



**Draft Conditions Of Approval Relating To Wells And Septic  
Systems – MDTR Group  
The Manors of Belfountain  
Part of Lot 9, Concession 5, WHS, Hamlet of Belfountain  
File Numbers: 21T-91015C & NEC 2017/2018-450  
July 9, 2021**

## Table of Contents

Geranium Corporation .....	3
5.0 Individual Private Sewage Disposal System .....	3
Rama Lakefront Resorts Inc. ....	5
Carson Ridge Subdivision .....	7
9. Private Tertiary Sewage Disposal Systems.....	7

Geranium Corporation  
File Number: 19T(W)-12.002  
Lakeshore p. 6 Paragraph 5

5.0 Individual Private Sewage Disposal System

5.1 Each Lot shall be serviced exclusively with a Waterloo Biofilter sewage treatment system installed to meet the requirements of the Town and the applicable provisions of the *Ontario Building Code*.

5.2 The Owner covenants and agrees in the subdivision agreement to advise each prospective purchaser through the Conditional Offer of Purchase & Sale Agreement that in accordance with Section 8.9.2.3 Division B of the *Ontario Building Code*, the Town will require the submission of a Report annually by a qualified individual that is responsible to service and maintain the Waterloo Biofilter sewage treatment system to advise as to its operational performance and compliance with respect to the treated effluent. The Town shall approve the text of the clause to be included in the Conditional Offer of Purchase & Sale.

5.3 The Owner covenants and agrees in the subdivision agreement to register on the title of each Lot to be created within the Plan that that in accordance with Section 8.9.2.3 Division B of the *Ontario Building Code*, the Town will require the submission of a Report annually by a qualified individual that is responsible to service and maintain the Waterloo Biofilter sewage treatment system to advise as to its operational performance and compliance with respect to the treated effluent. The Town shall approve the text of the clause to be registered on title.

5.4 Individual test cuts in the proposed leaching bed and tank area shall be completed and inspected on each Lot at the time that application is made for a certificate of approval for, and prior to installation of, a private sewage disposal system for that Lot.

5.5 A consultant, specializing in the design and installation of private sewage disposal systems, shall be retained to submit the necessary detailed site plan with each application for a certificate of approval for a private sewage disposal system.

5.6 A detailed site plan showing the existing and proposed grades, site grading, locations of or envelopes for all buildings and structures, including finished floor elevations, amenity areas, driveways, primary leaching bed areas, septic tanks, pump tanks, siphon tanks, balancing tanks, distribution boxes, municipal water supply, drainage swales, drainage direction and other pertinent information, including storm drainage and erosion and sedimentation control features, shall be submitted with each application for a certificate of approval for a private sewage disposal system.

5.7 Only sewage, and no other wastes such as water softener backwash or high efficiency furnace condensate, shall be directed into the private sewage disposal system unless the system is specifically designed to accommodate these flows.

5.8 No structures (including foundations for antennas), accessory buildings, heat pump heat exchange grids or swimming pools shall be located within the primary leaching bed area.

5.9 No landscaping involving decks, berms, foundations, patios, walkways, driveways or newly planted trees shall be permitted in the primary leaching bed area.

5.10 No automatic sprinkler devices or stormwater infiltration systems shall be located within or close enough to the active leaching bed area that they may adversely affect the operation or effectiveness of the leaching bed area.

5.11 No eavestrough discharge, sump pump discharge, surface water or storm drainage shall be directed into the private sewage disposal sewage system or discharged either into the ground or onto the ground surface in the vicinity of the primary leaching bed area.

5.12 Prior to the initiation of any grading, temporary fencing shall be installed around designated primary bed area to preserve existing native soils in their natural state.

5.13 Removal of temporary fencing, removal of topsoil, and grading shall only be carried out on a Lot by Lot basis with light construction equipment immediately prior to the construction of the leaching bed.

Rama Lakefront Resorts Inc.

File Number: RA-CDM-13-01

Rama Lakefront p. 3 Starting At Paragraph 9(d)

9(d) That all individual wells on units shall be installed by the Owner into the lower Ordovician bedrock aquifer and that they be located and drilled according to provincial and municipal regulations and standards, and shall satisfy municipal requirements for setbacks from the individual sewage treatment and disposal systems.

9(e) That all individual water supply systems shall be provided with point-of-entry treatment systems in all dwelling units, if required, to provide potable water that satisfies the Ontario Drinking Water Standards and to the satisfaction of the Simcoe County medical Officer of Health and the Township's Chief Building Official.

9(f) That individual sewage treatment and disposal systems on each lot shall be designed, installed, operated and maintained to be capable of satisfying the requirements for individual Level IV treatment in the Ontario Building Code, and shall have the capacity to produce treated sewage effluent that satisfies a total nitrogen concentration standard not exceeding an annual average of 18 mg/L (milligrams per litre), as well as the existing standard for level N-1 (50% nitrogen reduction) under BNQ-3650-600.

9(g) That all individual lots shall be made suitable for individual on-site sewage treatment and disposal systems according to the provisions of the Ontario Building Code, and that the Owner shall engage a qualified professional engineer who shall prepare individual lot design plans for the installation of each private sewage treatment system, for submission of building permit applications to the Township of Ramara, and to supervise the installation of the individual systems, according to the following procedures:

- (i) prepare the detailed lot plan according to the approved grading plan, illustrating proposed buildings and structures and their elevations, driveway and activity areas, location of the septic tank at the rear of the dwelling unit, treatment tank(s), pump tank or siphon (if required) at the rear of the dwelling unit, detailed design of the leaching bed area (including a detailed cross-section if a full or partially raised leaching bed is required) at the rear of the dwelling unit, all existing and proposed grades including retaining walls and terraces, existing and retained natural features and vegetation, proposed method of stormwater management (swales, direction, grades), erosion control and sedimentation features, and any other necessary features to demonstrate the adequacy of the sewage system and drainage.
- (ii) inspect two on-site test pits and prepare a grain-size analysis report and a water table evaluation report. If a full or partially raised leaching bed is required, the

grain-size analysis report shall include details of the imported fill. Both reports shall be part of the approval under the Ontario Building Code.

- (iii) for full or partial raised leaching beds, supervise the laying out, excavation and scarification of the leaching bed bottom, and placement of fill to ensure compliance with design and grading criteria.
- (iv) prior to installation of each leaching bed on a lot, confirm with the Chief Building Official of the Township of Ramara that the dwelling footprint and the grades conform with the approved site plan and building permit.
- (v) provide the Chief Building Official of the Township of Ramara with a Certificate of Compliance for each sewage system indicating that the final construction conforms with all grades and the sewage system details contained in the building permit approval.

Carson Ridge Subdivision  
File Number: SP-T-0401  
Carson Ridge p. 12 Paragraph 9

9. Private Tertiary Sewage Disposal Systems

9.1 All lots within the Plan of Subdivision shall be serviced by private tertiary sewage disposal systems. Prior to the issuance of a building permit for any lot, the lot owner shall provide engineering details for a tertiary on-site sewage disposal system to service the subject lot for the review and approval of the Municipality.

9.2 No building permit shall be issued for any lot within the Plan of Subdivision until the lot owner has provided satisfactory evidence to the Municipality that the following requirements have been met:

- (a) that the design of the pre-treatment units for the private tertiary sewage disposal system shall be completed by engineers certified by the manufacturer and/or fully familiar with such systems;
- (b) that the installation of the private tertiary sewage disposal system shall be undertaken by a contractor certified by the manufacturer of the system;
- (c) that the lot owner has been provided with a detailed information package which outlines the nature, operation and maintenance requirements of the private tertiary sewage disposal system;

9.3 No occupancy permit shall be issued for a dwelling on any lot within the Plan of Subdivision until the lot owner has provided satisfactory evidence to the Municipality that the following requirement has been met:

- (a) entered into a long term maintenance contract with the installer of the private tertiary sewage disposal system, together with evidence satisfactory to the Municipality, in its absolute discretion, confirming that the lot owner has entered into a maintenance contract for a term of not less than four years with the maintenance contractor licensed by the manufacturer of the private tertiary sewage disposal system, which shall provide that the contract shall be automatically renewed for successive terms of four years each, and shall not be revoked without the prior written permission of the Municipality;
- (b) that the lot owner has undertaken that the results of the annual maintenance of the private tertiary sewage disposal system shall be submitted to the Municipality on or before the 1st day of February in each year; and

- (c) that a qualified professional shall certify in writing to the Municipality that the private tertiary sewage disposal system on the lot has been constructed in accordance with the plans approved by the Municipality and the foregoing requirements.