

99 Christie Lake Road, Perth, ON K7H 3C6

Zeyad Hassan, P.Eng
Z Developments
537 Stargazer Crescent
Ottawa ON, K4M 0H2

2025.05.20

Via email zeyad.hassan@zdevelopment.ca

Supplemental Status Letter for a Draft Plan of Subdivision – Douglas Landing
Part of Lot 25, Concession 12, Township of Beckwith, Lanark County
County File No. 09-T-25001

This is a supplementary letter to the Status Letter previously issued on April 25, 2025. Supplemental letters are issued when new material information is provided to the County following the issuance of a Status Letter and should be formally documented as a part of the approval process. The information contained in the April 25, 2025 Status Letter still remains valid, and this letter serves to add new details to it. The supplemental information includes new comments received from the Mississippi Valley Conservation Authority on , as outlined in the table below.

Agency Name	Date Received	Comments
Mississippi Valley Conservation Authority (MVCA)	May 14, 2025	Comments related to Wetland Water Balance Risk Evaluation Terms of Reference.
Mississippi Rideau Septic System Office	May 20, 2025	Comments related to well and septic design in relation to the hydrogeological and terrain analysis report.

For ease of reference to expedite the review, the submission back to the County in response to the Status Letter issued April 25, 2025 and this Supplementary Letter shall include a cover letter that:

- includes the date the updated submission is made

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- includes an index of all documents, drawings and reports included in the submission; and
- any updated contact information for the file, including changed or new agents or firms.

The submission shall also include:

- a document that summarizes the full scope of issues and comments, itemized by issue and grouped by agency or stakeholder, and details how the updated submission addresses them.
- the associated documents, drawings and updated reports
- a link to a location where the documents can be reviewed and retrieved, valid for a minimum of 15 days.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Koren Lam
Senior Planner
Lanark County

CC: Mayo Andenlolou, Z Development
Gillian Espie, Douglas Landing Developments
Diane Reid, MVCA
Eric Kohlsmith, MRSSO
Ben Dopson, MVCA
Enam Hoque, Township of Beckwith
Mike Dwyer, Lanark County



Koren Lam

From: Diane Reid <dreid@mvc.on.ca>
Sent: May 14, 2025 2:29 PM
To: Koren Lam
Cc: Zeyad Hassan; mayo.adenlolu@zdevelopment.ca; Mike Dwyer; Jacob Perkins; Beckwith Planner; Ben Dopson
Subject: RE: 09-T-25001 - Beckwith - Douglas Landing Subdivision - Notice of Complete Application & Consultation

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Hi Koren,

Further to MVCA's request for a *Wetland Water Balance Risk Evaluation*, we are now providing a terms of reference that may be used to scope this evaluation:

Purpose: To ensure that the timing and magnitude of post-development flows match pre-development flows in the wetland to avoid negative impacts on the hydrological and hydraulic functioning of the wetland.

Minimum requirements, to be included in the Hydrologic Impact Study Report:

- Site description
- Existing and proposed site conditions
- Water Balance (WB) calculations (including all WB components):
 - i) WB calculations (monthly) for existing conditions
 - ii) WB calculations (monthly) for proposed conditions – (scope can be discussed with MVCA technical staff if required)
- Mitigation options- based on the level of sensitivity and risk (if required please consult with MVCA on defining the risk based on your analysis results).
- Mitigation plan based on preferred mitigation options
- Monthly Water Balance Calculations with mitigation plan
- Analysis of the proposed condition with mitigation on wetland hydrology and hydraulics
- Summary/conclusions

Regards,
Diane Reid

Koren Lam

From: MRSSO <mrsso@mvc.on.ca>
Sent: May 19, 2025 11:26 AM
To: Koren Lam
Subject: RE: 09-T-25001 - Beckwith - Douglas Landing Subdivision - Notice of Complete Application & Consultation
Attachments: 25BW007L Douglas Landing 09-T-25001.pdf

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Hi Koren,

Please find attached our comments.

Eric

Eric Kohlsmith | Regulations Inspector | Mississippi Rideau Septic System Office
10970 Highway 7 | Carleton Place | Ontario K7C 3P1
t. 613 253 0006 ext. 256 | m. 613 913-7570 | ekohlsmith@mvc.on.ca



File: 25BW007L

Application: 09-T-25001

May 9, 2025

Planner
Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6

Dear Planner:

**Re: 09-T-25001 – Douglas Landing Developments, Plan of Subdivision for PT of Lot 25,
Concession 12, Beckwith Township, ARN 0931 0924 000 030 21602**

The Mississippi Rideau Septic System Office (MRSSO), as requested, reviewed the report entitled “Servicing Options Statement. Terrain Assessment and Hydrogeological Study in Support of Development” – 9243 McArton Road, Beckwith Township, Ontario” (File 2832058.001) dated January 13, 2025, from Pinchin Ltd and drawing SG-1 from “Dougals Landing Subdivision Preliminary Stormwater Management Report” (File 522650) dated January 13, 2025, from Tatham Engineering Limited.

The impact of on-site sewage systems on the ground water aquifer must be determined using the provincial guideline “D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment”. This Guideline uses the Ontario Drinking Water Objective (ODWO) of 10mg/L of nitrate-nitrogen as an indicator of groundwater impact potential.

The assessment of potential for groundwater impact by on-site sewage systems was required as the average lot size is 0.60 ha, with the smallest lot approximately 0.40 ha. The analysis and supporting field work have been carried out at an appropriate level of detail for that purpose and makes reference to the D-5-4 Guidelines.

Our office provides the following comments/advice that may be considered:

- The sewage design flow for each dwelling is estimated at 2000 L/day (4 bedrooms).
- Individual water supplies (i.e. wells) and sewage disposal systems are owned, operated and managed by the owner of the property upon which the system is located.
- Sewage system designs shall be based on site specific investigations to evaluate the suitability of local conditions on each lot. All sewage systems shall be designed, constructed and operated according to Part 8 of the Ontario Building Code.
- The use of a “clay seal” (0.10 m of imported clay material placed over the loading area) and imported sand fill for a “mantle” will be required for sites with less than 0.25 m of unsaturated soil (as defined in 8.1.1.2., *Ontario Building Code Compendium, O.Reg. 203/24*).

- The 2012 Ontario Building Code replaced secondary and tertiary levels of treatment with Level II, Level III, and Level IV as described in CAN/BNQ protocol 3680-600 "Onsite Residential Wastewater Treatment Technologies". Level IV treatment is regulated to the same maximum concentrations of suspended solids and CBOD₅ as tertiary systems.
- Homeowners must be advised that onsite sewage systems installed using a Level IV treatment system or Building Materials Evaluation Committee (BMEC) system require mandatory maintenance agreements. Level IV treatment systems may benefit the homeowner, depending on site-specific conditions, as the overall amount of fill and area is reduced compared to conventional Class 4 sewage systems (Absorption Trench and Filter Media). This reduction is permissible as the effluent is pre-treated before entering the soil.
- Based on the "Preliminary Site Grading Plan" drawing SG-1 by Tatham Engineering Limited dated "JAN 2025", wells are generally located upgradient/cross gradient of sewage systems.
- Mississippi Valley Conservation Authority regulation mapping indicates a 30 m regulation limit beyond the non-evaluated wetlands on the subject property. It is recommended all sewage systems be located beyond the regulation limit where possible. A permit from MVCA is required for development where a reduced setback is required.
- Sewage system approvals are required prior to the issuance of Building Permits
- Property owners must be notified that "water softener and iron filter discharge may be directed to the sewage system provided the system has been designed to accept such discharges" (8.1.3.1.(6), *Ontario Building Code Compendium, O.Reg. 203/24*). Alternatively, an appropriately sized and placed "dry well" for the backwash cycle may be considered.

In conclusion, based on the "Servicing Options Statement. Terrain Assessment and Hydrogeological Study in Support of Development" (File 2832058.001) dated January 13, 2025, from Pinchin Ltd, site conditions are such that, the proposed lots can be serviced by on-site sewage systems meeting the requirements of D-5-4 and the Ontario Building Code.

If you have any questions, please do not hesitate to contact our office.

Yours truly,



Eric Kohlsmith | Septic Inspector | Mississippi-Rideau Septic System Office | 613 253-0006 |
eric.kohlsmith@rvca.ca

cc. Township of Beckwith
Owner – Douglas Landing Developments c/o Gillian Espie
Agent/Applicant – Z Developments c/o Zeyad Hassan
Planner – P-Squared Concepts c/o Jasmine Paoloni