as having a watercourse and impacted by the “significant woodland” overlay.

The subject property to be severed is located within the boundaries of the Hamlet of Eastons Corners. The property is characterized as being treed lawn abutting Main Street, extending south into treed lands and abutting an existing watercourse. There is an existing “driving shed” on the property. The driving shed is currently legal non-conforming and will need to be recognized in a future zoning by-law amendment (which has now happened). The balance of the retained lands are a mix of bush and fields, with the field in the northern portion of the property and mixed bush dominating the majority of the property.

Local Official Plan Policies

There are a number of policies of the Village Official Plan which are relevant to this application. Section 4.1.3, Fish Habitat of the Official Plan recognizes all waterbodies as having potential to be fish habitat. The policies require an Environment Impact Statement (EIS) for all development within 120 m (394 feet) of fish habitat.

There is also a portion of the severed lot and the majority of the retained lot identified as having significant woodlands. Section 4.1.6, Woodlands, requires an EIS for all development within 120 m of significant woodlands.

Section 6.2.8 sets out the policies for development within “Hamlets”. The policies to permit development within Hamlets by way of severance. The most significant policy that Council needs to consider is found in Section 6.2.8.2.2 which states:

“severances shall not be granted where they would prohibit or restrict access to interior lands which are designated Hamlet.”

Section 9.3.2.6, additional policies for consent states that:

“In areas of extensive existing development which are not serviced by municipal water and sanitary sewer services, Council may require that a hydrogeological and terrain analysis study be carried out to determine the cumulative impact of the existing development prior to recommending any further consents.”

It is also worth noting that Section 9.3.2.8 provides for an exemption to the limit of three lots by consent since 1988 for development within Hamlets.

United Counties Official Plan Policies

The Official Plan for the United Counties of Leeds and Grenville, Schedule A, recognizes the severed lot within the boundaries of the Hamlet of Eastons Corners. The policies of the United Counties OP directs new development to rural settlement areas, including Eastons Corners.



Local Zoning By-law Regulations

The subject property has a mix of zoning. The lands in the vicinity of the proposed severed lot are zoned “Hamlet (H)”. The retained lands are zoned “Rural (RU)” and “Agriculture (A)” and “Hamlet (H)”. With reference to the severed lot the Hamlet zone provisions require a minimum lot size of ½ acres (2000 m²) and a minimum lot frontage of 50 feet (15 m).

It should be recognized that there is an existing driving shed on the proposed severed lot. On the severed lot this structure would be deemed to be an accessory structure. Accessory structures cannot independently exist on a lot prior to the principal use being established. Council passed By-law 08-2022, which is now in full force and effect, to rezone the lands to permit the existing accessory structure prior to the principal structure.

Summary & Recommendations

The proposal is to be located within the Hamlet of Eastons Corners and as such is in a preferred location for residential lot creation. The one concern with the proposed development is that it includes “backlands” that could be used for the creation of lots through a plan of subdivision, which is the preferred method of lot creation. Approximately 16.5 acres (6.7 ha) of the applicant’s holdings are located within the Hamlet of Eastons Corners. The result of this severance will have the applicant’s Hamlet holdings decreased to approximately 12.5 acres (5.1 ha). It is strongly recommended that no further consent activity take place on this property within the boundaries of the Hamlet and that any future lot creation be through a comprehensive plan of subdivision process.

The EIS prepared for the application has been approved by the RVCA with conditions.

The hydrogeological assessment and terrain analysis was prepared for the site and reviewed by the RVCA and approved with conditions.

The property has now been properly zoned to permit the existing accessory structure prior to a principle use of the lands.

Under the circumstances, it is recommended that the following conditions be recommended to the Consent Granting Authority:

1. That the applicant provide the Village with a digital and paper copy of the registered Reference Plan.
2. That the applicant provide proof of payment of all outstanding taxes and fees owing to the Village, if any.
3. That the applicant provide payment of cash-in-lieu of parkland.
4. That the applicant enter into a development agreement, to be registered on title, related to conditions of the EIS and Hydrogeological Studies.

All of which is respectfully submitted.

Sincerely,
Jp2g Consultants Inc.

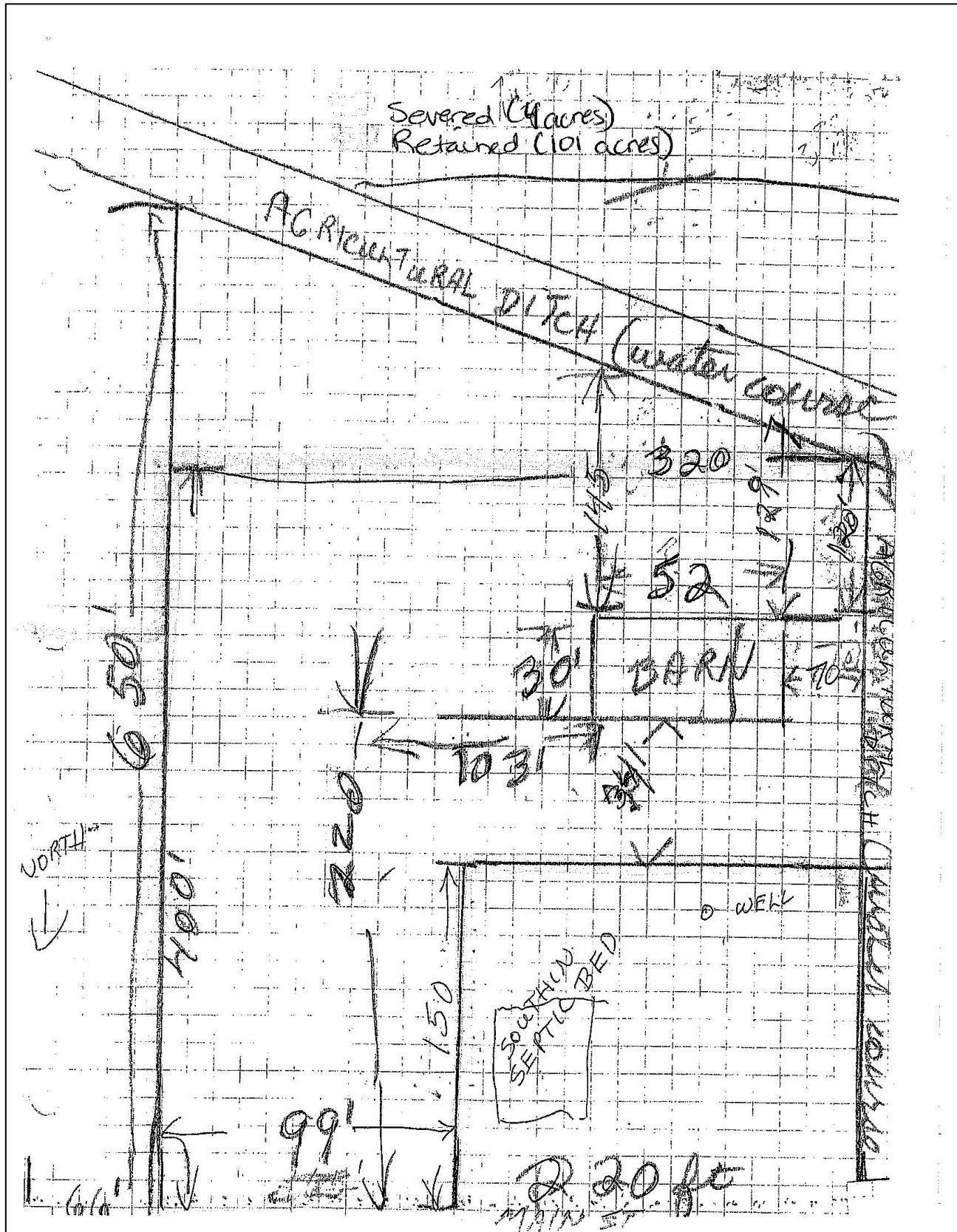


ENGINEERS ▪ PLANNERS ▪ PROJECT MANAGERS

Forbes Symon, MCIP, RPP
Senior Planner



Proposed Severance





Municipal Consent Application Form

Please complete and send to the Secretary-Treasurer (via email) within 30-days of receipt of an application to Krista.Weidenaar@uclg.on.ca

File:	
Municipality:	
Owner:	
Location:	

Municipal Responses	Yes or No?
---------------------	------------

What is the local Official Plan designation of the land?

Does the application conform to the local Official Plan?

If not, please give relevant sections of the plan.

What is the land currently zoned in the Zoning By-Law?

Does the application comply with the municipal Zoning By-Law?

If not, please give relevant sections of the By-Law.

Are there any other relevant documents or other Municipal By-Laws which would affect the proposed consent?

Are there any additional applications on the subject lands (minor variance, Official Plan Amendment Zoning By-Law amendment, etc.)? If yes, what type?

Additional Information

Please check which of these municipal services are available for the subject lands?

Water

Sanitary Sewers

Access to a public and maintained road

Electricity

Garbage Collection

Name of public road _____

Municipal Consent Application Form

Recommendations	Yes or No?
<p>Does the Planning Committee, or Council, recommend approval be given to this application, and why?</p> <hr/> <hr/> <hr/>	
<p>Are there any issues the approval authority should be made aware of for the application lands (Site conditions, development history/activity, flooding, water quality and quantity concerns, etc.)?</p> <hr/> <hr/> <hr/>	
<p>If provisional approval is granted, what Conditions would the municipality wish to see attached? (Please attach Council's resolution, a Planning Report, list of conditions, or check below).</p> <hr/> <hr/> <hr/>	
<p>Does the municipality require their own copy of the reference plan for the subject lands?</p>	
<p>Does the municipality require that the balance of any outstanding taxes, including penalties and interest, be paid to the municipality?</p>	
<p>Does the municipality require an Environmental Impact Study or other supporting studies? If yes, please describe. _____</p> <hr/>	
<p>Does the municipality require a road widening?</p>	
<p>Does the Planning Committee or Council wish to recommend that up to 5% of the land if residential, or 2% for commercial or industrial, be set aside as parkland dedication? Or does Council wish to accept cash to the value of 2% or 5% of the land? If Yes, please describe below.</p> <hr/>	
<p>Date: _____</p>	<p>Signed: <u>Forbes Symon</u></p>
<p>Position: _____</p>	<p>Municipality of _____</p>



Kollaard Associates
Engineers

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Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

REPORT ON

**HYDROGEOLOGICAL STUDY
PROPOSED RESIDENTIAL LOT SEVERANCE
168 MAIN STREET
VILLAGE OF MERRICKVILLE-WOLFORD
UNITED COUNTIES OF LEEDS AND GRENVILLE, ONTARIO**

Submitted to:

Mr. Donald Hughes
168 Main Street
Eastons Corners, Ontario
K0G 1E0

DATE June 1, 2022

DISTRIBUTION

1 digital copy Donald Hughes
1 copy Kollaard Associates Inc.

210876



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June 1, 2022

210876

Mr. Donald Hughes
168 Main Street
Eastons Corners, Ontario
K0G 1E0

RE: HYDROGEOLOGICAL AND TERRAIN STUDY
PROPOSED RESIDENTIAL LOT SEVERANCE
UNITED COUNTIES OF LEEDS AND GRENVILLE APPLICATION B97-21
168 MAIN STREET, VILLAGE OF MERRICKVILLE-WOLFORD, UNITED COUNTIES OF
LEEDS AND GRENVILLE, ONTARIO

Kollaard Associates Inc. was retained by Mr. Donald Hughes to undertake a hydrogeological study for a proposed residential severance with frontage on Main Street, in Easton's Corners, Ontario (Key Plan, Figure 1).

It is understood that it is being proposed to sever one rural residential lot from an existing parcel to create one additional lot for residential construction purposes. The proposed severed lot is to consist of a lot area of 1.6 hectares. The retained parcel is a large parcel (40.9 ha) containing the existing dwelling and is identified as 168 Main Street.

It is understood that the existing dwelling at 168 Main Street is serviced by an existing well. A sample from the well servicing 184 Main Street (adjacent property) was also tested for the same parameters. In order to verify the expected groundwater quality, these water samples were obtained from these wells and tested for all the parameters listed in the Appendix of Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment.

This report consists of an evaluation of the water quality based on water samples from the area. The soils information, obtained from surficial geology maps, was used to characterize soils with regards to sewage treatment. This includes a review of information from area well records to obtain information on water quantity and soil types and thicknesses.

The assessment was carried out to ensure that the water quality and quantity of a future well drilled on the proposed severed lot is acceptable using the following guidelines; Ministry of the Environment, Conservation and Parks (MECP) Guidelines D-5-5 and the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG).



HYDROGEOLOGICAL STUDY

Background

A bedrock geology map for the site area indicates the bedrock at the site consists of dolostone and sandstone of the Beekmantown Group. Based on the information provided in a review of six area well records, the bedrock is described as limestone. The area well records are provided as Attachment A.

The surficial geology map indicates that the site is underlain by till on Paleozoic terrain. The well records for area wells indicate that the soil thickness overlying bedrock ranges from 3.0 to 5.8 metres in thickness, with an average soil thickness of about 4.8 metres for the six area wells. The overburden is described as clay, sand, and boulders.

The well record for the well that was assessed for this report could not be located. Area well records were used to determine the probable properties of the existing well.

Area Well Records

A review of nine area well records was carried out. The area well records are provided as Attachment A. The wells were indicated to be between about 29.9 and 36.6 metres in depth, with average well depth of about 34 metres. All of the well records indicate that limestone was encountered during drilling. One well indicated limestone and shale. Based on reported test pumping rates of between 38 and 76 litres per minute, corresponding specific yields of 2 to 41 litres per minute per metre were calculated, based on drawdowns reported on the well records. The wells that were sampled could not be matched to any specific well record. However, the consistency of well depths on the well records and the similarity of the water quality in the two sampled wells indicate that the two sampled wells are in the same aquifer as the area wells. As such the water quality is expected to be similar and representative of the expected water quality in a future well.



Water Quantity

In order to determine water quantity, information from area well records was obtained. The following chart provides water quantity data using information reported on the well records.

Well Tag/ID	Well Depth (metres)	Well Pumping Rate (litres per minute)	Drawdown (metres)	Available Drawdown (metres)	Specific Capacity (m ² /day)
2402845	33.55	45.4	0.915	20.74	71.4
2407254	29.89	45.4	19.83	22.88	3.3
2408715	35.08	90.8	12.20	12.2	10.7
7268463	36.60	90.8	1.83	24.20	71.4
7268464	36.60	90.8	2.44	24.27	53.6
2403307	34.16	45.4	2.14	3.66	30.6
2402845	33.55	45.4	0.91	20.74	71.4
2401757	31.42	45.4	0.92	4.27	71.4
2402250	29.59	77.2	1.53	16.0	72.9

Based on the information from area well records, the specific capacities for area wells are in the range of ~3 to 70 m²/day for wells drilled between 29 and 36 metres deep, based on flow rates ranging from 45 to 91 L/min, which is well above a typical residential water demand rate. Transmissivities in the range of 10 - 100 m²/day generally have specific capacities in the range of 8.6 to 86 m²/day are considered to be intermediate with local water supply potential.

A typical residential water demand rate is based on a peak demand rate of 3.75 litres per minute per person. The basic pumping rate is this rate multiplied by the likely number of persons per well, which for a residential dwelling, is the number of bedrooms plus one. For a five bedroom dwelling, the minimum peak water demand rate is about 22.5 litres per minute. The pumping rates used for the existing wells were between 38 and 76 litres per minute.

The owner provided information regarding their well indicating that the well depth was about 90 feet (27 metres) and that it was constructed some 20 years ago. The well is located in the back yard and wellhead is above grade. Based on that information, one of the well records that may match was reviewed. The well (Well ID# 2408715, attached) is indicated to be drilled in 1997. The map of the well location corresponds to the property address.

The well record that is considered to be for the well at 168 Main Street indicates the following information. The specific capacity of the well based on a one hour yield test is ~10.7 m²/day, at a flow rate of 91 litres per minute. After one hour, the water level was at 18.2 metres below ground surface, indicating that there was 0.61 metres of available drawdown in the well (based on the pump level at 30.0 metres). The percentage of available drawdown used was about 75%. It is considered that the well yield of this well, based on the available information is acceptable and indicates that another well of similar construction and depth will have similar water quantity.

Based on the expected transmissivity (specific capacity), a future well constructed on the proposed severed lot that is drilled to similar depths of between 30 and 37 metres should encounter sufficient water quantity for a single family dwelling.



Available drawdown in the offsite wells, using their recommended pump depths and the static water level reported on the well records, indicates that available drawdown in the area wells is between 3.7 and 24 metres, with an average of ~18 metres. In many cases the available drawdown is likely higher as the recommended pump depth in some cases could have been lower. There is sufficient available drawdown in existing wells, such that the addition of an additional residential well is not expected to affect water supply in offsite wells.

Water Quality

To determine the water quality of the expected groundwater supply for a future severed lot, groundwater samples were obtained from the wells servicing 168 and 184 Main Street and prepared/preserved in the field using appropriate techniques. Prior to obtaining water samples, the following field parameters were measured; turbidity, temperature, pH, conductivity (TDS) and free chlorine. The water samples were submitted to Eurofins Environmental Laboratory in Ottawa, Ontario for the chemical, physical and bacteriological analyses listed in the Ministry of the Environment, Conservation and Parks (MECP) guideline entitled Procedure D-5-5, Technical Guideline for Private Wells: Water Supply Assessment, August 1996. The results of the chemical, physical and bacteriological analyses of the water samples obtained from the wells are provided in Attachment B, along with field screening carried out at the time of sampling and calibration results for testing equipment.

Water samples were obtained from indoor taps where untreated water samples could be obtained. These sampling locations were considered suitable for obtaining representative water samples. Sample collection included running water for several minutes prior to obtaining water samples. No sulphide odours, issues with clarity (turbidity was measured <1 NTU), odour or colour were observed at the time of sample collection. Observations of water samples inside the bottles once collected did not indicate any air bubbles or effervescence. No concerns regarding methane or other dissolved gases were identified at the time of sampling. Water samples that were tested for metals were not field filtered at the time of sample collection. The resulting analyses are for total metals. The rationale is that it is expected that water consumers will be consuming the water without filtration to 0.45 micron. The water is also clear and sediment free. As such, there is no need to field filter for metals testing so as to represent the water as it will be expected to be consumed. Field filtering is also not permitted for Drinking Water Systems that are regulated by the Province of Ontario. Generally, field filtering for metals is only carried out where suspended soil particles may be present in a groundwater sample (such as a screened well in the overburden). This can result in a misinterpretation of groundwater results for environmental groundwater sampling. This is not the expectation in a drilled water supply well that is obtaining water from a bedrock formation, rather than a screened well in the overburden.

The water quality as determined from the results of the analyses is acceptable. The water meets all the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG) health and aesthetic parameters tested for at the test well except for hardness.

Hardness

The water is considered to be moderately hard by water treatment standards. Water with hardness above 80 to 100 milligrams per litre as CaCO₃ is often softened for domestic use. The hardness at the wells are 356 and 351 milligrams per litre. 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.



Trace Metals

The water was tested for various metals. For any parameters where either a MAC or AO is identified under the ODWSOG, the water samples were within the standards. A federal health-related guideline value for strontium of 7.0 mg/L and a health objective for manganese of 0.12 mg/L were also used to interpret groundwater sample results. The strontium and manganese levels in both water samples that were within all guidelines and standards.

Area Land Uses

The area is populated with scattered residential dwellings, farms and pasture lands and undeveloped forest, based on a review of aerial photography. There were no nearby land uses identified that would indicate impacts from chemicals or other parameters. Surrounding land uses are mainly residential which presents a low risk for contamination. The pre-consultation from RVCA asked for commentary regarding any fires in the area and their potential to impact groundwater quality in the area. One fire was noted in a residential dwelling located at 89 Main Street that occurred in 2017. The article that was reviewed indicated that water was used to fight that fire that was supplied by Elizabethtown-Kitley and North Grenville through water tankers and a dry hydrant indicated to be located in Jasper. <https://www.insideottawavalley.com/news-story/7109559-fire-destroys-home-in-easton-s-corners-feb-6/> Additionally, the groundwater flow directions/gradients in the area are expected to be predominantly northward towards the Rideau River. The proposed residential development is not considered to be down gradient of the property where a previous fire occurred. As such, there are no concerns with regards to any chemicals from the fire or any chemicals (such as PFOS/PFAS) which may have been used in fire fighting. It should be noted that typical structural fires are not fought with fire fighting chemicals but rather with water or non PFOS/PFAS containing foams (such as monoammonium phosphate). PFOS/PFAS are generally used where fires are stubborn (such as in industrial and commercial settings where various chemicals/liquid combustibles may be stored in large quantities).

There were no high demand water users (Permits to Take Water) or Pits and Quarries identified within at least 1 kilometre or more of subject site. Based on the current area land uses, the parameters that were tested in the water supply well are considered sufficient to assess potential impacts from sewage from nearby land uses.

Land Use Impact Indicators

Some parameters, such as nitrates, bacteria, organic nitrogen, chlorides and sodium, are indicators that there may be surface water impacts from sewage, manure, road salt and other sources. No elevated levels of any of these parameters were observed. Nitrate levels < 2 mg/L are generally indicative that there are no manmade impacts from sewage or agricultural related uses. Based on the nitrate levels being 0.47 and 0.74 mg/L, organic nitrogen levels of ~0.10 (less than 0.15 mg/L calculated as TKN – ammonia), very low chlorides and sodium, there are no indications that the sampled wells are vulnerable to surface contaminants. No further testing, including pesticides, was considered to be warranted to ensure that water quality is acceptable for future well to service the proposed severed lot.

Terrain and Sewage Impact Considerations

The Ministry of the Environment, Conservation and Parks (MECP) Procedure D-5-4 provides guidelines for evaluating "the ability of the lands identified by and restricted to the development to treat sewage effluent to meet acceptable limits". The guideline requires that the representative background nitrate levels in the receiving groundwater be determined. Where background levels



are greater than 10 milligrams per litre the ministry indicates development of the site should not be supported unless it can be demonstrated that existing levels of nitrates are the result of historical agricultural practices on the site. In addition, the guideline requires demonstration that the site is not obviously hydrogeologically sensitive such as karstic areas, areas of fractured bedrock exposed at the surface, areas of thin soil cover or areas of highly permeable soils.

The guideline indicates that the assessment involves a three step process.

Step 1 regards lot size considerations. Where the lot size for each private residence within the development is an average of one hectare or larger and no lot is smaller than 0.8 hectares, and provided the site is not hydrogeologically sensitive, the risk that impact limits may be exceeded by individual systems is considered acceptable.

The proposed severed lot occupies an area of 1.6 hectare and the proposed retained lot is a large parcel (40.9 ha) containing the existing dwelling.

The site is not considered to be hydrogeologically sensitive based on the following supporting information. Area well records indicate that the soil thickness overlying bedrock ranges from 3.0 to 5.8 metres in thickness, and area mapping indicates glacial till consisting of silty sand to sandy silt textured soils exist at the site. These soils are generally considered to have sufficient fine particles, (silt and clay) such that they are not highly permeable. Additionally, the water samples obtained had no indications of impacts from surface contamination (chlorides sources from road salt, nitrates from sewage or fertilizer usage, bacteria, etc.).

Therefore, the severed and retained lots are large enough that groundwater impacts are expected to be well within allowable limits and Step 1 is met for the site conditions. No detailed groundwater impact assessment is required for this development.

RECOMMENDATIONS AND CONCLUSION

No development agreement or notices for title are needed for the private servicing on the proposed severed property. There are sufficient provisions in the existing regulations that apply to the sewage systems (Ontario Building Code, Part 8) and the Ontario Well Regulation (O. Reg. 903) to ensure that the following recommendations are carried out.

The following is recommended for the construction of the future well and sewage system to service the proposed severed lot:

- The minimum casing length should be at least 6.1 metres and casing should be advanced a minimum of 1.5 metres into the bedrock and seated into the bedrock using high early strength cement and/or bentonite grout;
- The well yields based on area wells are expected to be sufficient for domestic water uses for a single family dwelling. The target well depth is between 30 and 37 metres deep into the limestone formation;
- Grading around the well should be provided to ensure that water does not pool around the wellhead;
- The Well should be located, at a minimum, at least twice the grade raise plus 15 metres from any septic leaching beds as required by the Ontario Building Code, and topographically up gradient of the proposed septic field.



Prior to installation of any water treatment system, the water well at the proposed severed lot should first be sampled to determine what, if any, water treatment is appropriate. The following information describes what is expected for the water quality, based on sampling of two existing area wells.

Hardness: The water is considered to be moderately hard by water treatment standards. Water with hardness above 80 to 100 milligrams per litre as CaCO_3 is often softened for domestic use. The hardness at the wells is 351 to 356 milligrams per litre. 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.

We trust this letter provides sufficient information for your purposes. If you have any questions concerning this letter, please do not hesitate to contact our office.

Yours truly,

Kollaard Associates Inc.



Colleen Vermeersch, P. Eng.

Attachments: Figure 1 Key Plan
 Attachment A Area Well Records
 Attachment B Laboratory Results of Water Quality Testing at 168 and 184 Main Street

KEY PLAN

FIGURE 1



NOT TO SCALE



Mr. Donald Hughes
June 21, 2022

Hydrogeological and Terrain Study
168 Main Street, Eastons Corners, Ontario
210876

ATTACHMENT A

MECP AREA WELL RECORDS



WATER WELL RECORD

31 B/13W 20

Ontario

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

11

2402845

MUNICIP. 240.015

CON. CIPW

22 23 24 013

COUNTY OR DISTRICT Grenville	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE WOLFORD	CON., BLOCK, TRACT, SURVEY, ETC. 3	LOT 027
ADDRESS RR3 Jasper		DATE COMPLETED DAY 28 MO. 12 YR. 74	

21 **18** EASTING **430252** NORTHING **4965243** RC. **4** ELEVATION **0365** RC. **5** BASIN CODE **24**

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Gry	Topsoil	hard pan		0	10
Gry	lime stone			10	110

31 0101020214 01110215

32

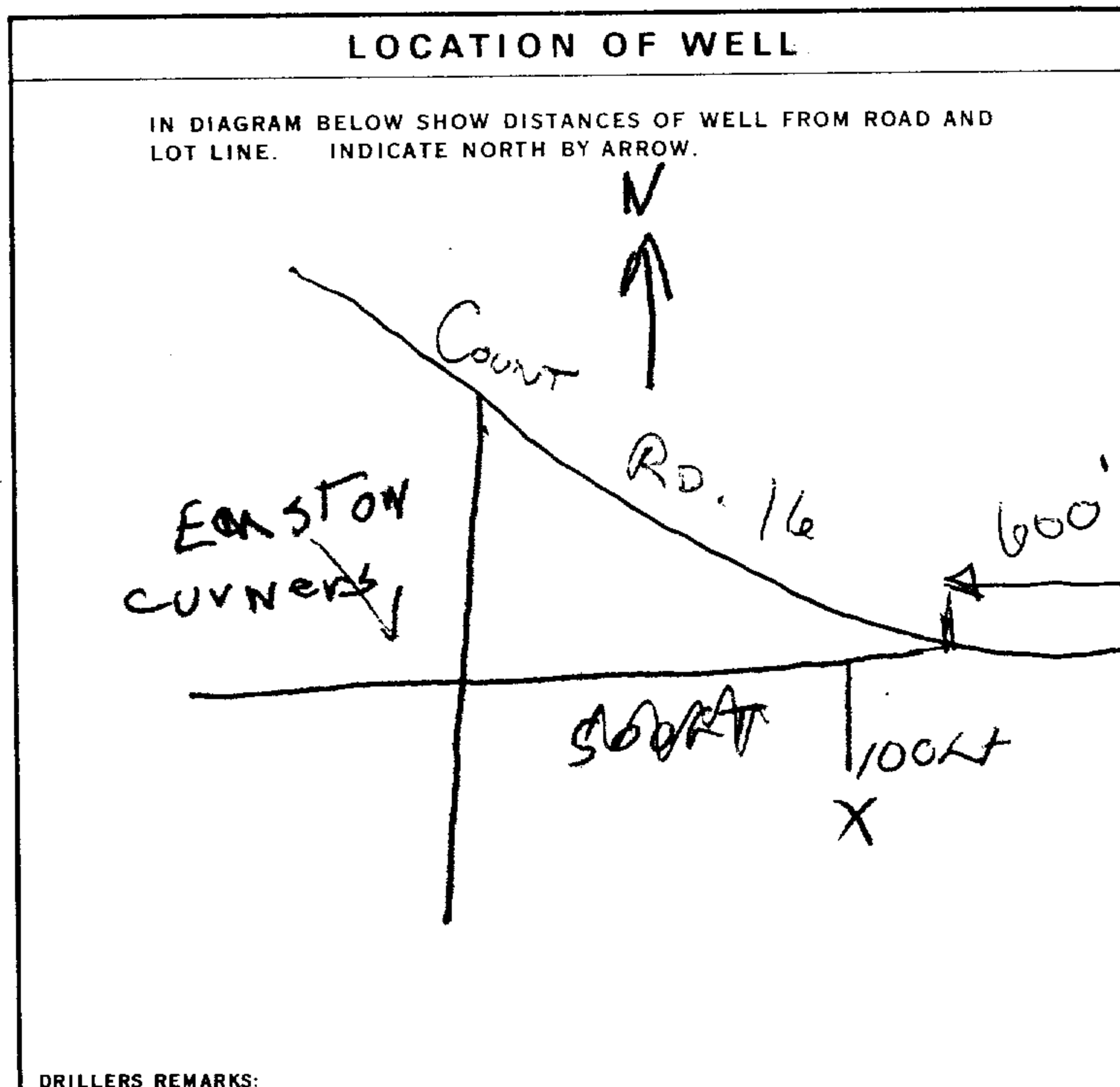
WATER FOUND AT - FEET	KIND OF WATER			
10-13 0105	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	14	
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL		
15-18	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	19	
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL		
20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	24	
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL		
25-28	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	29	
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL		
30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	34-30	
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL		

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-11 05	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	158	0	0043
17-18	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE			20-23
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE			27-30

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET
31-33	34-38	39-40
MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN 41-44 FEET 80

DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
FROM TO	
10-13 14-17	
18-21 22-25	
26-29 30-33 80	

PUMPING TEST METHOD 1 <input type="checkbox"/> PUMP 2 <input checked="" type="checkbox"/> SAUER	PUMPING RATE 0010 GPM	DURATION OF PUMPING 01 HOURS 05 MINS
STATIC LEVEL 012 FEET	WATER LEVEL END OF PUMPING 015 FEET	WATER LEVELS DURING 15 MINUTES 015 FEET 30 MINUTES 015 FEET 45 MINUTES 015 FEET 60 MINUTES 015 FEET
IF FLOWING GIVE RATE 0000 GPM	PUMP INTAKE SET AT 80 FEET	WATER AT END OF TEST 1 <input checked="" type="checkbox"/> CLEAR 2 <input type="checkbox"/> CLOUDY
RECOMMENDED PUMP TYPE <input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	RECOMMENDED PUMP SETTING 000 FEET	RECOMMENDED PUMPING RATE 0005 GPM
50-53 003.3 GPM./FT. SPECIFIC CAPACITY		



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

NAME OF WELL CONTRACTOR HENRY L Davis	LICENCE NUMBER 1707
ADDRESS Addison ONT	
NAME OF DRILLER OR BORER Charles Morrison	LICENCE NUMBER
SIGNATURE OF CONTRACTOR <i>[Signature]</i>	SUBMISSION DATE DAY 11 MO. 1 YR. 74

DATA SOURCE 1	CONTRACTOR 1707	DATE RECEIVED 1 30 74
DATE OF INSPECTION		INSPECTOR [Signature]
REMARKS: CBS.58		P [Signature] WI



Ontario

WATER WELL RECORD

318/13w

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

11

2403307

MUNICIPALITY 24005

CON. CON

02

COUNTY OR DISTRICT: Grenville TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Wolford CON. BLOCK, TRACT, SURVEY, ETC.: 2 LOT: 024

ADDRESS: RR #2 Merrickville Ont DATE COMPLETED: DAY 24 MO 08 YR 76

21 18 430.100 4965.250 5 0375 5 26

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
	clay & stones			0	16
grey	limestone			16	112

31 0016 0512 0112215

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
10-13	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	14
15-18	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	19
20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	24
25-28	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	29
30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	34

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
06	STEEL	188	0	0025
17-18	STEEL			20-23
24-25	STEEL			27-30

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

MATERIAL AND TYPE: _____ DEPTH TO TOP OF SCREEN: _____

61 PLUGGING & SEALING RECORD

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

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
1 <input checked="" type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER	0010 GPM	00 HOURS 30 MINS

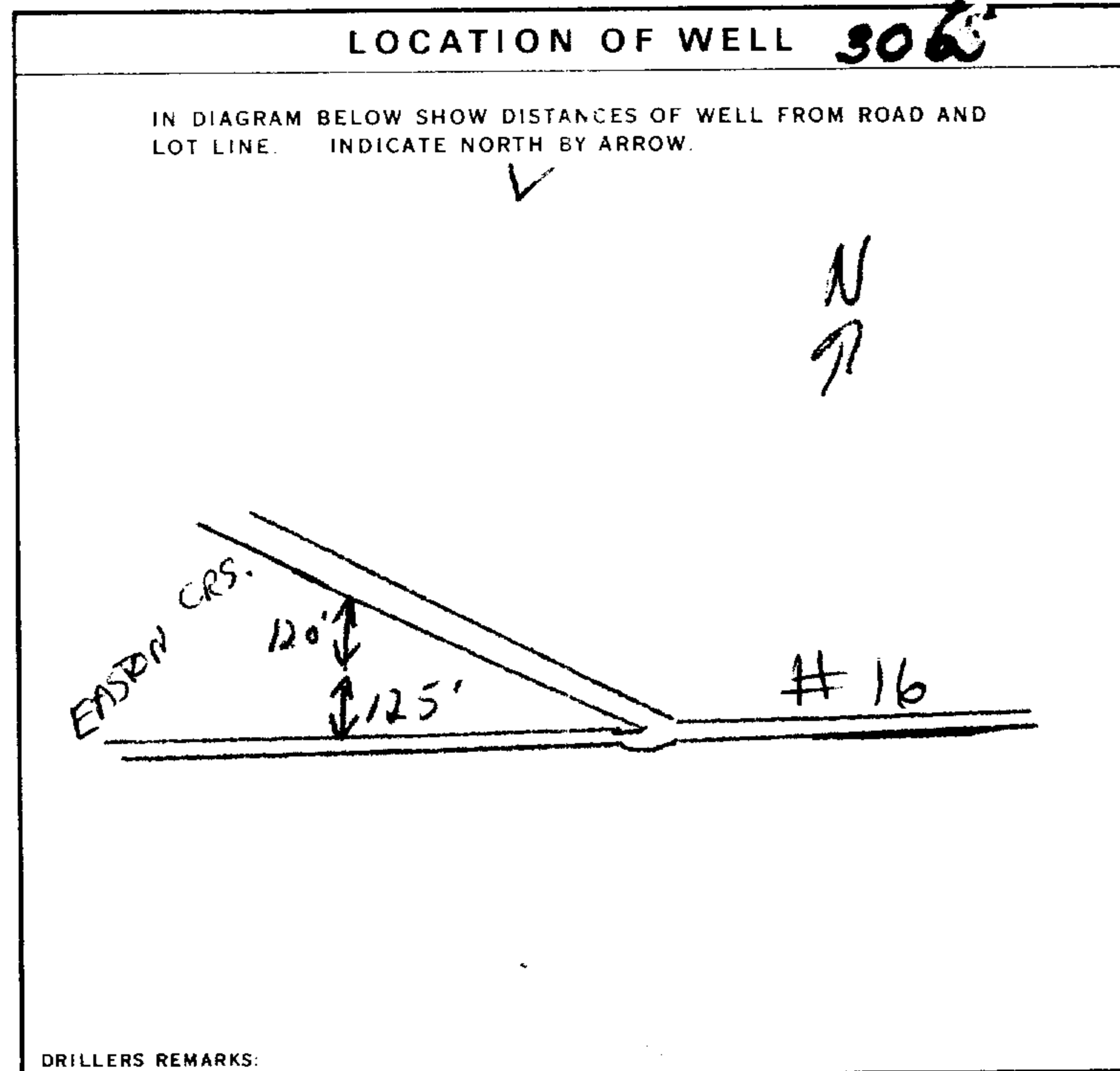
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING PUMPING			
018 FEET	025 FEET	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
		26-28 FEET	29-31 FEET	32-34 FEET	35-37 FEET

IF FLOWING, GIVE RATE: _____ GPM

RECOMMENDED PUMP TYPE: SHALLOW DEEP

RECOMMENDED PUMP SETTING: 030 FEET

RECOMMENDED PUMPING RATE: 0010 GPM



FINAL STATUS OF WELL

1 WATER SUPPLY 5 ABANDONED, INSUFFICIENT SUPPLY
 2 OBSERVATION WELL 6 ABANDONED, POOR QUALITY
 3 TEST HOLE 7 UNFINISHED
 4 RECHARGE WELL

WATER USE

1 DOMESTIC 5 COMMERCIAL
 2 STOCK 6 MUNICIPAL
 3 IRRIGATION 7 PUBLIC SUPPLY
 4 INDUSTRIAL 8 COOLING OR AIR CONDITIONING
 OTHER 9 NOT USED

METHOD OF DRILLING

1 CABLE TOOL 6 BORING
 2 ROTARY (CONVENTIONAL) 7 DIAMOND
 3 ROTARY (REVERSE) 8 JETTING
 4 ROTARY (AIR) 9 DRIVING
 5 AIR PERCUSSION

CONTRACTOR

NAME OF WELL CONTRACTOR: Air-Rock Drilling Co. LTD. LICENCE NUMBER: 1119

ADDRESS: RR #2 Jasper Ont.

NAME OF DRILLER OR BORER: Desautels LICENCE NUMBER: 1119

SIGNATURE OF CONTRACTOR: _____ SUBMISSION DATE: DAY 2 MO 9 YR 76

OFFICE USE ONLY

DATA SOURCE: 1 CONTRACTOR: 1119 DATE RECEIVED: 280976

DATE OF INSPECTION: _____ INSPECTOR: _____

REMARKS: _____

CSS.SS WI



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2. CHECK CORRECT BOX WHERE APPLICABLE

11

~~240425408~~

MUNICIP 24005

CON. CON.

103

COUNTY OR DISTRICT 11	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE Walford	CON. BLOCK, TRACT, SURVEY ETC 3	LOT 24
DATE COMPLETED DAY 18 MO 9 YR 89			

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
BRN	sand Gravel			0	18
GRY	Lime Stone			18	98

31

32

41 WATER RECORD

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

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6	1 STEEL 2 GALVANIZED 3 CONCRETE 4 OPEN HOLE 5 PLASTIC	1/8	0	23
17-18	1 STEEL 2 GALVANIZED 3 CONCRETE 4 OPEN HOLE 5 PLASTIC			20-23
24-25	1 STEEL 2 GALVANIZED 3 CONCRETE 4 OPEN HOLE 5 PLASTIC			27-30

SCREEN

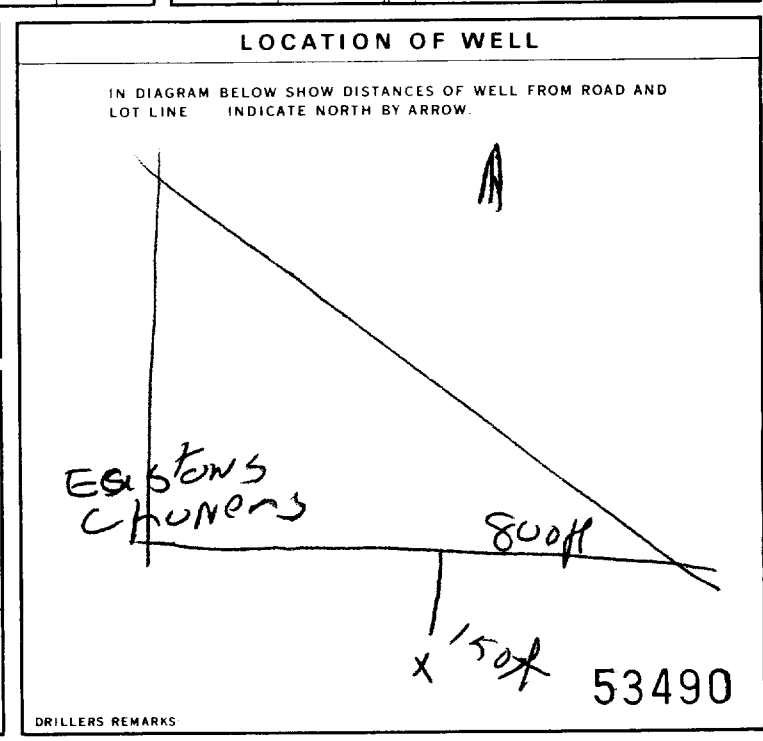
SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
	INCHES	FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN	
	41-44	30
	FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT LEAD PACKER, ETC.)
FROM TO	
10-13	14-17
18-21	22-25
26-29	30-33
	80

71 PUMPING TEST

PUMPING TEST METHOD	<input checked="" type="checkbox"/> PUMP	<input type="checkbox"/> BAILER
PUMPING RATE	10	GPM
DURATION OF PUMPING	1	HOURS - 17 MINS
STATIC LEVEL	15	FEET
WATER LEVEL END OF PUMPING	80	FEET
WATER LEVELS DURING		<input checked="" type="checkbox"/> PUMPING
		<input type="checkbox"/> RECOVERY
15 MINUTES	80	FEET
30 MINUTES	80	FEET
45 MINUTES	80	FEET
60 MINUTES	80	FEET
IF FLOWING, GIVE RATE	90	GPM
PUMP INTAKE SET AT	90	FEET
WATER AT END OF TEST	<input type="checkbox"/> CLEAR	<input checked="" type="checkbox"/> CLOUDY
RECOMMENDED PUMP TYPE	<input type="checkbox"/> SHALLOW	<input checked="" type="checkbox"/> DEEP
RECOMMENDED PUMP SETTING	5	GPM



FINAL STATUS OF WELL

1 WATER SUPPLY

2 OBSERVATION WELL

3 TEST HOLE

4 RECHARGE WELL

5 ABANDONED, INSUFFICIENT SUPPLY

6 ABANDONED POOR QUALITY

7 UNFINISHED

8 DEWATERING

WATER USE

1 DOMESTIC

2 STOCK

3 IRRIGATION

4 INDUSTRIAL

5 COMMERCIAL

6 MUNICIPAL

7 PUBLIC SUPPLY

8 COOLING OR AIR CONDITIONING

9 NOT USED

METHOD OF CONSTRUCTION

1 CABLE TOOL

2 ROTARY (CONVENTIONAL)

3 ROTARY (REVERSE)

4 ROTARY (AIR)

5 AIR PERCUSSION

6 BORING

7 DIAMOND

8 JETTING

9 DRIVING

10 DIGGING

11 OTHER

CONTRACTOR

NAME OF WELL CONTRACTOR
Davis Well Drilling

WELL CONTRACTOR'S LICENCE NUMBER
1707

ADDRESS
Addison ONT

NAME OF WELL TECHNICIAN
Keith Davis

WELL TECHNICIAN'S LICENCE NUMBER
70142

SIGNATURE OF TECHNICIAN/CONTRACTOR
Keith Davis

SUBMISSION DATE
DAY **18** MO **9** YR **89**

OFFICE USE ONLY

DATA SOURCE
1707

DATE RECEIVED
SEP 26 1989

DATE OF INSPECTION

INSPECTOR

REMARKS

CSS.ES

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

11

2408715

Municipality 24005 Con 03
10 14 15 22 23 24

County or District [Redacted] Township/Borough/City/Town/Village **Wolfeboro** Con block tract survey, etc. Lot **3 24**
Address **Easton Corners St** Date completed **31 10 97**
Basin Code ii iii iv

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
grey	Sandy clay limonite	stones		0	19
				19	115

31 [Scale] 32 [Scale]

41 WATER RECORD

Water found at - feet	Kind of water
10-13 112	1 <input checked="" type="checkbox"/> Fresh 2 <input checked="" type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas
15-18	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas
20-23	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas
25-28	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas
30-33	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
10-11 6 1/4	1 <input checked="" type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	188	0	24
17-18 8 3/4	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		0	22
24-25 6	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		22	45

SCREEN

Sizes of opening (Slot No.)	Diameter inches	Length feet

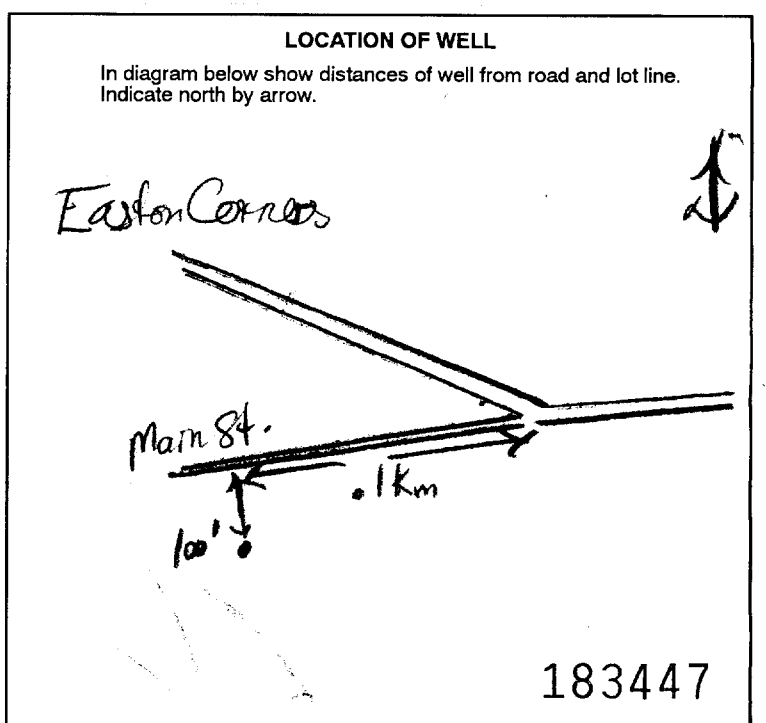
Material and type _____ Depth at top of screen _____ feet

61 PLUGGING & SEALING RECORD

Depth set at - feet		Material and type (Cement grout, bentonite, etc.)
From	To	
10-13 2	14-17 24	Cement grout
18-21	22-25	
26-29	30-33	

71 PUMPING TEST

Pumping test method	Pumping rate	Duration of pumping
1 <input checked="" type="checkbox"/> Pump 2 <input type="checkbox"/> Bailor	20 GPM	Hours _____ Mins _____
Static level	Water level end of pumping	Water levels during
19-21 20 feet	22-24 60 feet	1 <input type="checkbox"/> Pumping 2 <input checked="" type="checkbox"/> Recovery
		15 minutes 26-28 20 feet
		30 minutes 29-31 20 feet
		45 minutes 32-34 20 feet
		60 minutes 35-37 20 feet
If flowing give rate	Pump intake set at	Water at end of test
GPM _____	feet _____	<input type="checkbox"/> Clear <input checked="" type="checkbox"/> Cloudy
Recommended pump type	Recommended pump setting	Recommended pump rate
<input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	60 feet	20 GPM



FINAL STATUS OF WELL

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

WATER USE

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

METHOD OF CONSTRUCTION

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

Name of Well Contractor **Air-Rock Drilling Co Ltd** Well Contractor's Licence No. **1117**
Address **RR # 2 Jasper Det**
Name of Well Technician **Kenny Desautels** Well Technician's Licence No. **10004**
Signature of Technician/Contractor **Kenny Desautels** Submission date **19 11 97**

MINISTRY USE ONLY

Data source **1119** Date received **MAR 04 1998**
Inspector _____
Remarks _____

Measurements recorded in: Metric Imperial

A199909

Address of Well Location (Street Number/Name): **223 Main Street**
 County/District/Municipality: **Leeds**
 Township: **Merrickville-Wolford**
 City/Town/Village: **Eastons Corners**
 Lot: **P/L24**
 Concession: **2**
 Province: **Ontario**
 Postal Code: _____
 UTM Coordinates: Zone **18** Easting **430334** Northing **4965503**
 Municipal Plan and Sublot Number: **15R-998 Part # 1**
 Other: **WELL # 1 OF 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	Depth (m/ft) To
	Sandy	Clay	9 Boulders	0'	15'
Grey	Limestone			15'	114'
Grey	Limestone			114'	120'

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
20'	0'	Neat cement	6.24

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)		Status of Well
			From	To	
6 1/4"	Steel	.188"	+2'	20'	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____
6"	Open Hole		20'	120'	

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: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested
114 (m/ft)	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____
(m/ft)	<input type="checkbox"/> Fresh <input type="checkbox"/> Untested
(m/ft)	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____
(m/ft)	<input type="checkbox"/> Fresh <input type="checkbox"/> Untested
(m/ft)	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
0'	20'	9 3/4"
20'	120'	6"

Well Contractor and Well Technician Information

Business Name of Well Contractor: **Air Rock Drilling Co. Ltd.**
 Business Address (Street Number/Name): **6659 Franktown Road, RR#1**
 Province: **ON** Postal Code: **K0A 2Z0** Business E-mail Address: **air-rock@sympatico.ca**
 Bus. Telephone No. (inc. area code): **6138882170** Name of Well Technician (Last Name, First Name): **Hogan, Dan**
 Well Technician's Licence No.: **T3058** Signature of Technician and/or Contractor: *[Signature]* Date Submitted: **2016 06 30**

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): **100**

Pumping rate (l/min / GPM): **20**

Duration of pumping: **1** hrs + **0** min

Final water level end of pumping (m/ft): **21.2"**

If flowing give rate (l/min / GPM): **X**

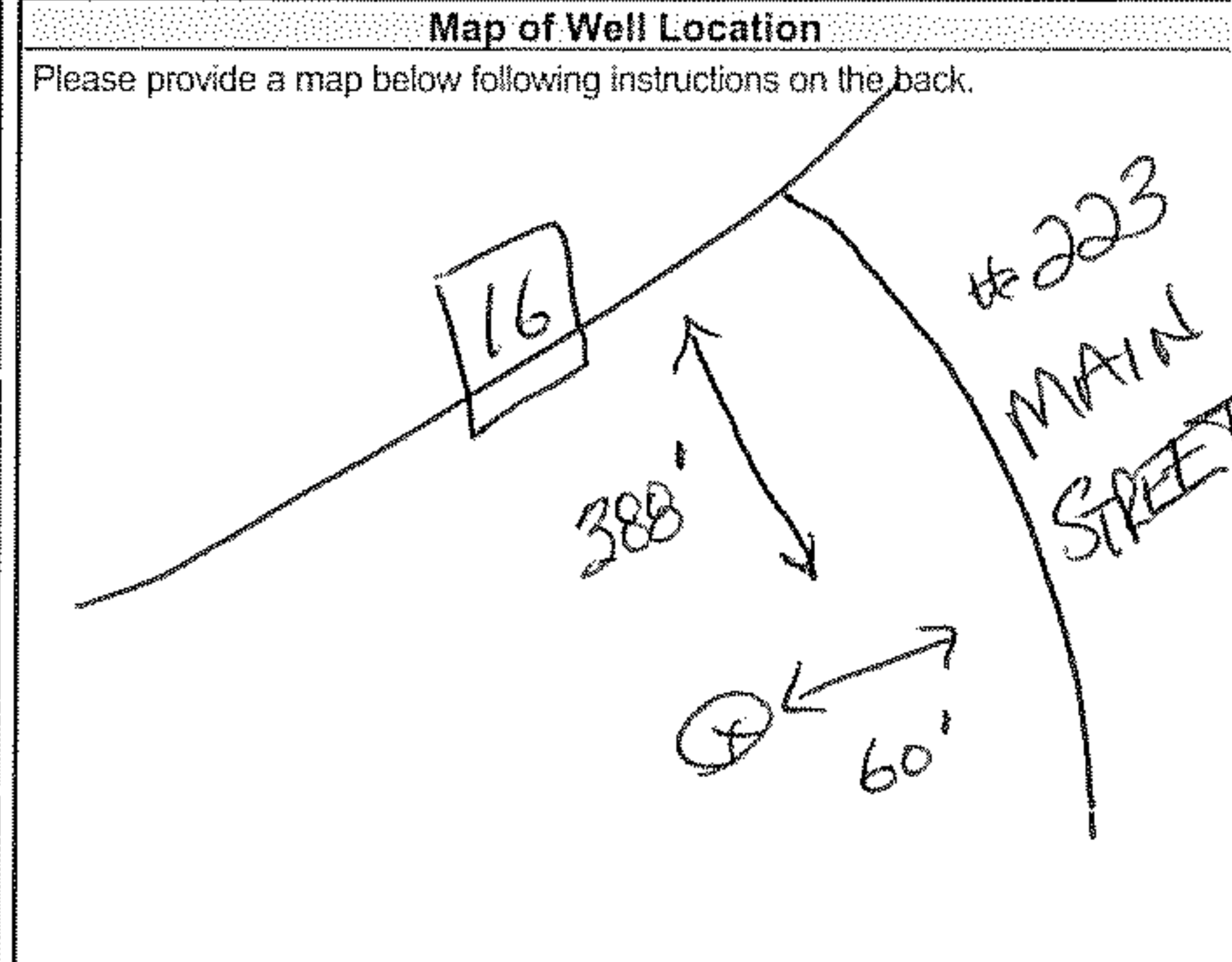
Recommended pump depth (m/ft): **100'**

Recommended pump rate (l/min / GPM): **20**

Well production (l/min / GPM): **20**

Disinfected? Yes No

Time (min)	Draw Down (m/ft)		Recovery (m/ft)	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
Static Level		20.8"		21.2"
1	20.9	1	20.8	
2	21	2	20.8	
3	21	3	20.8	
4	21	4	20.8	
5	21	5	20.8	
10	21	10	20.8	
15	21.1	15	20.8	
20	21.1	20	20.8	
25	21.1	25	20.8	
30	21.1	30	20.8	
40	21.2	40	20.8	
50	21.2	50	20.8	
60	21.2	60	20.8	



Comments: **3/4 HP - 15 GPM SET @ 100 FT (well # 1 of 2)**

Well owner's information package delivered: Yes No

Date Package Delivered: **2016 06 14**

Date Work Completed: **2016 06 09**

Ministry Use Only

Audit No. **Z 202833**

AUG 10 2016

Measurements recorded in: Metric Imperial

Address of Well Location (Street Number/Name): **223 Main Street**
 Township: **Merrickville-Wolford** Lot: **P/L 24** Concession: **2**
 County/District/Municipality: **Leeds** City/Town/Village: **Eastons Corners** Province: **Ontario** Postal Code: _____
 UTM Coordinates: Zone **18** Easting **430348** Northing **4965602** Municipal Plan and Sublot Number: **15R-998 Part# 1** Other: **WELL # 2 OF 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
	Sandy	Clay	+ boulders	0'	17'
Grey	Limestone			17'	113'
Grey	Limestone			113'	120'

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From 20' To 0'	Neat cement	6.24

Method of Construction

Cable Tool Diamond Public Commercial Not used
 Rotary (Conventional) Jetting Domestic Municipal Dewatering
 Rotary (Reverse) Driving Livestock Test Hole Monitoring
 Boring Digging Irrigation Cooling & Air Conditioning
 Air percussion Industrial Other, specify _____
 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)		Status of Well
			From	To	
6 1/4"	Steel	.188"	+2'	20'	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____
6"	Open Hole		20'	120'	

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: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____
113 (m/ft)	

Hole Diameter

Depth (m/ft)	Diameter (cm/in)
0' - 20'	9 3/4"
20' - 120'	6"

Well Contractor and Well Technician Information

Business Name of Well Contractor: **Air Rock Drilling Co. Ltd.** Well Contractor's Licence No.: **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): **618882170** Name of Well Technician (Last Name, First Name): **Hogan, Dan**
 Well Technician's Licence No.: **T3058** Signature of Technician and/or Contractor: *[Signature]* Date Submitted: **2016 06 30**

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): **100**

Pumping rate (l/min / GPM): **20**

Duration of pumping: **1 hrs + 0 min**

Final water level end of pumping (m/ft): **21.1"**

If flowing give rate (l/min / GPM): **X**

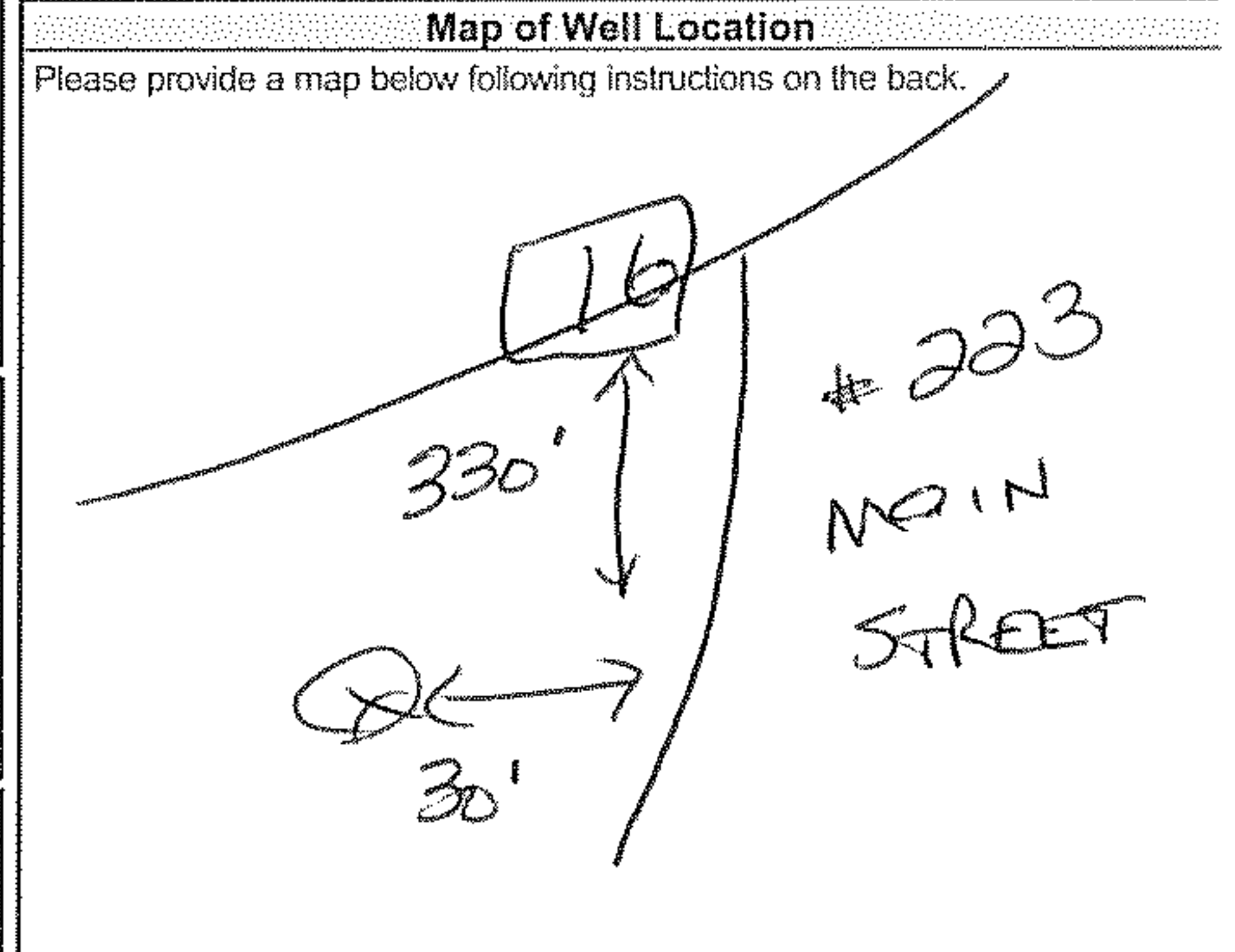
Recommended pump depth (m/ft): **100**

Recommended pump rate (l/min / GPM): **20**

Well production (l/min / GPM): **20**

Disinfected? Yes No

Time (min)	Draw Down (m/ft)		Recovery (m/ft)	
	Water Level	Time	Water Level	Time
	Static Level 21.5"			
1	21	1	21.1"	20.7
2	21	2		20.6
3	21	3		20.6
4	21	4		20.6
5	21	5		20.6
10	21	10		20.6
15	21	15		20.6
20	21	20		20.6
25	21	25		20.5
30	21.1	30		20.5
40	21.1	40		20.5
50	21.1	50		20.5
60	21.1"	60		20.5"



Comments: **3/4 HP - 15 GPM SET @ 100 FT**

Well owner's information package delivered: Yes No

Date Package Delivered: **2016 06 14**

Date Work Completed: **2016 06 09**

Ministry Use Only

Audit No: **202834**

Received: **AUG 10 2016**

UTM 5 R 0375 E



GROUND WATER BRANCH
24 5 No 1962 1757
ONTARIO WATER RESOURCES COMMISSION

5 R 0375 N
The Ontario Water Resources Commission Act

WATER WELL RECORD

Basin 25 | County or District Grenville | Township, Village, Town or City Wolford
Con. 3 | Lot 25 | Date completed 15 / 1 / 1962
Address Easton's Corners

Casing and Screen Record

Inside diameter of casing 2"
Total length of casing 23 ft.
Type of screen —
Length of screen —
Depth to top of screen —
Diameter of finished hole 2"

Pumping Test

Static level 21 ft.
Test-pumping rate 10 G.P.M.
Pumping level 24 ft.
Duration of test pumping 2 hrs.
Water clear or cloudy at end of test clear
Recommended pumping rate 8 G.P.M.
with pump setting of 35 feet below ground surface

Well Log

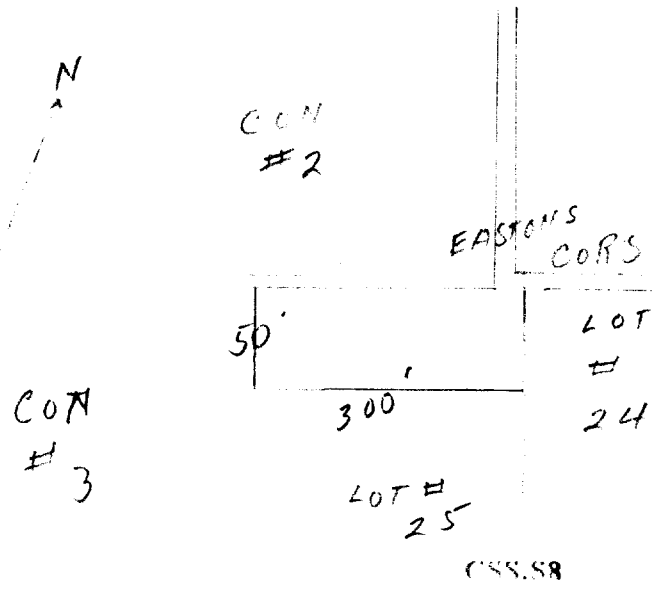
Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth (s) at which water (s) found	Kind of water (fresh, salty, sulphur)
<u>Hd. Pan + Boulders</u>	<u>0'</u>	<u>16'</u>		
<u>Limestone Shale</u>	<u>16'</u>	<u>103'</u>	<u>103</u>	<u>fresh</u>

For what purpose(s) is the water to be used? Household
Is well on upland, in valley, or on hillside? Upland
Drilling or Boring Firm R. H. Miller
Address R.R. 3
Brockville
Licence Number 580
Name of Driller or Borer C. J. Robertson
Address North Gower
Date August 8
R. H. Miller
(Signature of Licensed Drilling or Boring Contractor)

Location of Well

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





The Ontario Water Resources Commission Act WATER WELL RECORD

318/13W

Water management in Ontario

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

11
1 2

2402250

MUNICIP. 24005

CON. CBN

103

COUNTY OR DISTRICT

Grenville

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

Wellford

CON., BLOCK, TRACT, SURVEY, ETC.

3

DATE COMPLETED

DAY 15 MO 12 YR 71

Easton's Corners

65100

4

ELEVATION 0375

5

BASIN CODE 24

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Dark gray	clay			0	8
gray	stone	Hardpan		8	12
Brown	Limestone			12	65
Gray	"	Hard		65	85
Brown	"	"		85	97

31	0008 05	0012 21 21 4	0065 6 15	0085 2 15	0097 6 15
32					

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
10-13	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	14
15-18	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	19
20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	24
25-28	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	29
30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	34

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-11	1 <input checked="" type="checkbox"/> STEEL	12		0025
11-18	2 <input type="checkbox"/> GALVANIZED	15 1/2	0	25
17-18	1 <input type="checkbox"/> STEEL	19		0097
24-25	1 <input type="checkbox"/> STEEL	26		

61 PLUGGING & SEALING RECORD

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

71 PUMPING TEST

PUMPING TEST METHOD: 1 PUMP, 2 BAILEY

PUMPING RATE: 0017 ~~1000~~ GPM

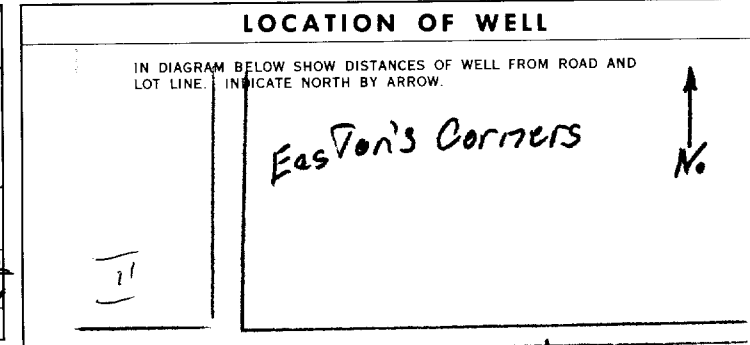
DURATION OF PUMPING: 00 HOURS, 30 MINS.

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING PUMPING			
015	020	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
		020	020	020	020

RECOMMENDED PUMP TYPE: SHALLOW, DEEP

RECOMMENDED PUMP SETTING: 035 FEET

RECOMMENDED PUMPING RATE: 0017 GPM



FINAL STATUS OF WELL

1 WATER SUPPLY, 2 OBSERVATION WELL, 3 TEST HOLE, 4 RECHARGE WELL, 5 ABANDONED, INSUFFICIENT SUPPLY, 6 ABANDONED, POOR QUALITY, 7 UNFINISHED

WATER USE

1 DOMESTIC, 2 STOCK, 3 IRRIGATION, 4 INDUSTRIAL, 5 COMMERCIAL, 6 MUNICIPAL, 7 PUBLIC SUPPLY, 8 COOLING OR AIR CONDITIONING, 9 NOT USED

METHOD OF DRILLING

1 CABLE TOOL, 2 ROTARY (CONVENTIONAL), 3 ROTARY (REVERSE), 4 ROTARY (AIR), 5 AIR PERCUSSION, 6 BORING, 7 DIAMOND, 8 JETTING, 9 DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Wallace Desautels
ADDRESS: R.R. #2 Jasper, Ont.
NAME OF DRILLER OR BORER: Wallace Desautels
SIGNATURE OF CONTRACTOR: [Signature]
SUBMISSION DATE: DAY 30 MO 12 YR 71

LICENCE NUMBER: 1939

OFFICE USE ONLY

DATA SOURCE: 1, 1739, 200172
DATE OF INSPECTION: [Blank]
INSPECTOR: [Signature]
REMARKS: [Blank]

P K
WI



Mr. Donald Hughes
June 21, 2022

Hydrogeological and Terrain Study
168 Main Street, Eastons Corners, Ontario
210876

ATTACHMENT B

LABORATORY RESULTS OF WATER QUALITY TESTING AT 168 AND 184 MAIN STREET



Environment Testing

Certificate of Analysis

Client: Kollaard Associates Inc.
210 Prescott St., Box 189
Kemptville, ON
K0G 1J0
Attention: Ms. Colleen Vermeersch
PO#: Kollaard Associates Inc.
Invoice to: Kollaard Associates Inc.

Report Number: 1977306
Date Submitted: 2022-05-13
Date Reported: 2022-05-27
Project: 210876
COC #: 890609

Page 1 of 9

Dear Colleen Vermeersch:

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

Report Comments:

Emma-
Dawn
Ferguson
2022.05.27
16:54:47
-04'00'

APPROVAL: _____
Emma-Dawn Ferguson, Chemist

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

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at: <http://www.cala.ca/scopes/2602.pdf>.

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 210 Prescott St., Box 189
 Kemptville, ON
 K0G 1J0
 Attention: Ms. Colleen Vermeersch
 PO#:
 Invoice to: Kollaard Associates Inc.

Report Number: 1977306
 Date Submitted: 2022-05-13
 Date Reported: 2022-05-27
 Project: 210876
 COC #: 890609

Group	Analyte	MRL	Units	Guideline	1626087 Water 2022-05-13 168 Main St	1626088 Water 2022-05-13 184 Main St
Anions	Cl	1	mg/L	AO 250	5	4
	F	0.10	mg/L	MAC 1.5	<0.10	0.12
	N-NO2	0.10	mg/L	MAC 1.0	<0.10	<0.10
	N-NO3	0.10	mg/L	MAC 10.0	0.47	0.74
	SO4	1	mg/L	AO 500	13	15
General Chemistry	Alkalinity as CaCO3	5	mg/L	OG 30-500	349	344
	Colour (True)	2	TCU		<2	<2
	Conductivity	5	uS/cm		601	601
	DOC	0.5	mg/L	AO 5	1.7	1.8
	pH	1.00		6.5-8.5	7.87	7.84
	Phenols	0.001	mg/L		<0.001	<0.001
	S2-	0.01	mg/L	AO 0.05	<0.01	<0.01
	TDS (COND - CALC)	1	mg/L	AO 500	391	391
	Turbidity	0.1	NTU	AO 5	0.5	0.2
	Hardness as CaCO3	1	mg/L	OG 80-100	356*	351*
Hardness Indices/Calc	Ion Balance	0.01			0.98	0.99
	Ag	0.0001	mg/L		<0.0001	<0.0001
Metals	Al	0.01	mg/L	OG 0.1	<0.01	<0.01
	As	0.001	mg/L	IMAC 0.01	<0.001	<0.001
	B	0.01	mg/L	IMAC 5.0	0.01	0.04
	Ba	0.01	mg/L	MAC 1.0	0.13	0.16
	Be	0.0005	mg/L		<0.0005	<0.0005
	Ca	1	mg/L		83	83
	Cd	0.0001	mg/L	MAC 0.005	<0.0001	<0.0001
	Co	0.0002	mg/L		<0.0002	<0.0002

Guideline = ODWSOG

*** = Guideline Exceedence**

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

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 Kemptonville, ON
 K0G 1J0

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Invoice to: Kollaard Associates Inc.

Report Number: 1977306
 Date Submitted: 2022-05-13
 Date Reported: 2022-05-27
 Project: 210876
 COC #: 890609

Group	Analyte	MRL	Units	Guideline	Sample Information	
					Lab I.D.	Sample Matrix
Metals	Cr	0.001	mg/L	MAC 0.05	1626087	Water
	Cu	0.001	mg/L	AO 1	1626088	Water
	Fe	0.03	mg/L	AO 0.3	2022-05-13	2022-05-13
	Hg	0.0001	mg/L	MAC 0.001	184 Main St	184 Main St
	K	1	mg/L			1
	Mg	1	mg/L			35
	Mn	0.01	mg/L	AO 0.05		<0.01
	Mo	0.005	mg/L			<0.005
	Na	1	mg/L	AO 200		5
	Ni	0.005	mg/L			<0.005
	Pb	0.001	mg/L	MAC 0.010		<0.001
	Sb	0.0005	mg/L	IMAC 0.006		<0.0005
	Se	0.001	mg/L	MAC 0.05		<0.001
	Sr	0.001	mg/L			0.354
	Tl	0.0001	mg/L			<0.0001
U	0.001	mg/L	MAC 0.02		0.002	
V	0.001	mg/L			<0.001	
Zn	0.01	mg/L	AO 5		<0.01	
Nutrients	N-NH3	0.010	mg/L		<0.010	<0.010
	Total Kjeldahl Nitrogen	0.100	mg/L		0.102	0.102
Subcontract	Tannin & Lignin	1	mg/L		<1.0	<1.0

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 Date Reported: 2022-05-27
 Project: 210876
 COC #: 890609

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Run No 421973 Analysis/Extraction Date 2022-05-14 Analyst NF			
Method C SM2130B			
Turbidity	<0.1 NTU	99	70-130
Run No 422112 Analysis/Extraction Date 2022-05-17 Analyst AsA			
Method C SM4500-S2-D			
S2-	<0.01 mg/L	108	80-120
Run No 422200 Analysis/Extraction Date 2022-05-19 Analyst AaN			
Method SM 4110			
Chloride	<1 mg/L	100	90-110
N-NO2	<0.10 mg/L	102	90-110
N-NO3	<0.10 mg/L	108	90-110
SO4	<1 mg/L	110	90-110
Run No 422201 Analysis/Extraction Date 2022-05-19 Analyst AaN			
Method SM 4110			
Chloride	<1 mg/L	100	90-110
N-NO2	<0.10 mg/L	101	90-110
N-NO3	<0.10 mg/L	103	90-110
SO4	<1 mg/L	105	90-110

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QC Summary

Analyte	Blank	QC % Rec	QC Limits
Run No 422274 Analysis/Extraction Date 2022-05-19 Analyst AsA			
Method C SM2120C			
Colour (True)	<2 TCU	106	80-120
Run No 422276 Analysis/Extraction Date 2022-05-18 Analyst AsA			
Method SM2320,2510,4500H/F			
Alkalinity (CaCO3)	<5 mg/L	99	90-110
Conductivity	<5 uS/cm	99	90-110
F	<0.10 mg/L	102	90-110
pH		98	90-110
Run No 422329 Analysis/Extraction Date 2022-05-19 Analyst SD			
Method EPA 200.8			
Silver	<0.0001 mg/L	93	80-120
Aluminum	<0.01 mg/L	113	80-120
Arsenic	<0.001 mg/L	100	80-120
Boron (total)	<0.01 mg/L	108	80-120
Barium	<0.01 mg/L	109	80-120
Beryllium	<0.0005 mg/L	111	80-120
Cadmium	<0.0001 mg/L	111	80-120
Cobalt	<0.0002 mg/L	102	80-120

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 Kemptonville, ON
 K0G 1J0
 Attention: Ms. Colleen Vermeersch
 PO#: _____
 Invoice to: Kollaard Associates Inc.

Report Number: 1977306
 Date Submitted: 2022-05-13
 Date Reported: 2022-05-27
 Project: 210876
 COC #: 890609

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Chromium Total	<0.001 mg/L	110	80-120
Copper	<0.001 mg/L	109	80-120
Iron	<0.03 mg/L	108	80-120
Mercury	<0.0001 mg/L	92	80-120
Manganese	<0.01 mg/L	109	80-120
Molybdenum	<0.005 mg/L	99	80-120
Nickel	<0.005 mg/L	111	80-120
Lead	<0.001 mg/L	110	80-120
Antimony	<0.0005 mg/L	94	80-120
Selenium	<0.001 mg/L	110	80-120
Strontium	<0.001 mg/L	105	80-120
Thallium	<0.0001 mg/L	108	80-120
Uranium	<0.001 mg/L	100	80-120
Vanadium	<0.001 mg/L	102	80-120
Zinc	<0.01 mg/L	113	80-120
Run No 422335 Analysis/Extraction Date 2022-05-19		Analyst SKH	
Method EPA 351.2			
Total Kjeldahl Nitrogen	<0.100 mg/L	98	70-130

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 Kemptville, ON
 K0G 1J0
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Report Number: 1977306
 Date Submitted: 2022-05-13
 Date Reported: 2022-05-27
 Project: 210876
 COC #: 890609

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Run No 422340 Method M SM3120B-3500C	Analysis/Extraction Date 2022-05-19	Analyst Z S	
Calcium	<1 mg/L	104	90-110
Potassium	<1 mg/L	106	87-113
Magnesium	<1 mg/L	100	76-124
Sodium	<1 mg/L	111	82-118
Run No 422359 Method C SM2340B	Analysis/Extraction Date 2022-05-19	Analyst AET	
Hardness as CaCO3			
Ion Balance			
TDS (COND - CALC)			
Run No 422360 Method C SM2340B	Analysis/Extraction Date 2022-05-19	Analyst AET	
Hardness as CaCO3			
Ion Balance			
TDS (COND - CALC)			
Run No 422397 Method SM 5310B	Analysis/Extraction Date 2022-05-19	Analyst AsA	
DOC	<0.5 mg/L	105	80-120

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Guideline = ODWSOG

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Environment Testing

Certificate of Analysis

Client: Kollaard Associates Inc.
 210 Prescott St., Box 189
 Kemptonville, ON
 K0G 1J0
 Attention: Ms. Colleen Vermeersch
 PO#:
 Invoice to: Kollaard Associates Inc.

Report Number: 1977306
 Date Submitted: 2022-05-13
 Date Reported: 2022-05-27
 Project: 210876
 COC #: 890609

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Run No 422439 Method EPA 350.1	Analysis/Extraction Date 2022-05-20	Analyst SKH	
N-NH3	<0.010 mg/L	93	80-120
Run No 422512 Method SUBCONTRACT-A	Analysis/Extraction Date 2022-05-19	Analyst AET	
Tannin & Lignin	<1.0 mg/L	104	
Run No 422570 Method SM5530D/EPA420.2	Analysis/Extraction Date 2022-05-27	Analyst IP	
Phenols	<0.001 mg/L	101	50-120

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Environment Testing

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Kemptville, ON
K0G 1J0
Attention: Ms. Colleen Vermeersch
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Report Number: 1977306
Date Submitted: 2022-05-13
Date Reported: 2022-05-27
Project: 210876
COC #: 890609

Sample Comment Summary

Sample ID: 1626088 184 Main St Due to a power outage Phenols for entire report analyzed after being held outside of recommended temperature for a prolonged period of time

Guideline = ODWSOG

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210 Prescott St., Box 189
Kemptville, ON
K0G 1J0
Attention: Ms. Colleen Vermeersch
PO#:
Invoice to: Kollaard Associates Inc.

Report Number: 1977308
Date Submitted: 2022-05-13
Date Reported: 2022-05-16
Project: 210876
COC #: 890609

Page 1 of 2

Dear Colleen Vermeersch:

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

Report Comments:

Emma-
Dawn
Ferguson
2022.05.16
12:33:52
-04'00'

APPROVAL: _____
Emma-Dawn Ferguson, Chemist

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 K0G 1J0
 Attention: Ms. Colleen Vermeersch
 PO#:
 Invoice to: Kollaard Associates Inc.

Report Number: 1977308
 Date Submitted: 2022-05-13
 Date Reported: 2022-05-16
 Project: 210876
 COC #: 890609

Group	Analyte	MRL	Units	Guideline	1626090 Water 2022-05-13 168 Main St	1626091 Water 2022-05-13 184 Main St
Microbiology	Escherichia Coli	0	ct/100mL	MAC 0	0	0
	Heterotrophic Plate Count	0	ct/1mL		1	0
	Total Coliforms	0	ct/100mL	MAC 0	0	0

Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted.

Analytical Method: AMBCOLM1

additional QA/QC information available on request.

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

TABLE I
FIELD WATER QUALITY MEASUREMENTS
FOR TEST WELL 1

Location	Temperature (°C)	pH	Turbidity (NTU)	Total Dissolved Solids (ppm)	Conductivity (µS)	Free Chlorine (ppm)
168 Main St	11.1	7.66	0.52	331	670	0.00
184 Main St	11.7	7.74	0.55	333	667	0.00

*Turbidity and pH readings recorded using Hanna Instruments Model HI93414.

The following provides the recent calibration results and the accuracy as specified on the manufacturers instructions.

Turbidity Range: 0.00 to 9.99 has resolution 0.01 and accuracy +/-2% of reading plus 0.02 NTU

Free Chlorine Range: 0.00 to 3.50 mg/l has resolution 0.01 mg/L and accuracy +/- 0.02 mg/L @ 1.00 mg/L

The most recent calibration results (May 2022) indicated that for a one-point calibration using a 0.00 standard, the turbidity reading was 0.26 NTU.

For free chlorine, using a one-point calibration using 1 mg/L free chlorine standard, the free chlorine reading was 1.02 mg/L.

Technical Review Memorandum



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504
F 613-692-0831 | www.rvca.ca

To M. Yee, Planner, Department of Science and Planning
From C. Milloy, P.Geo., Department of Engineering and Regulation
Date August 9, 2022

File **B-97-21**, 168 Main Street, Easton Corners, Merrickville Wolford
Type application for single lot severance

Subject **Private servicing**
Submission Hydrogeological Study, Kollaard Assoc., June 1, 2022

Status

On behalf of the Village of Merrickville-Wolford, the Rideau Valley Conservation Authority (RVCA) has reviewed Kollaard Associate's report (as above), which was submitted in support of the creation of **one** new privately serviced lot associated with 168 Main Street in Easton Corners.

RVCA **recommends acceptance** of the submission in support of the severance, within the framework and context of the discussion in this memorandum. RVCA's recommendation pertains to only one privately serviced dwelling unit at the location shown in Figure 1 of Kollaard's report for a 1.6 ha size lot.

Findings

RVCA is satisfied that Kollaard's submission provides the professional opinions with enough substantiating information to indicate that a groundwater supply well installed on the future lot, to the specifications presented by Kollaard, will be able to provide enough water over the long-term and not interfere with the use of well water on adjacent properties; and that these wells should provide groundwater that meets the Ontario Drinking Water Standards, Objectives and Guidelines.

Kollaard tested two close-by existing water wells for a full and suitable suite of chemical parameters. Kollaard concluded that the groundwater quality, which should represent the future well water, is of very good quality; and that the immediate area has **not been impacted** by road salting, agricultural activities, and existing septic systems. Kollaard also indicated that there was no need to do additional testing due to the 2017 house fire that occurred nearby. RVCA reviewed the presented data and rationales and found the conclusions reasonable.

Proudly working in partnership
with our 18 watershed municipalities

Athens, Augusta, Beckwith, Central Frontenac, Clarence-Rockland,
Drummond/North Elmsley, Elizabethtown-Kitley, Merrickville-Wolford, Montague,
North Dundas, North Grenville, Ottawa, Perth, Rideau Lakes, Smiths Falls, South Frontenac, Tay Valley, Westport



In addition, RVCA is satisfied that the consultant's submission provides the professional opinions with enough substantiating information to indicate that the site is acceptable, from a planning and groundwater protection perspective, to adequately attenuate the effluent from properly located and maintained on-site wastewater treatment systems. RVCA found the rationale for this to also be suitable.

Notifications

Kollaard indicated that the minimum regulatory standards for well and septic construction and design would be suitable for this site. RVCA found the rationale for this to be suitable.

Therefore, additional best practices do not need to be implemented at the site to ensure sustainability; and no special notifications need to be made to the local Health Unit or Building Official.

Development Agreement

Kollaard indicated that a development agreement should not be necessary for acceptance of lot creation at this site, since special private servicing recommendations are not needed. RVCA found the rationale for this to be reasonable.

Nonetheless, the RVCA provides the following additional recommendations and clarifications, which in our opinion should be accomplished. These generally pertain to the creation of any privately serviced lot and many should pertain to the development or redevelopment of existing lots of record.

- All future lot owners should be given Kollaard's 2022 **report as a reference**. They should be instructed to let their drillers know about the range in depth that their well should be drilled to. They should also be informed that if they have a deeper water well installed that the water quality findings in the hydrogeological report **may not be valid**.
- An **access route** should be maintained on each property to the water well and septic system as to ensure these can be maintained, repaired, and replaced in perpetuity.
- MECP's "Water Supply Wells – Requirements and Best Management Practices" should be consulted for information about regular water quality sampling, well siting, protection, and maintenance. ([link](#))
 - It is especially important to understand that water wells should be tested for **more than** just bacteria. This is discussed under [additional parameter testing](#) in the above reference.
 - Further, a well **inspection checklist** is available at the above link.

- If the future lot owner is amenable to fulfilling the requisite maintenance agreement, installation of an **advanced septic system** should be considered. Such systems, when fully maintained, will better protect the drinking water supply aquifer from septic effluent than traditional systems. Related considerations should be discussed with the septic system regulator.
- Ontario's **Septic Smart! Handbook** ([link](#)) should be consulted as a guide to maintaining their septic system.
- An **additional dwelling unit** (Air BnB, coach house etc.) is **likely to be sustainable** on the new lot, when the same services are used. However, **groundwater quality and quantity should be reassessed**, in a very simple manner, at the time of development approval to ensure negative impacts have not occurred since the original assessment and that the original findings remain valid.
- Hydrofracturing was not required to attain suitable well yields in the area and **earth energy systems** will require additional municipal and potentially provincial approvals.

Context

RVCA reviews hydrogeological studies that are submitted in support of private serving of new development within the context of the following policies and procedures.

1. Section 1.6.6.4 of the Provincial Policy Statement (PPS)
2. Ministry of the Environment, Conservation and Parks (MECP) Procedures D-5-4 and D-5-5.
3. Current industry methods for such considerations as aquifer testing and water quality sampling methods.
4. Local submission guidelines

It is noted that RVCA **scales** the expectations of technical hydrogeological submissions to the scale of development being proposed and the level of risk posed by known aspects of the hydrogeological setting and land uses.

With respect.



C. Milloy, M.Sc., P.Geo.
Groundwater Scientist
claire.milloy@rvca.ca / ext. 1217





3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504
F 613-692-0831 | www.rvca.ca

Technical Review • Memorandum
Private servicing / hydrogeology
August 9, 2022

Page 4 of 4

Disclaimer

The Rideau Valley Conservation Authority (RVCA) has not conducted an independent site investigation to confirm the validity of the data, analyses, interpretations, and recommendations presented in Kollaard Associate's June 2022 hydrogeology report. RVCA has accepted the findings as conveyed and the professional opinions of the qualified professional who has conducted and signed the report, within the context of the above memorandum.

make
The colour coding on the
original area would seem to
indicate that the triangular
area is floodplain. I therefore
redrew it to properly agree with
statement

RVCA RECEIVED	
NOV 15 2021	
Refer to: _____	
Initials: _____	Digital: _____

Revised checklist



**CHECKLIST FOR SCOPED-SITE
ENVIRONMENTAL IMPACT STATEMENT (EIS)**

In general, the purpose of an impact assessment (EIS) is to identify the possible negative impacts of a development on a natural feature or area, and to decide on ways to mitigate, reduce or avoid those impacts, before development is approved.

LOCATION OF PROPOSAL:

Township: Village of Merrickville-Wolford	Lot No.: Pt Lot 24 Con 3 Wolford	Concession No.:
--	-------------------------------------	-----------------

PROPONENT INFORMATION:

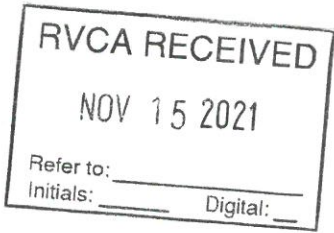
	Name	Address, Phone & Fax Number
Registered Owner(s)	Donald & Leona Hughes (Owner)	MainStreet, Eastons Corners 07147110200820200000 Donald Hughes <dona1dhghs7@gmail.com>

TYPE OF NATURAL HERITAGE AREA OR FEATURE AFFECTED: (Is the proposed development located in or adjacent to a provincially significant wetland; significant ravine, valley, river or stream; significant portion of the habitat of endangered, threatened or vulnerable species; significant woodland; area of natural or scientific interest; shoreline of lake, river or stream; significant wildlife habitat; or significant natural corridor.)

- | |
|--|
| 1) PROPOSAL IS LOCATED IN (from above list): 120M adjacent lands to watercourse (fish habitat) and designated Significant Woodlands |
| 2) PROPOSAL IS ADJACENT TO (from above list): Designated Significant Woodlands and Watercourse (fish habitat) |

PROPERTY CHARACTERISTICS:

A. Site Plan: Include a sketch of the subject property which includes the following:				
<ul style="list-style-type: none">Property boundaries – see “Hughes Buildable Area” – shows where the property is located & shows the future development envelope for a severed lot.Show the terrain (e.g. ridges) and location of watercourses, wetlands, main vegetation communities – see “Hughes Buildable Area”				
B. Soils and Drainage				
Slope:	Flat (0-10%) <input checked="" type="checkbox"/>	Moderate (10-30%) <input type="checkbox"/>	Steep (30%) <input type="checkbox"/>	Hilly <input type="checkbox"/>
Soil Depth:	Shallow (0-12") <input type="checkbox"/>	Moderate (12-36") <input checked="" type="checkbox"/>	Deep (36"+) <input type="checkbox"/>	
Soil Texture:	Rock/gravel <input type="checkbox"/>	Sand <input type="checkbox"/>	Loam <input checked="" type="checkbox"/>	Clay <input type="checkbox"/> Organic <input type="checkbox"/> Other <input type="checkbox"/>
Water on Site? (Y/N) <u>Y</u> Flowing to or from the natural area? (Y/N) <u>Y</u> (indicate on sketch)				
At the surface? (Y/N) <u>Y</u> Below surface? (Y/N) <u>N</u>				



ASSESSMENT AND MITIGATION

Background – The property at Part Lot 24 Concession 3 Wolford (Main Street, Eastons Corners) is approximately 110 acres in size and flat in topography. The entire property has designated Significant Woodlands and a number of watercourses that cross the lot. The severed lot is 4 acres in size and a buildable area has been designated by a red dashed line, see "Hughes Buildable Area". Mike Yee (RVCA Biologist/Planner) and Mr. Hughes (Owner) walked the site to assess the area on Sept 16, 2021 to complete the scoped checklist EIS. An assessment of the Designated Significant Woodlands (forested area) for significance was conducted. The woodlands were a mixed forest with mostly young secondary growth including ash (emerald ash borer killed), Manitoba maples and European buckthorn. The criteria presented in the Natural Heritage Reference Manual (NHRM) for Significant Woodlands are: Size, Ecological Function (Forest Interior Habitat, Proximity to Other Woodland or Other Habitat, Linkages, Water Protection and Woodland Diversity), Uncommon Characteristics and, Economic and Social Functional Values and these were assessed. There is a small area of designated Significant Woodland that is approximately 1.94 acre in size (see blue triangles on "Hughes Buildable Area"), other than providing a buffer for water protection, this area of woodlands are not significant. A minimum 30 metre water setback will protect the watercourse. A small section of the designated Significant woodlands is within the buildable area, which is an area denoted by the red dashed line (see "Hughes Buildable Area"). RVCA would recommend that as many trees as possible be retained, however, if this small area along the edge of the woodlands is cleared, there will not be a significant impact to the woodlands as many are dead or dying Ash, buckthorn and Manitoba maples. RVCA would recommend that development is to occur outside the treed area of the designated Significant woodlands within the 120m adjacent lands, so there will be no impact on the woodlands. As the proposed buildable area will be set back a minimum 30 metres from the watercourse, there will be no significant impact to the potential fish habitat. It is recommended to leave the treed buffer intact between the development and the watercourse. RVCA would recommend that a development agreement be undertaken with the municipality to incorporate the recommendations and Best Practices to mitigate impacts to the designated Significant Woodlands and the water course (fish habitat).

Environmental Impacts (where applicable) (Y/N) -NO significant impacts anticipated

Other Natural Heritage Features or Areas (where applicable) (Y/N) No
Need for additional information study? NO

Other Comments:

In the opinion of Mike Yee as a biologist, with the proposed development to occur within existing cleared areas, there will not be significant impact to the designated Significant Woodlands or the watercourse, however, it is beneficial to retain woodlands with standard Best Practices such as:

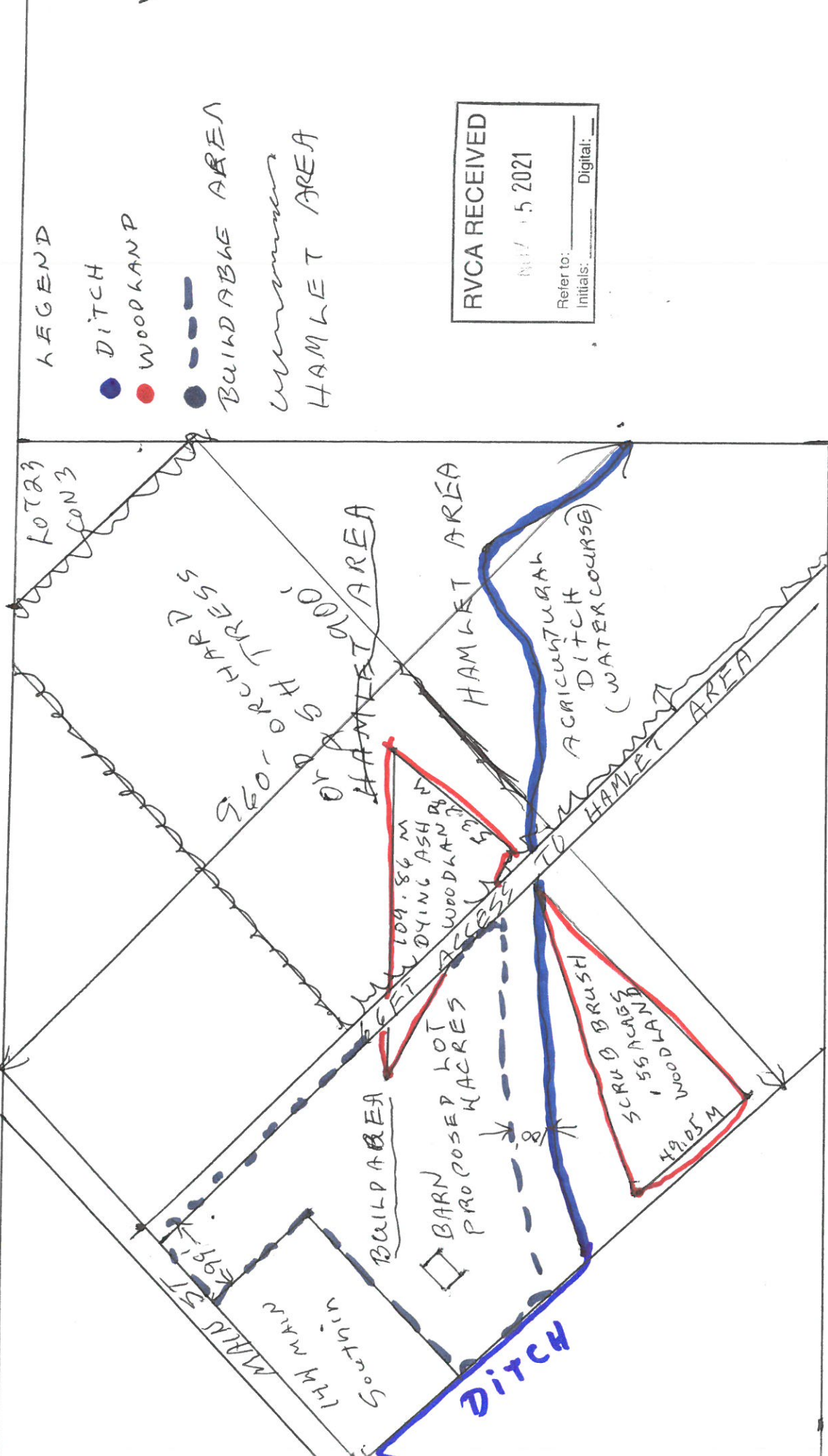
- The extent of any vegetation removal is to be minimized for development.
• To protect breeding birds, no tree or shrub removal should occur between April 15th and July 31st, unless a breeding bird survey is completed by a qualified biologist within five days of the woody vegetation removal identifies no nesting activity.
• There will be no use of herbicides in clearing of vegetation.
• The existing vegetative buffer surrounding the watercourse will be maintained.
• Any future development will respect a minimum 30 metre setback from the watercourse.

Signature: [Handwritten Signature]
Owners

[Handwritten Signature]
RVCA

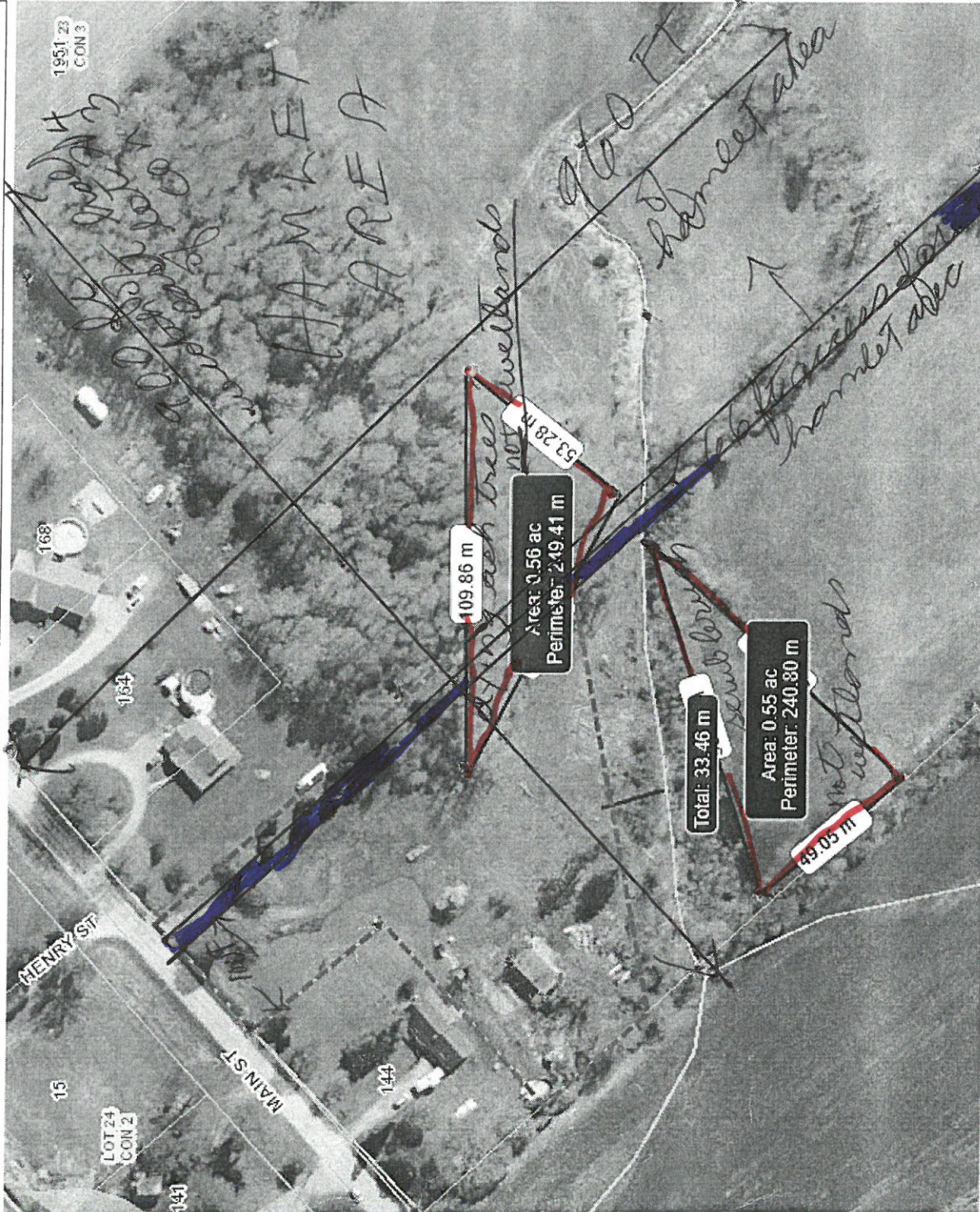
Date: [Handwritten Signature]
November 10, 2021

THIS DIAGRAM REPRESENTS MORE ACCURATELY THE SITUATION



Hughes Buildable Area

This map tool is for information screening purposes only. In all cases, please contact RVCA Planning Staff for confirmation: 613.692.3571 or development@rvca.ca



Map produced by RVCA, under License with the Ontario Ministry of Natural Resources & Queen's Printer for Ontario, 2016. This map is the property of the RVCA, and the RVCA holds a copyright on them. These maps may be copied or reproduced, provided that the RVCA is properly acknowledged as the original source of the information and provided that no fee is charged (other than to cover handling charges). The RVCA cannot guarantee the accuracy of the mapping for all possible uses. End-users of the information contained herein must therefore determine if the information is of suitable accuracy for their purposes.

0 40.54 81.1
Meters
Map created: 11/10/2021
deau Valley Conservation Authority

Legend

- ★ Parcel Activity
- Parcel - Assessment
- Lot
- Area of Reduced Flood Risk
- Regulation Limit
- 100yr Floodline
- Floodplain
- Area of Reduced Flood Risk
- Area of Shallow Flooding
- Reg Limit Dominant Hazard
- Floodplain
- Geo-technical Hazard Limit
- Meander Belt
- Spill Line
- Stable-Toe Slope
- Top of Slope
- Unstable-Toe Slope
- Wetland
- Regulated Wetlands
- RVCA Sub-Watersheds
- RVCA Catchments
- MNRF Wetlands
- Evaluated-Provincial (PSW)
- non-PSW Wetlands
- Waterbody
- *dry wash + scrub brush NOT FLOOD PLAIN*

1: 1,595.92

WGS_1984_Web_Mercator_ Auxiliary_Sphere

Notes

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RVCA RECEIVED
NOV 15 2021
Digital: _____

*66 ft x 66 ft area
Nov 15 2021
dry wash + scrub brush NOT FLOOD PLAIN*



Legend

- ★ Parcel Activity
- Parcel - Assessment
- Lot
- Area of Reduced Flood Risk
- ⊞ Regulation Limit
- 100yr Floodline
- Floodplain
- Area of Reduced Flood Risk
- Area of Shallow Flooding
- Reg Limit Dominant Hazard
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 - non-PSW Wetlands
- Waterbody

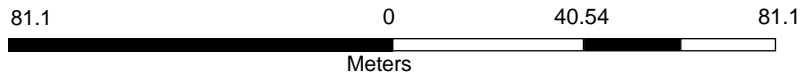


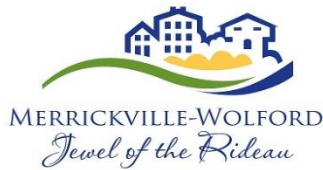
1: 1,595.92

Map Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Notes

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NOTICE OF DECISION

FILE NO. ZBA-01-2022

(Hughes - Eastons Corners)

TAKE NOTICE that the Council of the Corporation of the Village of Merrickville-Wolford passed By-law 08-2022 on the 14th day of February 2022, under Section 34 of the Planning Act.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Corporation of the Village of Merrickville-Wolford not later than the 16th day of March 2022, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeals unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AND TAKE NOTICE that an appeal must be accompanied by the prescribed fee of \$300.00 and must be made payable to the Minister of Finance by certified cheque or money order.

An explanation of the purpose and effect of the By-law, describing the lands to which the Bylaw applies, is attached.

EXPLANATORY NOTE

The purpose of this amendment is to rezone the subject property to permit an accessory structure (existing drive shed) prior to a principal structure on a proposed severed lot, as relates to consent application B-97-21 and Council's recommendation (Resolution R-199-21) to defer such consent application to allow for the satisfactory completion of various requirements including a zoning by-law amendment. The effect of the amendment is to rezone the subject lands from Hamlet (H) to Hamlet-1 (H-1) to permit the existing accessory structure on the proposed severed lot prior to a principal structure. All provisions of the Hamlet (H) zone in the Merrickville-Wolford Zoning By-Law 23-08, as amended, will apply.

The lands affected by the amendment is located at Lot 24 (East Half) Concession 3 in the Hamlet of Eastons Corners in the Village of Merrickville-Wolford, as shown on the Key Map.

Key Map



Lands Rezoned from "Hamlet (H)" to "Hamlet -1 (H-1)"

Dated at the Village of Merrickville-Wolford this 24th day of February 2022.

Doug Robertson,
CAO/Clerk
Village of Merrickville-
Wolford
317 Brock Street West,
P.O. Box 340,
Merrickville, ON K0G1N0

THIS AGREEMENT made this _____ day of _____, 2022

BETWEEN: Donald Allan Hughes and Julia Leona Hughes

(hereinafter called the "Owner")

PARTY OF THE FIRST PART

AND

**The Corporation of the Village of Merrickville
Wolford**

(hereinafter called the

"Municipality") PARTY OF

THE SECOND PART

WHEREAS the Owner hereby warrants that they are the owner in fee simple of the lands described in Schedule "A" attached hereto (hereinafter called the "Subject Lands").

AND WHEREAS the Owner has applied to the Consent Granting Authority for the United Counties of Leeds & Grenville (Application B-97-21) for consent pursuant to the provisions of the Planning Act, R.S.O., 1990, Chapter P.13.

AND WHEREAS the aforesaid application for consent was conditionally supported by the Municipality on _____, 2022 subject to the Owner entering into an agreement with the Municipality regarding the matters hereinafter set out.

AND WHEREAS this Agreement is being entered into between the Owner and the Municipality in satisfaction of Condition No. _____ for application B-97-21 in the above noted Consent Granting Authority files pursuant to Sections 53 (12) and 51 (26) of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE this Agreement witnesseth that in consideration of the premises and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by the parties hereto) the parties hereto agree as follows:

1. The Owner acknowledges and agrees that this Agreement shall apply to the Subject Lands described in Schedule A to this Agreement.
2. The Owner acknowledges and agrees to retain woodlands on the subject lands with standard Best Practices of the Rideau Valley Conservation Authority (RVCA) as identified in the scoped Environmental Impact Assessment as received by RVCA on November 15, 2021 for Part Lot 24 Concession 3 Wolford Twp in Eastons Corners, and as attached in Schedule B to this agreement, including:
 - A) The extent of any vegetation removal is to be minimized for development
 - B) To protect breeding birds, no tree or shrub removal should occur between April 15th and July 31st, unless a breeding bird survey is completed by a qualified

biologist within five days of the woody vegetation removal identifies no nesting activity

C) There will be no use of herbicides in clearing of vegetation

D) The existing vegetative buffer surrounding the watercourse will be maintained

E) Any future development will respect a minimum 30-metre setback from the watercourse

3. The Owner acknowledges and agrees to the recommendations from RVCA as relates to the creation of privately serviced lots and the development and redevelopment of existing lots of record, in particular for Part Lot 24 Concession 3 Woford Twp located in Eastons Corners, as outlined in the RVCA Technical Review Memo dated Aug 9, 2022 pertaining to the Hydrogeological Study by Kollaard Associates dated June 1, 2022, both documents attached in Schedule B to this agreement including:

A) All future lot owners should be given Kollaard's June 1, 2022 Report as a reference. They should be instructed to let their drillers know about the range in depth that their well should be drilled to. They should also be informed that if they have a deeper water well installed that the water quality findings in the hydrogeological report may not be valid.

B) An access route should be maintained on each property to the water well and septic system as to ensure these can be maintained, repaired, and replaced in perpetuity.

C) MECP's "Water Supply Wells – Requirements and Best Management Practices" should be consulted for information about regular water quality sampling, well siting, protection, and maintenance:

<https://www.ontario.ca/document/water-supply-wells-requirements-and-best-practices/maintenance#section-4>

It is especially important to understand that water wells should be tested for more than just bacteria. This is discussed under additional parameter testing in the above reference: <https://www.ontario.ca/document/water-supply-wells-requirements-and-best-practices/maintenance#section-4>

Further, a well inspection checklist is available at the above link.

D) If the future lot owner is amenable to fulfilling the requisite maintenance agreement, installation of an advanced septic system should be considered. Such systems, when fully maintained, will better protect the drinking water supply aquifer from septic effluent than traditional systems. Related considerations should be discussed with the septic system regulator.

E) Ontario's Septic Smart! Handbook:

<https://www.ottawasepticsystemoffice.ca/septic-handbook> should be consulted as a guide to maintaining their septic system.

F) An additional dwelling unit (Air BnB, coach house etc.) is likely to be sustainable on the new lot, when the same services are used. However, groundwater quality and quantity should be reassessed, in a very simple manner, at the time of development approval to ensure negative impacts have not occurred since the original assessment and that the original findings remain valid.

G) Hydrofracturing was not required to attain suitable well yields in the area and earth energy systems will require additional municipal and potentially provincial approvals

4. The Owner hereby consents and agrees that this Agreement shall be registered on title to the Subject Lands at the sole expense of the Owner and that the Village Clerk be so notified of the registration.
5. The Owner hereby warrants to the Municipality that the recitals to this Agreement are true.
6. This Agreement shall endure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, successors in title and assigns.

IN WITNESS WHEREOF the parties hereto hereby set their hands and the corporate parties hereto hereby set their corporate seals attested to by the hands of the proper signing officers duly authorized in that regard.

SIGNED, SEALED AND DELIVERED

in the presence of

**Donald Allan Hughes and Julia
Leona Hughes**

Per:

Witness

Donald Allan Hughes

)

Per:

Witness

Julia Leona Hughes

)

)

)

**THE CORPORATION OF THE
VILLAGE OF MERRICKVILLE-
WOLFORD**

Per: Doug Struthers, Mayor

Per: Doug Robertson,
CAO/Clerk/Economic
Development Director

SCHEDULE "A"

Subject Lands

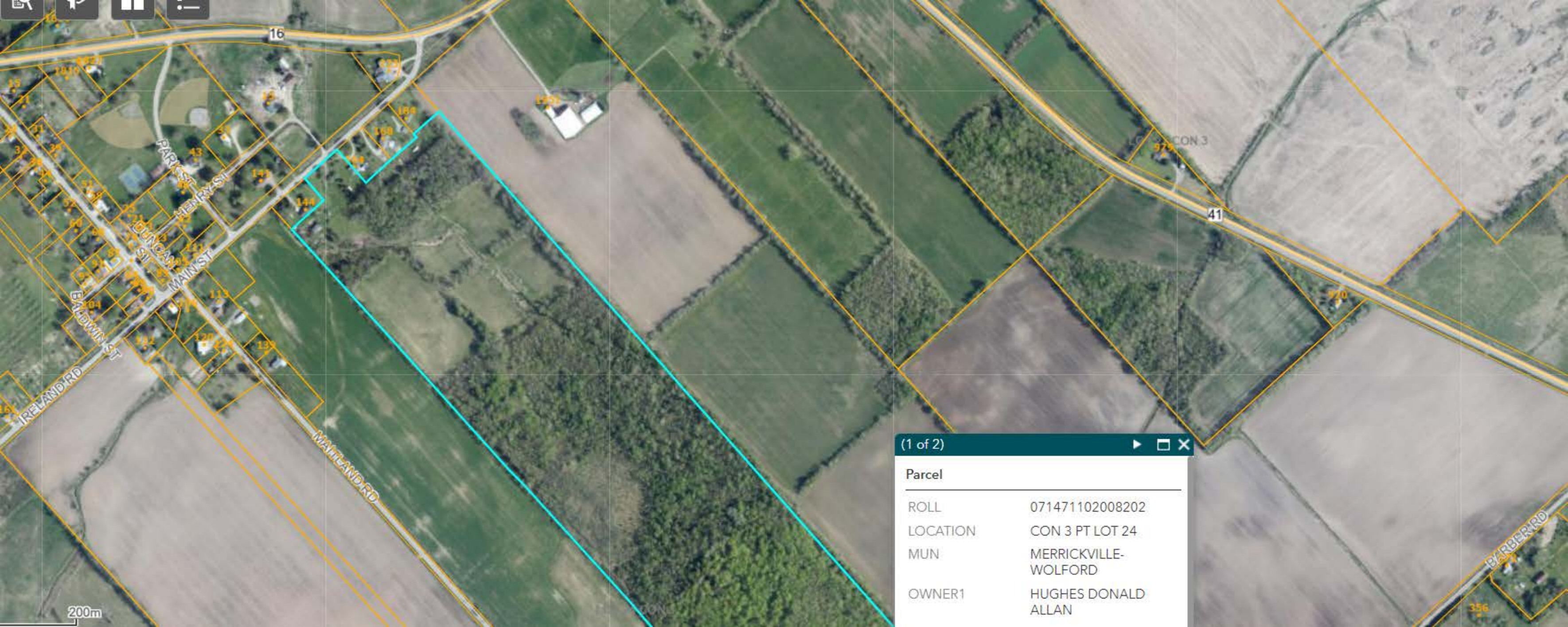
The subject lands are described as CON 3 PT LOT 24 in Eastons Corners in the Village of Merrickville-Wolford and identified as Roll # 071471102008202

B-97-21 includes lands described as _____

Plan 15R-_____, Village of Merrickville Wolford, United Counties of Leeds and Grenville.

SCHEDULE "B"

1. Scoped Environmental Impact Assessment as received by RVCA on November 15, 2021
2. RVCA "Hughes Buildable Area" map
3. Hydrogeological Study by Kollaard Associates dated June 1, 2022
4. RVCA Technical Review Memo dated Aug 9, 2022



(1 of 2) [Navigation icons]

Parcel	
ROLL	071471102008202
LOCATION	CON 3 PT LOT 24
MUN	MERRICKVILLE-WOLFORD
OWNER1	HUGHES DONALD ALLAN

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the report from Forbes Symon of Jp2g Consultants Inc., being a Planning Opinion – Bill 109 and Site Plan Approval report, for information purposes.

Carried / Defeated

J. Douglas Struthers, Mayor

August 5, 2022

Village of Merrickville-Wolford
317 Brock Street West
P.O. Box 340 Merrickville, ON K0G 1N0

Attention: Doug Robertson, CAO/Clerk

Dear Mr. Robertson:

Re: Planning Opinion – Bill 109 and Site Plan Approval

One of the recent changes to the *Planning Act, R.S.O. 1990*, brought about Bill 109 was the removal of Council's authority to approve site plans and associated conditions (Attachment #1). Specifically, Section 41(4.0.1) of the *Planning Act* now states that if Council enacts a site plan by-law authorizing the use of site plan control to regulate development, then Council shall appoint an officer, employee or agent of the municipality as an "authorized person" for the purposes of approving site plans and conditions.

This change by the Province is intended to remove site plan approval from Council's responsibility. Site Plan control is to be seen as a technical exercise that is managed and approved at the staff level, once the principle of development and official plan and zoning conformity issues are addressed. As of July 1, 2022, all new site plans applications received by the Village are to be approved by the authorized person. This means that on a go forward basis new site plan control applications will not be presented to Council for review or consideration.

To enact this change, it is recommended that a new appointment by-law be passed by Council to appoint an authorized person to approve site plans (Attachment #2). It is the recommendation of this report that the CAO, as the senior staff person, be appointed to approve site plans and conditions for the Village of Merrickville Wolford.

Other than the change in the approval authority, it is recommended that the current standard operating procedure for the review of site plans remains in place. Staff will continue to circulate the site plan to required agencies for review and comment. Staff will continue to review the site plan for conformity to Village policies. Staff will continue to prepare a report with a recommendation on the approval of the site plan and any conditions, including entering into a site plan agreement. The report will be presented to the authorized person for consideration and final approval of the site plan.

Once the site plan has been approved by the CAO, staff will finalize the site plan agreement to be executed between the proponent and the Village and registered on the title of the property. The site plan agreement is to be signed by the applicant and then by the Mayor and CAO/Clerk once the CAO is satisfied all conditions have been addressed.

It is recommended that this matter and the draft by-law be subject to legal review.

All of which is respectfully submitted.

Sincerely,
Jp2g Consultants Inc.
ENGINEERS ▪ PLANNERS ▪ PROJECT MANAGERS

A handwritten signature in black ink, appearing to read 'F. Symon', with a long horizontal flourish extending to the right.

Forbes Symon, MCIP, RPP
Senior Planner

Legislative
Assembly
of Ontario



Assemblée
législative
de l'Ontario

2ND SESSION, 42ND LEGISLATURE, ONTARIO
71 ELIZABETH II, 2022

Bill 109

(Chapter 12 of the Statutes of Ontario, 2022)

An Act to amend the various statutes with respect to housing, development and various other matters

The Hon. S. Clark

Minister of Municipal Affairs and Housing

1st Reading	March 30, 2022
2nd Reading	April 4, 2022
3rd Reading	April 14, 2022
Royal Assent	April 14, 2022



EXPLANATORY NOTE

This Explanatory Note was written as a reader's aid to Bill 109 and does not form part of the law. Bill 109 has been enacted as Chapter 12 of the Statutes of Ontario, 2022.

SCHEDULE 1 CITY OF TORONTO ACT, 2006

The Schedule makes various amendments to section 114 of the *City of Toronto Act, 2006*. Here are some highlights:

1. Subsection (4) is replaced with a number of subsections that set out the rules respecting consultations with the City before plans and drawings are submitted for approval and respecting completeness of applications made under this section.
2. New subsection (5.1) provides for the appointment of an authorized person for the purposes of subsection (5). Various related amendments are made to section 114.
3. New subsection (14.1) provides for rules respecting when the City is required to refund fees paid to it pursuant to the *Planning Act*.

An associated provision respecting regulations is also added to the Act as section 122.2.

SCHEDULE 2 DEVELOPMENT CHARGES ACT, 1997

The Schedule amends the *Development Charges Act, 1997* with respect to the publication of the statement of the treasurer under section 43 of the Act.

SCHEDULE 3 NEW HOME CONSTRUCTION LICENSING ACT, 2017

The Schedule amends the *New Home Construction Licensing Act, 2017* as follows:

1. Section 38 is amended to provide that the registrar may consider whether the activities of an applicant are, or will be if issued a licence, in contravention of the Act, the regulations or prescribed legislation.
2. Section 56 is amended to preserve the registrar's powers to receive complaints, request information from licensees about complaints and mediate or resolve complaints. Section 56.1 is added to give certain powers to the registrar if the registrar believes a licensee has contravened the Act, the regulations or prescribed legislation.
3. Section 57 is amended to increase the maximum fine to \$50,000 if a licensee is an individual and \$100,000 if a licensee is not an individual. Also, the discipline committee may impose a fine above the maximum amount if the licensee received a monetary benefit from failing to comply with the code of ethics. Last, the committee must consider any prior determination of the committee that a licensee failed to comply with the code of ethics and, subject to the maximum fine amount, may impose a more severe fine on the licensee.
4. Section 71 is amended to provide that in addition to any other penalty imposed by the court and despite the maximum fine, the court that convicts a person or entity of an offence may increase a fine imposed on the person or entity if the person or entity received a monetary benefit as a result of the commission of the offence.
5. Section 76 is amended to provide that an assessor may impose an administrative penalty if a person has contravened or is contravening a prescribed provision of the *Ontario New Home Warranties Plan Act* or the regulations or the by-laws of the warranty authority made under it. This section is also amended to increase the maximum administrative penalty to \$25,000 and to provide that an assessor may impose a penalty against a person above the maximum amount if the person received a monetary benefit as a result of a contravention.
6. Section 84 is amended to grant the Minister the power to make regulations governing fines that the discipline committee or the appeals committee may impose.

SCHEDULE 4 ONTARIO NEW HOME WARRANTIES PLAN ACT

The Schedule amends the *Ontario New Home Warranties Plan Act*.

Clause 22.1 (1) (j) is amended to provide that the Lieutenant Governor in Council may make regulations extending the time of expiration of a warranty provided for under subsection 13 (1), including establishing any conditions for such an extension, in respect of an item that is missing or remains unfinished or work performed or materials supplied after the date specified in the certificate under subsection 13 (3).

Section 23 is amended in two ways with respect to the by-law making power of the Corporation designated under the Act. First, clause 23 (1) (j) is amended to provide that the Corporation may specify warranties under clause 13 (1) (c) and the time of

expiration of those warranties. Second, clause 23 (1) (j.1) is added to provide for a similar amendment as in clause 22.1 (1) (j), but the Corporation's power is subject to a regulation made under clause 22.1 (1) (j) and the approval of the Minister.

Technical amendments to update cross-references in the Act are also made.

SCHEDULE 5 PLANNING ACT

The Schedule makes various amendments to the *Planning Act*. Here are some highlights:

1. New subsections 17 (40.1) to (40.1.3) provide rules respecting when the Minister as an approval authority can provide notice to suspend the period of time after which there may be appeals of the failure to make a decision in respect of a plan.
2. New subsections 17 (55) to (64) provide a process for the Minister as an approval authority to refer plans to the Ontario Land Tribunal for a recommendation or a decision.
3. New subsection 34 (10.12) provides rules respecting when municipalities are required to refund fees in respect of applications under that section.
4. An additional type of Minister's order is added to the Act in section 34.1. These orders are made by the Minister at the request of a municipality. This section sets out the process and rules respecting such orders.
5. New subsections 37 (54) to (59) require regular reviews of community benefits charge by-laws and provide rules respecting such reviews.
6. A number of amendments are made to section 41. A number of subsections are added that set out the rules respecting consultations with municipalities before plans and drawings are submitted for approval and respecting completeness of applications made under this section. New subsection (4.0.1) provides for the appointment of an authorized person for the purposes of subsection (4). New subsection (11.1) provides for rules respecting when municipalities are required to refund fees.
7. Amendments are made to sections 42 and 51.1 with respect to parkland requirements on land designated as transit-oriented community land under the *Transit-Oriented Communities Act, 2020*.
8. New rules are added to section 51 with respect to extensions of approvals by approval authorities.
9. New section 70.3.1 provides the Minister with authority to make certain regulations respecting surety bonds and other instruments in connection with approvals with respect to land use planning.

**An Act to amend the various statutes with respect to housing,
development and various other matters**

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Her Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

Contents of this Act

1 This Act consists of this section, sections 2 and 3 and the Schedules to this Act.

Commencement

2 (1) Except as otherwise provided in this section, this Act comes into force on the day it receives Royal Assent.

(2) The Schedules to this Act come into force as provided in each Schedule.

(3) If a Schedule to this Act provides that any of its provisions are to come into force on a day to be named by proclamation of the Lieutenant Governor, a proclamation may apply to one or more of those provisions, and proclamations may be issued at different times with respect to any of those provisions.

Short title

3 The short title of this Act is the *More Homes for Everyone Act, 2022*.

**SCHEDULE 1
CITY OF TORONTO ACT, 2006**

1 (1) Subsection 114 (4) of the *City of Toronto Act, 2006* is repealed and the following substituted:

Consultation

(4) The City may, by by-law, require applicants to consult with the City before submitting plans and drawings for approval under subsection (5).

Same

(4.1) Where a by-law referred to in subsection (4) does not apply, the City shall permit applicants to consult with the City as described in that subsection.

Prescribed information

(4.2) If information or materials are prescribed for the purposes of this section, an applicant shall provide the prescribed information and material to the City.

Other information

(4.3) The City may require that an applicant provide any other information or material that the City considers it may need, but only if the official plan contains provisions relating to requirements under this subsection.

Refusal and timing

(4.4) Until the City has received the plans and drawings referred to in subsection (5), the information and material required under subsections (4.2) and (4.3), if any, and any fee under section 69 of the *Planning Act*,

- (a) the City may refuse to accept or further consider the application; and
- (b) the time period referred to in subsection 114 (15) of this Act does not begin.

Response re completeness of application

(4.5) Within 30 days after the applicant pays any fee under section 69 of the *Planning Act*, the City shall notify the person or public body that the plans and drawings referred to in subsection 114 (5) of this Act and the information and material required under subsections (4.2) and (4.3) , if any, have been provided, or that they have not been provided, as the case may be.

Motion re dispute

(4.6) Within 30 days after a negative notice is given under subsection (4.5), the applicant or the City may make a motion for directions to have the Ontario Land Tribunal determine,

- (a) whether the plans and drawings and the information and material have in fact been provided; or
- (b) whether a requirement made under subsection (4.3) is reasonable.

Same

(4.7) If the City does not give any notice under subsection (4.5), the applicant may make a motion under subsection (4.6) at any time after the 30-day period described in subsection (4.5) has elapsed.

Final determination

(4.8) The Ontario Land Tribunal’s determination under subsection (4.6) is not subject to appeal or review.

(2) Subsection 114 (5) of the Act is amended by striking out the portion before paragraph 1 and substituting the following:

Approval of plans or drawings

(5) No person shall undertake any development in an area designated under subsection (2) unless the authorized person referred to in subsection (5.1) or, where an appeal has been made under subsection (15), the Ontario Land Tribunal has approved one or both, as the authorized person may determine, of the following:

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(3) Section 114 of the Act is amended by adding the following subsection:

Authorized person

(5.1) If the City passes a by-law under subsection (2), the City shall appoint an officer, employee or agent of the City as an authorized person for the purposes of subsection (5).

(4) Section 114 of the Act is amended by adding the following subsection:

Refund

(14.1) With respect to plans and drawings referred to in subsection (5) that are submitted on or after the day subsection 1 (4) of Schedule 1 to the *More Homes for Everyone Act, 2022* comes into force, the City shall refund any fee paid pursuant to section 69 of the *Planning Act* in respect of the plans and drawings in accordance with the following rules:

1. If the City approves the plans or drawings under subsection 114 (5) of this Act within the time period referred to in subsection 114 (15) of this Act, the City shall not refund the fee.
2. If the City has not approved the plans or drawings under subsection 114 (5) of this Act within the time period referred to in subsection 114 (15) of this Act, the City shall refund 50 per cent of the fee.
3. If the City has not approved the plans or drawings under subsection 114 (5) of this Act within a time period that is 30 days longer than the time period referred to in subsection 114 (15) of this Act, the City shall refund 75 per cent of the fee.
4. If the City has not approved the plans or drawings under subsection 114 (5) of this Act within a time period that is 60 days longer than the time period referred to in subsection 114 (15) of this Act, the City shall refund all of the fee.

(5) Subsection 114 (15) of the Act is amended by striking out “30” and substituting “60”.

(6) Subsection 114 (17) of the Act is repealed and the following substituted:

Classes of development, delegation

(17) Where the City has designated a site plan control area under this section, the City may, by by-law, define any class or classes of development that may be undertaken without the approval of plans and drawings otherwise required under subsection (5).

(7) Subsection 114 of the Act is amended by adding the following subsection:

Transition

(18) This section as it read immediately before the day subsection 1 (7) of Schedule 1 to the *More Homes for Everyone Act, 2022* comes into force continues to apply with respect to plans and drawings that were submitted for approval under subsection (5) of this Act before that day.

(8) Subsection 114 of the Act is amended by adding the following subsection:

Same

(19) This section as it read immediately before July 1, 2022 continues to apply with respect to plans and drawings that were submitted for approval under subsection (5) on or after the day subsection 1 (7) of Schedule 1 to the *More Homes for Everyone Act, 2022* comes into force but before July 1, 2022.

2 The Act is amended by adding the following section:

Regulations re s. 114 (4.2)

122.2 The Minister of Municipal Affairs and Housing may make regulations prescribing information and materials for the purposes of subsection 114 (4.2).

Commencement

3 (1) Except as otherwise provided in this section, this Schedule comes into force on the day the *More Homes for Everyone Act, 2022* receives Royal Assent.

(2) Subsections 1 (2), (3), (6) and (8) come into force on the later of July 1, 2022 and the day the *More Homes for Everyone Act, 2022* receives Royal Assent.

(3) Subsection 1 (4) comes into force on the later of January 1, 2023 and the day the *More Homes for Everyone Act, 2022* receives Royal Assent.

**SCHEDULE 2
DEVELOPMENT CHARGES ACT, 1997**

1 Subsection 43 (2.1) of the *Development Charges Act, 1997* is repealed and the following substituted:

Statement available to public

(2.1) The council shall ensure that the statement is made available to the public,

- (a) by posting the statement on the website of the municipality or, if there is no such website, in the municipal office; and
- (b) in such other manner and in accordance with such other requirements as may be prescribed.

2 Subsection 60 (1) of the Act is amended by adding the following clause:

(t.0.1) prescribing the manner in which a statement is to be made available and other requirements for the purposes of clause 43 (2.1) (b);

Commencement

3 This Schedule comes into force on the day the *More Homes for Everyone Act, 2022* receives Royal Assent.

**SCHEDULE 3
NEW HOME CONSTRUCTION LICENSING ACT, 2017**

1 Clause 38 (1) (c) of the *New Home Construction Licensing Act, 2017* is repealed and the following substituted:

- (c) neither the applicant, nor any interested person in respect of the applicant, has carried on or is carrying on activities,
 - (i) that are in contravention of this Act or the regulations, or that will be in contravention of this Act or the regulations if the applicant is issued a licence, or
 - (ii) that are in contravention of prescribed legislation, or that will be in contravention of prescribed legislation if the applicant is issued a licence;

2 Section 56 of the Act is repealed and the following substituted:

Complaints

56 (1) The registrar may,

- (a) receive complaints concerning conduct that may be in contravention of this Act, the regulations or prescribed legislation;
- (b) make written requests to licensees for information regarding complaints; and
- (c) attempt to mediate or resolve complaints, as appropriate, concerning any conduct that comes to the registrar's attention that may be in contravention of this Act, the regulations or prescribed legislation.

Request for information

(2) A request made under clause (1) (b) shall indicate the nature of the complaint.

Duty to comply

(3) A licensee who receives a request made under clause (1) (b) shall provide the requested information to the registrar.

Registrar's powers

56.1 If the registrar is of the opinion, whether as a result of a complaint or otherwise, that a licensee has contravened any provision of this Act, the regulations or prescribed legislation, the registrar may do any of the following, as the registrar considers appropriate:

1. Give the licensee a written warning, stating that if the licensee continues with the activity that led to the alleged contravention, action may be taken against the licensee.
2. Require the licensee to take further educational courses.
3. Require the licensee, in accordance with the terms, if any, that the registrar specifies, to fund educational courses for persons that the licensee employs or to arrange and fund the courses.
4. Refer the matter, in whole or in part, to the discipline committee.
5. Take an action under section 40, subject to section 43.
6. Take further action as is appropriate in accordance with this Act.

3 (1) Paragraph 3 of subsection 57 (4) of the Act is repealed and the following substituted:

3. Impose such fine as the committee considers appropriate, subject to subsections (4.1), (4.2) and (4.3), to be paid by the licensee to the regulatory authority or, if there is no regulatory authority, to the Minister of Finance.

(2) Section 57 of the Act is amended by adding the following subsections:

Maximum fines

(4.1) Subject to subsection (4.2), the maximum amount of the fine mentioned in paragraph 3 of subsection (4) is,

- (a) \$50,000, or such lesser amount as may be prescribed, if the licensee is an individual; or
- (b) \$100,000, or such lesser amount as may be prescribed, if the licensee is not an individual.

Same, monetary benefit

(4.2) The total amount of the fine referred to in subsection (4.1) may be increased by an amount equal to the amount of the monetary benefit acquired by or that accrued to the licensee as a result of a failure to comply with the code of ethics.

Same, prior determination

(4.3) In making its order to impose a fine under paragraph 3 of subsection (4), the discipline committee shall consider any prior determination of the committee that the licensee failed to comply with the code of ethics and, subject to the maximum amount of the fine referred to in subsection (4.1), may impose a more severe fine having regard to the prior determination.

4 Section 71 of the Act is amended by adding the following subsection:

Same, monetary benefit

(4.1) In addition to any other penalty imposed by the court and despite the maximum fine referred to in subsection (4), the court that convicts a person or entity of an offence under this section may increase a fine imposed on the person or entity by an amount equal to the amount of the monetary benefit acquired by or that accrued to the person or entity as a result of the commission of the offence.

5 (1) Subsection 76 (1) of the Act is repealed and the following substituted:

Order

76 (1) An assessor may, by order, impose an administrative penalty against a person in accordance with this section and the regulations made by the Minister if the assessor is satisfied that the person has contravened or is contravening,

- (a) a prescribed provision of this Act or the regulations;
- (b) a condition of a licence, if the person is the licensee;
- (c) a prescribed provision of the *Ontario New Home Warranties Plan Act* or the regulations or the by-laws of the warranty authority made under it; or
- (d) a prescribed provision of the *Protection for Owners and Purchasers of New Homes Act, 2017* or the regulations made under it.

(2) Subsection 76 (4) of the Act is repealed and the following substituted:

Amount

(4) Subject to subsection (4.1), the amount of an administrative penalty shall reflect the purpose of the penalty and shall be determined in accordance with the regulations made by the Minister, but the amount of the penalty shall not exceed \$25,000.

Same, monetary benefit

(4.1) The total amount of the administrative penalty referred to in subsection (4) may be increased by an amount equal to the amount of the monetary benefit acquired by or that accrued to the person as a result of the contravention.

6 Subsection 84 (1) of the Act is amended by adding the following clause:

- (g.1) governing fines that the discipline committee or the appeals committee may impose, including the criteria to be considered in determining the amount, the procedure for making an order for a fine and the rights of the parties affected by the procedure;

Rebuilding Consumer Confidence Act, 2020

7 Section 17 of Schedule 4 to the *Rebuilding Consumer Confidence Act, 2020* is repealed.

Commencement

8 (1) Except as otherwise provided in this section, this Schedule comes into force on the day the *More Homes for Everyone Act, 2022* receives Royal Assent.

(2) Section 5 comes into force on the later of the day section 76 of Schedule 1 to the *Strengthening Protection for Ontario Consumers Act, 2017* comes into force and the day the *More Homes for Everyone Act, 2022* receives Royal Assent.

SCHEDULE 4
ONTARIO NEW HOME WARRANTIES PLAN ACT

1 Clause 22.1 (1) (j) of the *Ontario New Home Warranties Plan Act* is repealed and the following substituted:

- (j) extending the time of expiration of a warranty provided for under subsection 13 (1), including establishing any conditions for such an extension, in respect of an item that is missing or remains unfinished or work performed or materials supplied after the date specified in the certificate under subsection 13 (3);

2 (1) Clause 23 (1) (g) of the Act is amended by striking out “22.1 (l) or (v)” and substituting “22.1 (1) (l) or (v)”.

(2) Clause 23 (1) (j) of the Act is repealed and the following substituted:

- (j) subject to the approval of the Minister, specifying warranties under clause 13 (1) (c) and the time of expiration of those warranties;

(3) Subsection 23 (1) of the Act is amended by adding the following clause:

- (j.1) subject to a regulation described in clause 22.1 (1) (j) and to the approval of the Minister, extending the time of expiration of a warranty provided for under subsection 13 (1), including establishing any conditions for such an extension, in respect of an item that is missing or remains unfinished or work performed or materials supplied after the date specified in the certificate under subsection 13 (3);

(4) Clause 23 (1) (m.1) of the Act is amended by striking out “22.1 (t)” and substituting “22.1 (1) (t)”.

Commencement

3 This Schedule comes into force on the day the *More Homes for Everyone Act, 2022* receives Royal Assent.

**SCHEDULE 5
PLANNING ACT**

1 Section 17 of the *Planning Act* is amended by adding the following subsections:

Notice to suspend time period

(40.1) If the approval authority in respect of a plan is the Minister, the Minister may suspend the time period described in subsection (40) by giving notice of the suspension to the municipality that adopted the plan and, in the case of a plan amendment adopted in response to a request under section 22, to the person or public body that requested the amendment.

Same

(40.1.1) The effect of a suspension under subsection (40.1) is to suspend the time period referred to in subsection (40) until the date the Minister rescinds the notice, and the period of the suspension shall not be included for the purposes of counting the period of time described in subsection (40).

Same

(40.1.2) For greater certainty, the Minister may make a decision under subsection (34) in respect of a plan that is the subject of a notice provided under subsection (40.1) even if the notice has not been rescinded.

Same, retroactive deemed notice

(40.1.3) If a plan was received by the Minister on or before March 30, 2022, a decision respecting the plan has not been made under subsection (34) before that day and no notice of appeal in respect of the plan was filed under subsection (40) before that day,

- (a) the plan shall be deemed to have been received by the Minister on March 29, 2022; and
- (b) the Minister shall be deemed to have given notice under subsection (40.1) on March 30, 2022.

Referral to Tribunal for recommendation

(55) If the approval authority in respect of a plan is the Minister, the Minister may, before making a decision under subsection (34), refer all or part of the plan to the Tribunal for a recommendation.

Record to Tribunal

(56) If the Minister refers all or part of a plan to the Tribunal under subsection (55) or (61), the Minister shall ensure that a record is compiled and provided to the Tribunal.

Recommendation

(57) If the Minister refers all or part of a plan to the Tribunal under subsection (55), the Tribunal shall make a written recommendation to the Minister stating whether the Minister should approve the plan or part of the plan, make modifications and approve the plan or part of the plan as modified or refuse the plan or part of the plan and shall give reasons for the recommendation.

Hearing or other proceeding by Tribunal

(58) Before making a recommendation under subsection (57), the Tribunal may hold a hearing or other proceeding and if the Tribunal does so, it shall provide notice of such hearing or other proceeding to,

- (a) the municipality that adopted the plan; and
- (b) any person or public body who, before the plan was adopted, made oral submissions at a public meeting or made written submissions to the council.

Copy of recommendation

(59) A copy of the recommendation of the Tribunal shall be sent to each person who appeared before the Tribunal and to any person who in writing requests a copy of the recommendation.

Decision on plan

(60) After considering the recommendation of the Tribunal, the Minister may proceed to make a decision under subsection (34).

Referral to Tribunal for decision

(61) If the approval authority in respect of a plan is the Minister, the Minister may, before making a decision under subsection (34), refer the plan to the Tribunal for a decision.

Hearing by Tribunal

(62) If the Minister refers a plan to the Tribunal under subsection (61), the Tribunal may hold a hearing or other proceeding and if the Tribunal does so, it shall provide notice of such hearing or other proceeding to,

- (a) the municipality that adopted the plan; and
- (b) any person or public body who, before the plan was adopted, made oral submissions at a public meeting or made written submissions to the council.

Decision by Tribunal

(63) Subsections (50) and (50.1) apply, with necessary modifications, to a referral for a decision made under subsection (61).

Referral of matters in process

(64) For greater certainty, a plan that was submitted to the Minister for approval prior to the day section 1 of Schedule 5 to the *More Homes for Everyone Act, 2022* comes into force may be the subject of a referral under subsection (55) or (61) if a decision respecting the plan has not yet been made under subsection (34).

2 Section 19.1 of the Act is amended by striking out “34 to 39” and substituting “34, 35 to 39”.

3 Subsection 21 (3) of the Act is repealed and the following substituted:

Exception

- (3) Subsection 17 (36.5) applies to an amendment only if it is,
- (a) an amendment that has been the subject of a referral to the Tribunal for a recommendation pursuant to subsection 17 (55); or
 - (b) a revision that is adopted in accordance with section 26.

4 (1) Clause 34 (10.3) (b) of the Act is amended by adding “or (11.0.0.0.1), as the case may be,” after “subsection (11)”.

(2) Section 34 of the Act is amended by adding the following subsection:

Refund of fee

(10.12) With respect to an application received on or after the day subsection 4 (2) of Schedule 5 to the *More Homes for Everyone Act, 2022* comes into force, the municipality shall refund any fee paid pursuant to section 69 in respect of the application in accordance with the following rules:

1. If the municipality makes a decision on the application within the time period referred to in subsection (11) or (11.0.0.0.1), as the case may be, the municipality shall not refund the fee.
2. If the municipality fails to make a decision on the application within the time period referred to in subsection (11) or (11.0.0.0.1), as the case may be, the municipality shall refund 50 per cent of the fee.
3. If the municipality fails to make a decision on the application within the time period that is 60 days longer than the time period referred to in subsection (11) or (11.0.0.0.1), as the case may be, the municipality shall refund 75 per cent of the fee.
4. If the municipality fails to make a decision on the application within the time period that is 120 days longer than the time period referred to in subsection (11) or (11.0.0.0.1), as the case may be, the municipality shall refund all of the fee.

5 The Act is amended by adding the following section:

Minister’s order at request of municipality

Request for order

- 34.1** (1) The council of a municipality may pass a resolution requesting that the Minister,
- (a) make an order that involves the exercise of the municipality’s powers under section 34, or that may be exercised in a development permit by-law; or
 - (b) amend an order made under subsection (9) of this section.

No delegation

- (2) A council may not delegate its powers under subsection (1).

Content of resolution

- (3) A resolution referred to in clause (1) (a) shall identify,
- (a) the lands to which the requested order would apply; and

- (b) the manner in which the exercise of the municipality's powers under section 34, or that may be exercised in a development permit by-law, would be exercised in respect to the lands.

Same

- (4) A resolution referred to in clause (1) (b) shall identify the requested amendments to the order.

Same

- (5) For greater certainty, the inclusion of a draft by-law with the resolution shall be deemed to satisfy the requirements of clause (3) (b) or subsection (4), as the case may be.

Consultation

- (6) Before passing a resolution referred to in subsection (1), the municipality shall,
- (a) give notice to the public in such manner as the municipality considers appropriate; and
 - (b) consult with such persons, public bodies and communities as the municipality considers appropriate.

Forwarding to Minister

- (7) Within 15 days after passing a resolution referred to in subsection (1), the municipality shall forward to the Minister,
- (a) a copy of the resolution;
 - (b) a description of the consultation undertaken pursuant to clause (6) (b);
 - (c) a description of any licences, permits, approvals, permissions or other matters that would be required before a use that would be permitted by the requested order could be established; and
 - (d) any prescribed information and material.

Other information

- (8) The Minister may require the council to provide such other information or material that the Minister considers necessary.

Orders

- (9) The Minister may make an order,
- (a) upon receiving a request from a municipality under subsection (1), exercising the municipality's powers under section 34, or that may be exercised in a development permit by-law, in the manner requested by the municipality with such modifications as the Minister considers appropriate; and
 - (b) upon receiving a request from the municipality or at such other time as the Minister considers advisable, amending the order made under clause (a).

Lands covered by orders

- (10) An order under subsection (9) shall apply to the lands requested by the municipality with such modifications as the Minister considers appropriate.

Non-application to Greenbelt Area

- (11) An order under subsection (9) may not be made in respect of any land in the Greenbelt Area.

Non-application to order

- (12) Despite any Act or regulation, the following do not apply to the making of an order under subsection (9):
1. A policy statement issued under subsection 3 (1).
 2. A provincial plan.
 3. An official plan.

Conditions

- (13) The Minister may, in an order under subsection (9), impose such conditions on the use of land or the erection, location or use of buildings or structures as in the opinion of the Minister are reasonable.

Same

- (14) When a condition is imposed under subsection (13),
- (a) the Minister or the municipality in which the land in the order is situate may require an owner of the land to which the order applies to enter into an agreement with the Minister or the municipality, as the case may be;
 - (b) the agreement may be registered against the land to which it applies; and

- (c) the Minister or the municipality, as the case may be, may enforce the agreement against the owner and, subject to the *Registry Act* and the *Land Titles Act*, any and all subsequent owners of the land.

Application of subs. (12) to licences, etc.

(15) If a licence, permit, approval, permission or other matter is required before a use permitted by an order under subsection (9) may be established and the resolution referred to in subsection (1) includes a request that the Minister act under this subsection, the Minister may, in an order under subsection (9), provide that subsection (12) applies, with necessary modifications, to such licence, permit, approval, permission or other matter.

Coming into force

(16) An order made under subsection (9) comes into force in accordance with the following rules:

1. If no condition has been imposed under subsection (13), the order comes into force on the day the order is made or on such later day as is specified in the order.
2. If a condition has been imposed under subsection (13), the order comes into force on the later of,
 - i. the day the Minister gives notice to the clerk of the municipality that the Minister is satisfied that all conditions have been or will be fulfilled, and
 - ii. the day specified in the order.

Copy of order to clerk

(17) After making an order under subsection (9), the Minister shall provide a copy of the order to the clerk of the municipality in which the land in the order is situate.

Same, conditions fulfilled

(18) When the Minister gives notice to the clerk for the purposes of subparagraph 2 i of subsection (16), the Minister shall provide a copy of the order that does not include the conditions imposed under subsection (13).

Same, not revocation

(19) For greater certainty, the provision of a copy of the order that does not include the conditions imposed under subsection (13) is not a revocation of the order originally provided to the clerk.

Publication and availability

(20) The following publication rules apply with respect to an order under subsection (9):

1. Within 15 days after receiving a copy of the order pursuant to subsection (17) or (18), as the case may be, the clerk shall,
 - i. provide a copy of the order to the owner of any land subject to the order and to any other prescribed persons or public bodies, and
 - ii. make the order available to the public in accordance with the regulations, if any.
2. The clerk shall ensure that the order remains available to the public until such time as the order is revoked.
3. If the municipality in which the lands subject to the order are situate has a website, the clerk shall ensure that the order is published on such website.

Revocation order

(21) The Minister may, by order, revoke an order under subsection (9).

Copy of revocation order to clerk

(22) The Minister shall provide a copy of an order under subsection (21) to the clerk of the municipality in which the land is situate.

Publication of revocation order

(23) The following publication rules apply with respect to an order under subsection (21):

1. Within 15 days after receiving a copy of the order pursuant to subsection (22), the clerk shall,
 - i. provide a copy of the order to the owner of any land subject to the order and to any other prescribed persons or public bodies, and
 - ii. make the order available to the public in accordance with the regulations, if any.
2. If the municipality in which the lands subject to the order are situate has a website, the clerk shall ensure that the order is published on such website.

Conflict

(24) In the event of a conflict between an order under subsection (9) and a by-law under section 34 or 38 or a predecessor of those sections, the order prevails to the extent of the conflict, but in all other respects the by-law remains in full force and effect.

Guidelines

(25) Before an order may be issued under subsection (9), the Minister must establish guidelines respecting orders under subsection (9) and publish the guidelines in accordance with subsection (26).

Same, publishing

(26) The Minister shall publish and maintain the guidelines established under subsection (25) on a website of the Government of Ontario.

Same, content

(27) Guidelines under subsection (25) may be general or particular in application and may, among other matters, restrict orders to certain geographic areas or types of development.

Non-application of *Legislation Act, 2006*, Part III

(28) Part III (Regulations) of the *Legislation Act, 2006* does not apply to an order under subsection (9) or (21) or to a guideline under subsection (25).

Deemed zoning by-law

(29) An order under subsection (9) that has come into force is deemed to be a by-law passed under section 34 for the purposes of the following:

1. Subsections 34 (9), 41 (3) and 47 (3) of this Act.
2. Sections 46, 49, 67 and 67.1 of this Act.
3. Subsection 114 (3) of the *City of Toronto Act, 2006*.
4. The *Building Code Act, 1992*.
5. Any other prescribed Act, regulation or provision of an Act or regulation.

6 Section 37 of the Act is amended by adding the following subsections:**Regular review of by-law**

(54) If a community benefits charge by-law is in effect in a local municipality, the municipality shall ensure that a review of the by-law is undertaken to determine the need for a revision of the by-law.

Same, consultation

(55) In undertaking the review required under subsection (54), the municipality shall consult with such persons and public bodies as the municipality considers appropriate.

Resolution re need for revision

(56) After conducting a review under subsection (54), the council shall pass a resolution declaring whether a revision to the by-law is needed.

Timing of review

(57) A resolution under subsection (56) shall be passed at the following times:

1. Within five years after the by-law was first passed.
2. If more than five years have passed since the by-law was first passed, within five years after the previous resolution was passed pursuant to subsection (56).

Notice

(58) Within 20 days of passing a resolution pursuant to subsection (56), the council shall give notice, on the website of the municipality, of the council's determination regarding whether a revision to the by-law is needed.

Failure to pass resolution

(59) If the council does not pass a resolution pursuant to subsection (56) within the relevant time period set out in subsection (57), the by-law shall be deemed to have expired on the day that is five years after the by-law was passed or five years after the previous resolution was passed pursuant to subsection (56), as the case may be.

7 (1) Subsection 41 (3.1) of the Act is repealed and the following substituted:

Consultation

(3.1) The council may, by by-law, require applicants to consult with the municipality before submitting plans and drawings for approval under subsection (4).

Same

(3.2) Where a by-law referred to in subsection (3.1) does not apply, the municipality shall permit applicants to consult with the municipality as described in that subsection.

Prescribed information

(3.3) If information or materials are prescribed for the purposes of this section, an applicant shall provide the prescribed information and material to the municipality.

Other information

(3.4) A municipality may require that an applicant provide any other information or material that the municipality considers it may need, but only if the official plan contains provisions relating to requirements under this subsection.

Refusal and timing

(3.5) Until the municipality has received the plans and drawings referred to in subsection (4), the information and material required under subsections (3.3) and (3.4), if any, and any fee under section 69,

- (a) the municipality may refuse to accept or further consider the application; and
- (b) the time period referred to in subsection (12) of this section does not begin.

Response re completeness of application

(3.6) Within 30 days after the applicant pays any fee under section 69, the municipality shall notify the person or public body that the plans and drawings referred to in subsection (4) and the information and material required under subsections (3.3) and (3.4), if any, have been provided, or that they have not been provided, as the case may be.

Motion re dispute

(3.7) Within 30 days after a negative notice is given under subsection (3.6), the applicant or municipality may make a motion for directions to have the Tribunal determine,

- (a) whether the plans and drawings and the information and material have in fact been provided; or
- (b) whether a requirement made under subsection (3.4) is reasonable.

Same

(3.8) If the municipality does not give any notice under subsection (3.6), the applicant may make a motion under subsection (3.7) at any time after the 30-day period described in subsection (3.6) has elapsed.

Final determination

(3.9) The Tribunal's determination under subsection (3.7) is not subject to appeal or review.

(2) Subsection 41 (4) of the Act is amended by striking out the portion before paragraph 1 and substituting the following:

Approval of plans or drawings

(4) No person shall undertake any development in an area designated under subsection (2) unless the authorized person referred to in subsection (4.0.1) or, where an appeal has been made under subsection (12), the Tribunal has approved one or both, as the authorized person may determine, of the following:

.

(3) Section 41 of the Act is amended by adding the following subsection:

Authorized person

(4.0.1) A council that passes a by-law under subsection (2) shall appoint an officer, employee or agent of the municipality as an authorized person for the purposes of subsection (4).

(4) Subsection 41 (6) of the Act is amended by striking out "the council of".

(5) Section 41 of the Act is amended by adding the following subsection:

Refund

(11.1) With respect to plans and drawings referred to in subsection (4) that are submitted on or after the day subsection 7 (5) of Schedule 5 to the *More Homes for Everyone Act, 2022* comes into force, the municipality shall refund any fee paid pursuant to section 69 in respect of the plans and drawings in accordance with the following rules:

1. If the municipality approves the plans or drawings under subsection (4) within the time period referred to in subsection (12), the municipality shall not refund the fee.
2. If the municipality has not approved the plans or drawings under subsection (4) within the time period referred to in subsection (12), the municipality shall refund 50 per cent of the fee.
3. If the municipality has not approved the plans or drawings under subsection (4) within a time period that is 30 days longer than the time period referred to in subsection (12), the municipality shall refund 75 per cent of the fee.
4. If the municipality has not approved the plans or drawings under subsection (4) within a time period that is 60 days longer than the time period referred to in subsection (12), the municipality shall refund all of the fee.

(6) Subsection 41 (12) of the Act is amended by striking out “30” and substituting “60”.

(7) Subsection 41 (13) of the Act is repealed and the following substituted:

Classes of development, delegation

(13) Where the council of a municipality has designated a site plan control area under this section, the council may, by by-law, define any class or classes of development that may be undertaken without the approval of plans and drawings otherwise required under subsection (4) or (5).

(8) Section 41 of the Act is amended by adding the following subsection:

Transition

(15.1) This section as it read immediately before the day subsection 7 (8) of Schedule 5 to the *More Homes for Everyone Act, 2022* comes into force continues to apply with respect to plans and drawings that were submitted for approval under subsection (4) of this section before that day.

(9) Section 41 of the Act is amended by adding the following subsection:

Same

(15.2) This section as it read immediately before July 1, 2022 continues to apply with respect to plans and drawings that were submitted for approval under subsection (4) on or after the day subsection 7 (8) of Schedule 5 to the *More Homes for Everyone Act, 2022* comes into force but before July 1, 2022.

8 Section 42 of the Act is amended by adding the following subsections:

Exception, transit-oriented community land

(3.2) Subsections (3.3) and (3.4) apply to land that is designated as transit-oriented community land under subsection 2 (1) of the *Transit-Oriented Communities Act, 2020*.

Same, alternative requirement

(3.3) A by-law that provides for the alternative requirement authorized by subsection (3) shall not require a conveyance or payment in lieu that is greater than,

- (a) in the case of land proposed for development or redevelopment that is five hectares or less in area, 10 per cent of the land or the value of the land, as the case may be; and
- (b) in the case of land proposed for development or redevelopment that is greater than five hectares in area, 15 per cent of the land or the value of the land, as the case may be.

Deemed amendment of by-law

(3.4) If a by-law passed under this section requires a conveyance or payment in lieu that exceeds the amount permitted by subsection (3.3), the by-law is deemed to be amended to be consistent with subsection (3.3).

Encumbered land, identification by Minister of Infrastructure

(4.27) The Minister of Infrastructure may, by order, identify land as encumbered land for the purposes of subsection (4.28) if,

- (a) the land is designated as transit-oriented community land under subsection 2 (1) of the *Transit-Oriented Communities Act, 2020*;
- (b) the land is,
 - (i) part of a parcel of land that abuts one or more other parcels of land on a horizontal plane only,
 - (ii) subject to an easement or other restriction, or
 - (iii) encumbered by below grade infrastructure; and

- (c) in the opinion of the Minister of Infrastructure, the land is capable of being used for park or other public recreational purposes.

Same, conveyance of described land

(4.28) If land proposed for development or redevelopment includes land identified as encumbered land in an order under subsection (4.27), the encumbered land,

- (a) shall be conveyed to the local municipality for park or other public recreational purposes; and
 (b) despite any provision in a by-law passed under this section, shall be deemed to count towards any requirement, set out in the by-law, applicable to the development or redevelopment.

Same, non-application of *Legislation Act, 2006*, Part III

(4.29) Part III (Regulations) of the *Legislation Act, 2006* does not apply to an order made under subsection (4.27).

9 (1) Section 51 of the Act is amended by adding the following subsection:

Same, exception

(25.1) With respect to an application made on or after the day a regulation made pursuant to this subsection comes into force, despite subsection (25), the approval authority may not impose conditions respecting any prescribed matters.

(2) Subsection 51 (33) of the Act is repealed and the following substituted:

Extension

(33) The approval authority may extend the approval for a time period specified by the approval authority, but no extension under this subsection is permissible if the approval lapses before the extension is given, even if the approval has been deemed not to have lapsed under subsection (33.1).

Deemed not to have lapsed

(33.1) If an approval of a plan of subdivision lapses before an extension is given, the approval authority may deem the approval not to have lapsed unless,

- (a) five or more years have passed since the approval lapsed;
 (b) the approval has previously been deemed not to have lapsed under this subsection; or
 (c) an agreement had been entered into for the sale of the land by a description in accordance with the draft approved plan of subdivision.

Same

(33.2) Before an approval is deemed not to have lapsed under subsection (33.1), the owner of the land proposed to be subdivided shall provide the approval authority with an affidavit or sworn declaration certifying that no agreement had been entered into for the sale of any land by a description in accordance with the draft approved plan of subdivision.

Same, new time period

(33.3) If an approval authority deems an approval not to have lapsed under subsection (33.1), the approval authority shall provide that the approval lapses at the expiration of the time period specified by the approval authority.

10 Section 51.1 of the Act is amended by adding the following subsections:

Conveyance of described land

(2.4) If land proposed for a plan of subdivision includes land identified as encumbered land in an order under subsection 42 (4.27), the encumbered land,

- (a) shall be conveyed to the local municipality for park or other public recreational purposes; and
 (b) despite any provision in a by-law passed under section 42, shall be deemed to count towards any requirement applicable to the plan of subdivision under this section.

.

Exception, transit-oriented community land

(3.3) Subsection (3.4) applies to land that is designated as transit-oriented community land under subsection 2 (1) of the *Transit-Oriented Communities Act, 2020*.

Limits on subs. (2) re conveyance percentage

(3.4) The amount of land a municipality may require to be conveyed under subsection (2) or the amount of a payment in lieu a municipality may require under subsection (3.1) shall not exceed,

- (a) if the land included in the plan of subdivision is five hectares or less in area, 10 per cent of the land or the value of the land, as the case may be; or
- (b) if the land included in the plan of subdivision is greater than five hectares in area, 15 per cent of the land or the value of the land, as the case may be.

11 The Act is amended by adding the following section:

Reporting on planning matters

64 A council of a municipality or planning board, as the case may be, shall,

- (a) if requested by the Minister, provide such information to the Minister on such planning matters as the Minister may request; and
- (b) report on the prescribed planning matters in accordance with the regulations.

12 Subsection 70.1 (1) of the Act is amended by adding the following paragraphs:

26. prescribing conditions for the purposes of subsection 51 (25.1);

30.0.1 for the purposes of section 64,

- i. prescribing the planning matters in respect of which municipalities and planning boards must report and the information about the planning matters that must be included in a report,
- ii. identifying the persons to whom a report must be provided,
- iii. specifying the frequency with which reports must be produced and provided, and
- iv. specifying the format in which a report must be provided;

13 The Act is amended by adding the following section:

Regulations re surety bonds and other instruments

70.3.1 (1) The Minister may make regulations,

- (a) prescribing and defining surety bonds and prescribing and further defining other instruments for the purposes of this section;
- (b) authorizing owners of land, and applicants for approvals in respect of land use planning matters, to stipulate the specified types of surety bond or other instrument to be used to secure an obligation imposed by the municipality, if the municipality requires the obligation to be secured as a condition to an approval in connection with land use planning, and specifying any particular circumstances in which the authority can be exercised.

Definition

(2) In this section,

“other instrument” means an instrument that secures the performance of an obligation.

Commencement

14 (1) Except as otherwise provided in this section, this Schedule comes into force on the day the *More Homes for Everyone Act, 2022* receives Royal Assent.

(2) Subsections 4 (2) and 7 (5) come into force on the later of January 1, 2023 and the day the *More Homes for Everyone Act, 2022* receives Royal Assent.

(3) Subsections 7 (2), (3), (7) and (9) come into force on the later of July 1, 2022 and the day the *More Homes for Everyone Act, 2022* receives Royal Assent.

(4) Section 13 comes into force on a day to be named by proclamation of the Lieutenant Governor.

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

By-law 40-2022, being a by-law to delegate authority under Section 41(4.0.1) of the Planning Act, be read a first and second time, and that By-law 40-2022 be read a third and final time and passed.

Carried / Defeated

J. Douglas Struthers, Mayor

THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD

BY-LAW 40-2022

BEING A BY-LAW TO DELEGATE AUTHORITY UNDER SECTION 41 (4.0.1) OF THE
PLANNING ACT

WHEREAS the Planning Act, R.S.O. 1990, c.13, Section 41(4.0.1), requires that a Council of a municipality, which establishes a site plan control by-law, appoint an officer, employee or agent of the municipality as an authorized person for the purpose of approval of site plan applications in accordance with the provisions of the Act;

NOW THEREFORE the Council of the Corporation of the Village of Merrickville-Wolford hereby enacts as follows:

1. That the CAO of the Corporation of the Village of Merrickville-Wolford be appointed as the “authorized person” for the purposes of Section 41(4.0.1) of the Planning Act.
2. Without limiting the generality of the foregoing, the CAO shall be the authorized person to approve site plan applications in accordance with Section 41(4) of the Planning Act. This authority includes the authority to establish site plan conditions such as entering into agreement with the Village identified under Section 41(7) of the Planning Act.
3. The CAO is also delegated the authority to execute site plan control agreements on behalf of and binding upon the Village.
4. This By-Law shall come into force and affect as of the date of passing thereof.

Read a first, second and third time and passed on the 22nd day of August 2022.

J. Douglas Struthers, Mayor

Doug Robertson, CAO/Clerk

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby move to an "In-Camera" session at _____p.m. under Section 239 (2) of the *Municipal Act, 2001*, as amended, to address matters pertaining to:

1. Personal matters about an identifiable individual, including municipal or local board employees.

Carried / Defeated

J. Douglas Struthers, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby rise and report from the "In Camera" session of the regular Council meeting, with staff being given direction, at _____ p.m.

Carried / Defeated

J. Douglas Struthers, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

By-law 39-2022, being a by-law to confirm the proceedings of the Council meeting of August 22, 2022, be read a first and second time, and that By-law 39-2022 be read a third and final time and passed.

Carried / Defeated

J. Douglas Struthers, Mayor

THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD

BY-LAW 39-2022

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD AT ITS MEETING HELD ON August 22, 2022

WHEREAS section 5(3) of the Municipal Act, 2001 states that municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed prudent that the proceedings of the Council of the Corporation of the Village of Merrickville-Wolford (hereinafter referred to as "Council") at its meeting held on August 22, 2022 be confirmed and adopted by by-law;

NOW THEREFORE the Council of the Corporation of the Village of Merrickville-Wolford hereby enacts as follows:

1. The proceedings and actions of Council at its meeting held on August 22, 2022 and each recommendation, report, and motion considered by Council at the said meeting, and other actions passed and taken by Council at the said meeting are hereby adopted, ratified and confirmed.
2. The Mayor or his or her designate and the proper officials of the Village of Merrickville-Wolford are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and, except where otherwise provided, the Mayor and Clerk are hereby directed to execute all documents necessary in that regard, and the Clerk is hereby authorized and directed to affix the Corporate Seal of the Municipality to all such documents.

This by-law shall come into force and take effect immediately upon the final passing thereof.

Read a first, second and third time and passed on the 22nd day of August 2022.

J. Douglas Struthers, Mayor

Doug Robertson, CAO/Clerk

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 22

Date: August 22, 2022

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

This regular meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at _____ p.m. until the next meeting of Council on Monday, September 12, 2022 or until the call of the Mayor subject to need.

Carried / Defeated

J. Douglas Struthers, Mayor