

November 12, 2021

Town of St. Marys Attention: Grant Brouwer Director of Building and Development 408 James Street South, St. Marys, ON N4X 1B6

Sewage System Maintenance Inspection Road 120, St. Marys Ontario

Introduction

GRIT Engineering Inc. (GRIT) was retained by C&C Stonetown Management to conduct a Phase I Sewage System Maintenance Inspection at 60 Road 120 in St. Marys, Ontario (the Site) as seen in Figure 1 in Appendix A. It is noted this inspection was completed with guidelines provide by the Ministry of Municipal Affairs and Housing. Phase I inspections involve a review of available material, including information collected in the identification phase and reports from previous inspections.

The purpose of a Phase I maintenance inspection is to:

- Obtain the most recent information on the system, the size of the building, and the number of fixtures and bedrooms it is servicing;
- Locate the sewage system's components;
- Identify any obvious or outward signs of malfunction or failure; and
- Identify systems that are at risk of malfunction or failure.

A Phase I maintenance inspection may be sufficient to establish compliance with Section 8.9 of the Ontario Building Code (OBC) or with the standards enforced under a discretionary program. A follow-up Phase II is required when the Phase I indicates a defect or failure of the system.

As per Michael Ebert, current owner, the septic bed is located at the front of the property.

Building and Sewage System Details

The Site is currently developed with a one-storey three-bedroom residential building with an existing septic system. There is no basement in the house, only a crawl space as was modular home construction. The building is 564 square metres in size with no attached garage. The front



yard of the property is manicured grass and generally uneven, and there were no signs of wetting conditions in this area at the time of site inspection. The home is currently occupied by two residents, and the volume of sewage generated is minimal. The current residents report no odour problems or backup of effluent.

Fixtures in the buildings include a toilet, shower/tub combo and a sink in the bathroom; a sink and dishwasher in the kitchen; and a clothes washing machine. Fixture unit values are outlined in the table below as per Table 7.6.3.2.A of the OBC.

Table 1 – Fixture Unit Values

Fixture Details	Fixture Units
1 toilet in bathroom	0.7
1 shower/tub in bathroom	1.4
1 sink in bathroom	1.4
1 sink in kitchen	=
1 dishwasher in kitchen	1.4
1 washing machine	1.4
TOTAL	6.3

Special devices used inside the buildings include a water softener that is currently not functioning, and there are no garbage grinders in the building.

The building is supplied by one private well located on the south side of the property. The well is drilled, and the ground water level was measured at 27.4 metres by Hopper Drilling Wells at the time of site inspection, November 5, 2021.

It is envisioned the septic system is located in the front yard of the property. It is suspected that the tank is buried below the frost line and outlets to the bed. Details about the septic tank including size, layout, and components were not available at the time of the inspection

GRIT contacted Grant Brouwer, Director of Building and Development, of the Town of St. Marys, to obtain records pertaining to the Site, and there were no records available. GRIT also sent a request to the Huron Perth Public Health unit for a copy of the Sewage System Use Permit/Building Permit Plan and no records were available as per Laura Robinson, Environmental Health Assistant, Huron Perth Public Health. The health unit further noted there is no history of effluent sampling test results at the Site.

Upon inspection, GRIT did not identify any obvious or outward signs of system malfunction or failure.



Soil and Groundwater Details

Based on the 'Surficial Geology of Southern Ontario' map prepared by the Ontario Geological Survey (OGS), the Site is predominantly situated on till comprising stone-poor sandy silt to silty sand-textured till on Paleozoic terrain. The southeast corner of the Site is situated on fine-textured glaciolacustrine deposits comprising silt and clay with minor sand and gravel, that is massive to well laminated. Figure 2 and 3 in Appendix A show surficial geology at the Site

Based on the 'Quaternary Geology of Ontario' map prepared by OGS, the Site lies in an area where the overburden is expected to comprise glaciolacustrine deposits of silt and clay, minor sand, with basin and quiet water deposits. Based on information from the 'Physiography of Southern Ontario' map prepared by OGS, the Site is situated within the St. Lawrence Lowlands, comprising Limestone plains.

Based on the Ontario Base Map prepared by Geography Network Canada, the Site is at an elevation of approximately 329 metres above sea level (masl).

Based on the Ontario Source Protection Information Atlas (OSPIA) provided by the Ministry of the Environment, Conservation and Parks (MECP), the Site is located within the Upper Thames River Source Protection Area and lies within the Great Lakes – St. Lawrence River Watershed. The Site is situated within the Trout Creek ground subwatershed (low), and the Trout Creek surface subwatershed (low).

The Site lies within Wellhead Protection Area (WHPA) 'B' for Well 1 of the St. Marys Well Supply (220000521). The east side of the Site is located within Vulnerable Scoring Area 6 for Groundwater, and the west side of the Site is located within Vulnerable Scoring Area 8. The south side of the Site lies within a WHPA for Groundwater Under Direct Influence (WHPA-E). The south side of the Site lies within a Vulnerable Scoring Area 4.1-7.9 for Groundwater Under Direct Influence.

Based on the Well Records Map provided by the Ministry of the Environment (MOE), groundwater elevation is expected to be approximately 38-45 metres below ground surface (mbgs). Four wells were identified to the north, east, south and west of the Site. Well locations can be seen on Figure 4 in Appendix A. Well records can be found in Appendix B, and pertinent details are outlined in the table below.



Table 2 – Well Records Summary

Location (approx.)	Well I.D. No.	Date of Completion	Well Depth (m)	Well Elevation (masl)	Overburden and Bedrock Materials	Ground Water Elevation (mbgs)
100 m north of the Site	5003120	28/06/1984	42.7	326	Yellow clay, grey sand, blue clay, brown limestone	38.1
150 m east of the Site	A076699	09/10/2008	47.9	Not Available	Black topsoil, brown clay, grey clay, grey hardpan, brown limestone, grey limestone	42.4
200 m south of the Site	5003607	08/08/1989	44.8	332	Black topsoil, grey clay, grey limestone, brown limestone	44.8
125 m west of the Site	A025167	20/09/2005	6.0	Not Available	Brown topsoil, brown silt to silty sand, brown clayey silt, brown/grey silty clay	No Water

Conclusions

The findings of this Phase I Sewage System Maintenance Inspection indicate that there are no obvious or outward signs of system malfunction or failure.

Based on the results of this Phase I inspection, GRIT recommends that as Phase II Sewage System Maintenance Inspection is not required for the Site at this time.



If you have any questions regarding the agreement or any other matter, please do not hesitate to contact us.

Sincerely,

Samantha Kerekes

Samantha Kerekes

Environmental/Geotechnical Technician samantha@gritengineeering.ca

Montana Wilson, EMBA, M.Eng, P.Eng, PMP Founder & CEO montana@gritengineeering.ca



Appendix A

Site Maps



GRIT ENGINEERINGS

169 HURON STREET STRATFORD, ON N5A 5S9 www.gritengineering.ca Legend

SITE LIMITS

Project:

GE021-21

SELF STORAGE SITE

Figure Title:

SEWAGE SYSTEM MAINTENANCE INSPECTION SITE PLAN



GRIT ENGINEERINGS

169 HURON STREET STRATFORD, ON N5A 5S9 www.gritengineering.ca Legend

SITE LIMITS

Project:

GE021-21

SELF STORAGE SITE

Figure Title:

SEWAGE SYSTEM MAINTENANCE INSPECTION SURFICIAL GEOLOGY MAP 1



GRIT ENGINEERINGS

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SITE LIMITS

Project:

GE021-21

SELF STORAGE SITE

Figure Title:

SEWAGE SYSTEM MAINTENANCE INSPECTION SURFICIAL GEOLOGY MAP 2





169 HURON STREET STRATFORD, ON N5A 5S9 www.gritengineering.ca Legend

SITE LIMITS

WELL LOCATIONS

Project:

GE021-21

SELF STORAGE SITE

Figure Title:

SEWAGE SYSTEM MAINTENANCE INSPECTION WELL LOCATIONS



Appendix B

Well Records

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Ministry of the Environment

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A076699

Well Tag No. (Place Sticker and/or Print Below)

Regulation

18

General Description

Loamy

Province

Ontario Other

		Well Record	
7	903	Ontario Water Resources Act	
		Page 1 of 1	

20

Postal Code

N4X1C5

Depth (m/ft)

16

32 59

82

157

2

16

32 59

82

Address of \	Well Location	n (Street Num	ber/Name) # 2		Т	ownship Bla	anshard	/South Perth
County/Dist			.# 4		() () () () () ()	ity/Town/Villa		
Perth						St.Mary		
UTM Coordin	17	4 9 1 1		7 8 9 6		Iunicipal Pla	n and Sublo	t Number
	0					rd (see instru	ctions on the	back of this form)
General Co	lour	Most Comm			Oth	er Materials		Gene
Black		Top S	oil			Loan		
Brown		Clay			Gr			
Grey		Clay						
Grey		Hardr	an					
Brown		Limes	stone					Soft
Grey Limes			tone					Hard
Depth Se	et at (m/ft)		Annular: Type of Seal	-		Volume	Placed	After test of well yield
From	То		(Material and	d Type)			₹/₦³) 100 lbs	Clear and sand Other, specify
24	24 Benseal Slu 82 Quick gel/E				іггу		100 103	If pumping discontinu
								Pump intake set at (
				-	Well Us		2223282222	Pumping rate (Vmin
Cable To	nod of Co	Diamond	Put	olic [Comme		Not used	2 Duration of numping
Rotary (F	Conventional)		mestic [estock [Municip		Dewatering Monitoring	Duration of pumping 1 hrs + 30
Boring	keverse)	Digging	☐ Imig			& Air Conditi		Final water level end
Air percu				ustrial er, <i>specify</i>				10 If flowing give rate (I
STEED IN	Cor	nstruction Re	ecord - Cas	ing		Status	of Well	NOT FLO
Inside Diameter (cm/in)	(Galvanize	e OR Material ed, Fibreglass, Plastic, Steel)	breglass, Thickness		(m/ft) To	X Water Replac	ement Well	Recommended pun
6 3/8"	Stee	el	0.188 Wali	+2	82 157		rge Well ering Well	(Vmin / GPM) 7
Open H	ole			82		Observ	ation and/or ring Hole	Well production (I/m
						☐ Alterati	on	Disinfected?
						Abando		X Yes No
	C	onstruction R	ecord - Scre	professional and the first of		(a) 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	cient Supply oned, Poor	
Outside Diameter		laterial ilvanized, Steel)	Slot No.	Depth From	(m/ft) To		Quality oned, other,	Please provide a ma
(cm/in)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			11011	,,,	specify		Road 120
						Other,	specify	
Weter four	ad at Dooth	Water De	and the second second second second	Untested		Hole Diame oth (m/ft)	Diameter	-
		Other, spe		Ontested	From	То	(cm/in)	-
Water four	nd at Depth	Kind of Wate	r: X Fresh	Untested	0	82	9	
		Other, spe Kind of Wate		Untested	82	157	6	
(r	n/ft) 🗌 Gas							<u> </u>
Rusiness N		lell Contractor	or and Well	Technicia		ation /ell Contractor	s Licence No.	/
HAYD Business A	EN W	ATER V	ame)		NC.	7 0	9 0	To St.Mary's
		bury Lin		# 1 s E-mail Add	race	Luca	an	Well is 1
Ontari		10M2J0		enwater		@on.ail	bn.com	Well owner's Date
D 7.1	-		- 6141-11	Toobalaise #	and Manage	Flore Manne		information

Hayden, Jay

Results of We	_			and the same of
After test of well yield, water was: X Clear and sand free Other, specify	Time (min)	aw Down Water Level (m/ft)	Time (min)	ecovery Water Level (m/ft)
If pumping discontinued, give reason:	Static Level	91		106
CLEAR	1	91.7	1	105.2
Pump intake set at (m/ft) 120	2	92.5	2	104.4
Pumping rate (I/min / GPM)	3	93.4	3	103.2
25	4	94.1	4	101.9
Duration of pumping 1 hrs + 30 min	5	95.3	5	100.2
Final water level end of pumping (m/ft)	10	97	10	98.4
106 If flowing give rate (l/min-/ GPM)	15	98.5	15	96.2
NOT FLOWING	20	91.2	20	94.5
Recommended pump depth (m/ft) 120	25	93.9	25	93.2
Recommended pump rate (Vmin / GPM)	30	95.9	30	92.4
. /	40	98.1	40	91.11
Well production (I/min / GPM) 25	50	102.7	50	91.3
Disinfected? X Yes No	60	106	60	91
Map of We	all L or	ration	13111	
Please provide a map below following			ack.	
Road 120			Per	th Line 9
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To St.Mary's		/		
Comments:				
Well is 110 feet off t	he ro	oad		
Well owner's Date Package Delivere		Minis		

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JAN 1 5 2009

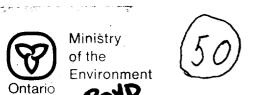
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Date Work Completed

Xyes

No

Ministry's Copy





The Ontario Water Resources Act

FORM NO. 0506 (11/86) FORM 9

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2 10 1	14 15 Z1	51 CASING &	OPEN HOI	T) [4]	OPD	SIZE(S) OF	DPENING	31-33 DIAME	TER 34-38	75 LENGTH
TER FOUND	KIND OF WATER	INSIDE MATERIAL	WALL	DEPT	+ · FEET				INCHES	
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15-18 1	FRESH 3 DSULPHUR	1 STEEL 2 GALVANIZED 3 CONCRETE 4 OPEN HOLE	188	0	67	61	PLUGGIN	G & SEAL	ING RECO	RD
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2 0	SALTY 6 GAS	5 GALVANIZED 3 CONCRETE 4 POPEN HOLE 5 PLASTIC		67	147	10-13	14-17			
2 0	SALTY 6 GAS	24-25 1 STEEL 2 GALVANIZED	26		27-30	18-21	22-25			
30-33		3 □ CONCRETE 4 □ OPEN HOLE 5 □ PLASTIC				26-29	30-33 80			
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RECOMMENDED PUMP	GPM RECOMMENDE PUMP	LEE1 -		49	QUEEN	ST		-		\28
SHALLOW		135 FEET RATE	10 '	БРМ		1	To X	11	0.62	KM
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	S AIR PERCUSSION	_			RILLERS REMAR	RKS	- '''			
ONSTRUCTIO	ONTRACTOR	WE	LL CONTRACTO		DATA	S# CONTRA	CTOR 59-62	DATE RECEIVED		 O
NAME OF WELL CO	TOMPS DETTTY		3000		<i>a</i>					
NAME OF WELL CO	JONES DRILLIN		3009		1	ECTION	0 0 9	I AUO	1 4 198	<u>. </u>

	Ministry of the Environment	Vell Tag Number (Pla	A 02	5167	Regulation 903		II Record Resources Act
Instructions for Completin	ng Form	A025	1607			to p	page \perp of \perp
• For use in the Province	of Ontario only. This	document is a perma	anent legal	document. Pl	ease retain for futur	e reference.	
 All Sections must be cor Questions regarding com 	pleting this application	n can be directed to	g. Further in: the Water V	structions and /ell Managen	l explanations are ava nent Coordinator at	ailable on the ba 416-235-6203	ack of this form.
 All metre measurement Please print clearly in blue 	ts shall be reported t	o 1/10 th of a metre.			Ministry Us		Sing of
Well Owner's Information		ell Information	MUN	CC	*		LOT
Firet Name	Last Name) Ma	iling Address	(Street Number	r/Name, RR,Lot,Cond		
County/District/Municipality	Township/C	city/Town/Village	Prov	vince Posta			(include area code)
Address of Well Location (County	(Detrict/Municipality)	TORUNTO	On Vnship	tario ///	SW IP9 Lot	Conce	ession
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Water Record	Plastic C	Concrete	+.90	174	Duration of pumping	2	2
Water found at Metres	Steel F	ibreglass			hrs + mir	 	
m Fresh Sulphur Gas Salty Minerals	☐ Plastic ☐ C	Concrete			of pumpingmetres	3	/3
Other:	Galvanized	ibreglass	. i.,	•	Recommended pump type.		4
m Fresh Sulphur Gas Salty Minerals	Plastic C	Concrete		es.	Shallow Dee Recommended pump depth.	5	5
Other:	Galvanized	Screen		**	Recommended pump		10
m Fresh Sulphur Gas Salty Minerals	II Steel I	ibreglass Slot No.			rate. (litres/min)	15	15
Ofther: After test of well yield, water was	diam Plastic C		2.74	6	If flowing give rate - (litres/min)	20 25	20 25
Clear and sediment free	5(/ Galvanized		, ,	-	If pumping discontin- ued, give reason.	30 40	30 40
Other, specify		No Casing or Scre	en			50	50
Chlorinated Yes No	Open hole					60	60
Plugging and S Depth set at - Metres Material and to	ealing Record /pe (bentonite slurry, neat cen	ent slumy) etc Volum	e Placed	In diagram belov	Location with show distances of well		and building.
From To		(cubic	metres)	Indicate north by	/ arrow.		·
677 6m	e stosil	LOLIS	J -		JX Y Y COP	Ser I. I.	pr
		1,23	, ,		JULY YY		- r
					· Š	wx/ Trage	. VI
	Method of Construction	 			>	Tryse	
☐ Cable Tool ☐ Rotary	(air) 🔲 Di	amond	Digging		, X	10 mm 2 mm	
Rotary (conventional) Air per Rotary (reverse) Boring	-	itting	Other		S c		
	Water Use	blis Comple	1045		J. */ / N		
☐ Domestic ☐ Industr	nercial 💆 Ne	ot used —	Other			St. Well Complete	· · · · · · · · · · · · · · · · · · ·
☐ Irrigation ☐ Munici	ipal Ci Final Status of Well	ooling & air conditioning		Audit No. Z	31394	ate Well Complete	253730
Water Supply Recharge v	<u>—</u>	nfinished Abando	oned, (Other)	Was the well over	WITE S IT HOTT I CALLOT	ate Delivered	250920
☐ Test Hole ☐ Abandoned	l, poor quality 🔲 Re	eplacement well			Ministry U	se Only	
Name of Well Contractor	ntractor/Technician In	Well Contractor's L		Data Source		ontractor	9.0
Business Address (street name, num	Test Add	7190	2	Date Received	YYYY MM DD D		YYYY MM DD
3376 White	On to Pul	Well Technician's	Licence No.	OCT_	7 705	Vell Record Numbe	
Name of Well Technician (last name	, nist name) ∜ Z	7-297		Remarks '	V	TOIL TOOOTA INAIIIDE	•
Signature of Teefinician/Contractor		Date Submitted	x7730)				
0506E (09/03)	Contractor's Co	oy ☐ Ministry's Copŷ	Well Own	er's Copy 🗌	Cette	formule est disp	onible en français
					n na sanga n		and the second of the second o