

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$699,900

Welcome to

1008 Nor-Vel Drive

Deeded Access to Maple Lake, Algonquin Highlands



Morgan Roberts

Sales Representative



CONTACT DETAILS:



705-457-9994



morgan@troyausten.ca



705-457-8593



troyausten.ca



Welcome to 1008 Nor Vel Drive. This property doubles as both a residential property or your perfect cottage getaway. Including a private deeded access across the road on Maple Lake. Beautiful sandy, clean, shallow waterfront allowing you to bask in the Maple Lake waters or jump in your boat and tour the three lake chain.

The house itself was just built in 2009. Three bedrooms, three bathrooms, partially finished basement, attached two car garage, ample living space, high ceilings and a fresh coat of paint throughout the entire home. ICF foundation up to the second story makes great for retaining heat in the winter months and cool in the summer months. Sitting on a half acre lot you have a fenced in area for all your pets to roam and a bunkie with hydro.

Conveniently located only fifteen minutes from the town of Haliburton for all your needs including schools, hospitals, grocery store, restaurants, etc. And a quick five minute drive to West Guilford or Carnarvon for an LCBO outlet, convenience store and multiple delicious restaurants. Get the convenience of having waterfront but for residential taxes! You don't want to miss out on this incredible property!

1008 NOR VEL DR, Algonquin Highlands, Ontario K0M 1J1

Listing

Client Full
Active / Residential

[1008 NOR VEL DR Algonquin Highlands](#)

Listing ID: 40607055
Price: **\$699,900**



Haliburton/Algonquin Highlands/Stanhope

1.5 Storey/House



Water Body: **Maple Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	2	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **2,000**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **2,000/LBO provide**
 Tot Unfin SF: **1,000**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,036.78/2023**

Remarks/Directions

Public Rmks: **Welcome to 1008 Nor Vel Drive. This property doubles as both a residential property or your perfect cottage getaway. Including a private deeded access across the road on Maple Lake. Beautiful sandy, clean, shallow waterfront allowing you to bask in the Maple Lake waters or jump in your boat and tour the three lake chain. The house itself was just built in 2009. Three bedrooms, three bathrooms, partially finished basement, attached two car garage, ample living space, high ceilings and a fresh coat of paint throughout the entire home. ICF foundation up to the second story makes great for retaining heat in the winter months and cool in the summer months. Sitting on a half acre lot you have a fenced in area for all your pets to roam and a bunkie with hydro. Conveniently located only fifteen minutes from the town of Haliburton for all your needs including schools, hospitals, grocery store, restaurants, etc. And a quick five minute drive to West Guilford or Carnarvon for an LCBO outlet, convenience store and multiple delicious restaurants. Get the convenience of having waterfront but for residential taxes! You don't want to miss out on this incredible property!**

Directions: **Take HWY 118 W turn right onto St. Peters Road to signs, property right on the corner of Nor Vel Drive**

Waterfront

Waterfront Type: **Indirect Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **None**
 Shoreline: **Clean, Hard Bottom, Sandy, Shallow** Boat House:
 Shore Rd Allow: **Not Owned** Frontage: **10.61**
 Channel Name: Exposure:
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse				

Exterior

Exterior Feat: **Deeded Water Access, Hot Tub, Landscaped, Porch-Enclosed, Year Round Living**
 Construct. Material: **Wood** Roof: **Asphalt Shingle**
 Shingles Replaced: Foundation: **ICF** Prop Attached: **Detached**
 Year/Desc/Source: **2009//Owner** Apx Age: **6-15 Years**
 Property Access: **Private Road, Year Round Road** Rd Acc Fee:
 Other Structures: **Fence - Partial, Shed, Other** Winterized: **Fully Winterized**
 Garage & Parking: **Attached Garage//Outside/Surface/Open** Garage Spaces: **2.0**
 Parking Spaces: **12** Driveway Spaces: **10.0**
 Services: **Cell Service, Electricity, High Speed Internet**
 Water Source: **Drilled Well** Water Tmnt: **Water Softener** Sewer: **Septic**
 Lot Size Area/Units: **0.530/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **160.76** Lot Depth (Ft): **149.82** Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Access to Water, Beach, Lake Access, Lake/Pond, Open Spaces, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails Beach, Lake, Trees/Woods** Retire Com:
 View: **Flat, Open space** Fronting On: **West**
 Topography:
 School District: **Trillium Lakelands District School Board**
 High School: **Haliburton Highlands Secondary School**
 Elementary School: **Archie Stouffer Elementary School/Stuart Baker Elementary School (French Immersion)**

Interior

Interior Feat: **Guest Accommodations, Water Heater Owned, Water Softener**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Forced Air-Propane**

Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Hot tub (as is where is), Pressure Tank, Light fixtures, Additional trim and click flooring, fish tank & stand, all items in the shed & bunkie**
 Exclusions: **All personal Items and furniture**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 22 CON 3 STANHOPE PT 3 19R9001; T/W H282577; ALGONQUIN HIGHLANDS**
 Zoning: **RR** Survey: **Available/ 2009**
 Assess Val/Year: **\$274,000/2024** Hold Over Days:
 PIN: **391280175** Occupant Type: **Owner**
 ROLL: **462100100076900**
 Possession/Date: **Immediate/** Deposit: **min 5%**

Brokerage Information

List Date: **06/19/2024**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Morgan Roberts, Salesperson
 Date Prepared: 06/19/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40607055

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Mud Room	Main	9' 5" X 7' 10"	2.87 X 2.39	
Bathroom	Main	6' 0" X 7' 9"	1.83 X 2.36	3-Piece
Kitchen/Dining Room	Main	20' 5" X 11' 4"	6.22 X 3.45	
Living Room	Main	15' 4" X 12' 3"	4.67 X 3.73	
Bedroom Primary	Main	12' 2" X 11' 5"	3.71 X 3.48	
Laundry	Main	6' 5" X 5' 10"	1.96 X 1.78	
Bathroom	Main	9' 7" X 4' 11"	2.92 X 1.50	3-Piece
Sitting Room	Second	11' 3" X 8' 3"	3.43 X 2.51	
Bedroom	Second	10' 5" X 19' 0"	3.17 X 5.79	
Bedroom	Second	11' 10" X 19' 0"	3.61 X 5.79	
Bathroom	Second	5' 11" X 7' 1"	1.80 X 2.16	3-Piece
Den	Basement	17' 5" X 24' 0"	5.31 X 7.32	
Bonus Room	Basement	12' 10" X 24' 0"	3.91 X 7.32	
Utility Room	Basement	11' 7" X 7' 9"	3.53 X 2.36	
Cold Room	Basement	7' 9" X 4' 1"	2.36 X 1.24	

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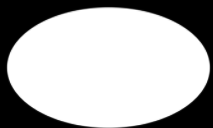
Chattels

Included

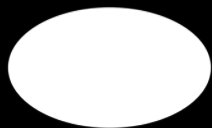
- Dishwasher
- Dryer
- Hot Tub (as is, where is)
- Hot Tub Equipment
- Microwave
- Refrigerator
- Stove
- Washer
- Window Coverings
- Pressure Tank
- Hot water Heater
- Light Fixtures
- Additional Trim and Click Flooring
- Fish tank and Stand
- All items in shed and bunkie

Excluded

- All personal items
- Furniture



Seller



Buyer

Additional Information

- ICF from foundation to second storey
- Built in 2009
- Road municipally maintained in summer months and privately maintained in winter months
- Propane Supplier - Budget
- Propane expenses - \$1500/year approx
- Hydro expenses - \$150-\$160/month on average
- Septic pumped June 12th, 2024
- New fill in the backyard done in June 2024
- Brand new hot water heater and pressure tank in May 2024

Ontario Building Code Proposed Requirements - Residential Sewage Disposal System

Name _____

1. Sewage Flow

- a) Number of bedrooms: 3 = 1600 Litres (1)
- b) Living Space: 167 m²
 Each 10 m² over 200 m² up to 400 m²: _____ x 100 = _____ Litres
 Each 10 m² over 400 m² up to 600 m²: _____ x 75 = _____ Litres
 Total: _____ Litres (2)
- c) Total Fixture Units: 21 OR ADD (whichever is the larger flow)
 Each Fixture Unit over 20: 1 x 50 = 50 Litres (3)

Total Sewage Flow: (Q) (Add 1 + 2 or 3) 1650 Litres

2. Septic Tank Size

Residential Occupancy: Sewage Flow: 1650 x 2 = 3300 Litres (Minimum - 3600 Litres)

3. Percolation rate from Test Hole Soil Conditions T Time

= 40 min/cm²

4. Leaching Bed Size

Length of Pipe = $\frac{\text{Sewage Flow} \times \text{Percolation Time}}{200}$

L = $\frac{QT}{200}$ = $\frac{\quad \times \quad}{200}$ = _____ m. of trench _____ ft. of trench

5. Filter Bed Size

Sewage Flow < 3000 Litres/Day: $\frac{\text{Sewage Flow}}{75} = \text{m}^2$
 _____ ÷ 75 = 22 m² of filter bed

Sewage Flow > 3000 Litres/Day: $\frac{\text{Sewage Flow}}{50} = \text{m}^2$
 _____ ÷ 50 = _____ m² of filter bed

6. Filter Bed Contact Area of Filter Sand

Area = $\frac{\text{Sewage Flow} \times \text{Percolation Time}}{850}$ = _____ m² filter sand contact area

A = $\frac{QT}{850}$ = $\frac{\quad \times \quad}{850}$ = 77.6 m² filter sand contact area

Expanded filter sand contact area is to be no less than the filter bed size.

7. Loading Rate for Fill-Based Absorption Trenches and Filter Beds

Loading Rates	Percolation Time	Loading Rate (L/m ² /day)
	1-20	10
	20-35	8
	35-50	6
	> 50	4

Sewage Flow ÷ Loading Rate = _____ m² of 250 mm of unsaturated soil or leaching bed fill

1650 ÷ 6 = 275 m² of 250 mm of unsaturated soil or leaching bed fill

TEST HOLE SOIL CONDITIONS	
Depth (metres)	Soil Type
0 _____	
0.5 _____	
1.0 _____	
1.5 _____	
Show Rock Elevation	_____
Show Water Table	_____ Spring HWT

Schedule 1: Designer Information

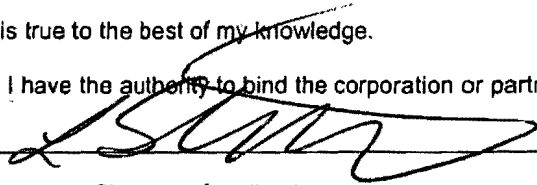
Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name		Unit no.	Lot/con.
Municipality	Postal code	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name <i>Lance Stinson</i>		Firm	
Street address <i>Box 107 West Gullford</i>		Unit no.	Lot/con.
Municipality	Postal code <i>K0M2S0</i>	Province <i>ONT.</i>	E-mail
Telephone number ()	Fax number ()	Cell number () <i>457-6169</i>	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural	
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> On-site Sewage Systems	
Description of designer's work			
D. Declaration of Designer			
I <u><i>Lance Stinson</i></u> declare that (choose one as appropriate): (print name)			
<input type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: _____ Firm BCIN: _____			
<input type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____			
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: <u><i>Installer</i></u>			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have submitted this application with the knowledge and consent of the firm.			
<u><i>May 11/09</i></u> Date		<u><i>[Signature]</i></u> Signature of Designer	

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of authorization, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Schedule 2: Sewage System Installer Information

A. Project Information			
Building number, street name		Unit number	Lot/con.
Municipality	Postal code	Plan number/ other description	
B. Sewage system installer			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
<input checked="" type="checkbox"/> Yes (Continue to Section C)		<input type="checkbox"/> No (Continue to Section E)	
<input type="checkbox"/> Installer unknown at time of application (Continue to Section E)			
C. Registered installer information (where answer to B is "Yes")			
Name <i>Merrill BARRY Comp</i>		BCIN <i>17326</i>	
Street address <i>CTY RD 7 West Guilford</i>		Unit number	Lot/con.
Municipality	Postal code <i>Kom 250</i>	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	
D. Qualified supervisor information (where answer to section B is "Yes")			
Name of qualified supervisor(s) <i>Lance Stinson</i>		Building Code Identification Number (BCIN) <i>13814</i>	
E. Declaration of Applicant:			
<i>Lance Stinson</i>		declare that:	
(print name)			
<input type="checkbox"/> I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;			
<u>OR</u>			
<input type="checkbox"/> I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
<i>MAY 11/09</i>			
Date		Signature of applicant	



Health Unit

H-122-123-02

NO SUB

OFFICE USE ONLY	
File Number:	ST-3-09
Fee Receipt Number:	6665
Date Fee Received:	May 11/09

Application for a Sewage System Permit

Ontario Regulation 403/97

Personal information contained on this form is collected under the authority of the Building Code Act 1992, Part 8. It is used to facilitate the issuance of a Sewage System Permit as prescribed in Section 8 of the Act. Questions about this collection should be addressed to the Medical Officer of Health, 200 Rose Glen Road, Port Hope, Ontario L1A 3V6 (905)885-9100.

1. ROLL NUMBER: 46-21-001-000-76900-0000

NAME OF OWNER: [Redacted] TEL. NO.: 489-2892

MAILING ADDRESS (No., Street, City, Town, etc.): R.R. 1 Haliburton 1008 Norvel Rd

2. PROPOSE TO: Install A Filter Bed OR Other (Privy, Greywater System). If other than a privy, specify make and model number
Install or Repair Holding tank, Leaching Bed System, Filter Bed, Other Treatment Unit and/or system

3. TYPE OF BUILDING: S.F.D
(Single Family Dwelling, Apartment Building, Motel, etc.)

4. LOCATION: Haliburton County Stamhope Township, Municipality 22 Lot # 3 Conc. # #1008 Plan # Norvel Drive Street

5. STATE THE NUMBER OF:

<u>3</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>3</u>	<u>1</u>			
Bedrooms	Showers & Bathtubs	Wash Basins	Laundry Units	Toilets	Kitchen Sinks	Hot Tubs *	Swimming Pools *	Water Treatment Devices *

(Includes guest cabins, bunkies, basements etc)

* NOTE: these items should not drain water to a sewage disposal system.

6. TOTAL AREA OF LIVING SPACE ON PROPERTY (Includes guest cabins, bunkies, etc.): 1600.167 m²

7. WATER SUPPLY: Dug well Municipal System Drilled Well (Depth of Steel Casing) _____ Metres
 Other _____
 Proposed or Existing

8. NAME OF AUTHORIZED AGENT (If other than owner): Lance Stinson TEL. NO.: 457-6169
ADDRESS (No., Street, City, Town, etc.): _____

9. I CERTIFY THAT THE ABOVE INFORMATION IS COMPLETE AND CORRECT AND THAT, IF APPROVED, THE WORK WILL CONFORM WITH PROVINCIAL REQUIREMENTS FOR SEWAGE SYSTEMS AND LOCAL MUNICIPAL BYLAWS.
[Signature] SIGNATURE OF OWNER OR AUTHORIZED AGENT May 11/2009 DATE OF APPLICATION

Application for Sewage Disposal System Fee \$670.00

IMPORTANT INFORMATION!

A. Please attach a cheque or money order for the required fee, payable to the Haliburton, Kawartha, Pine Ridge District Health Unit.

B. If the application is for a holding tank, a signed pump-out agreement must be attached.

C. To determine the type and depth of soil in the proposed leaching bed, a TEST PIT must be excavated to a MINIMUM DEPTH of 1.5 metres (or at least to rock or water) prior to inspection. Please advise when test hole is ready. It is suggested that a protective cover be placed over the hole.

D. Post the completed Lot Identification Card, at the roadside, where it can be seen from the point of access to your lot.

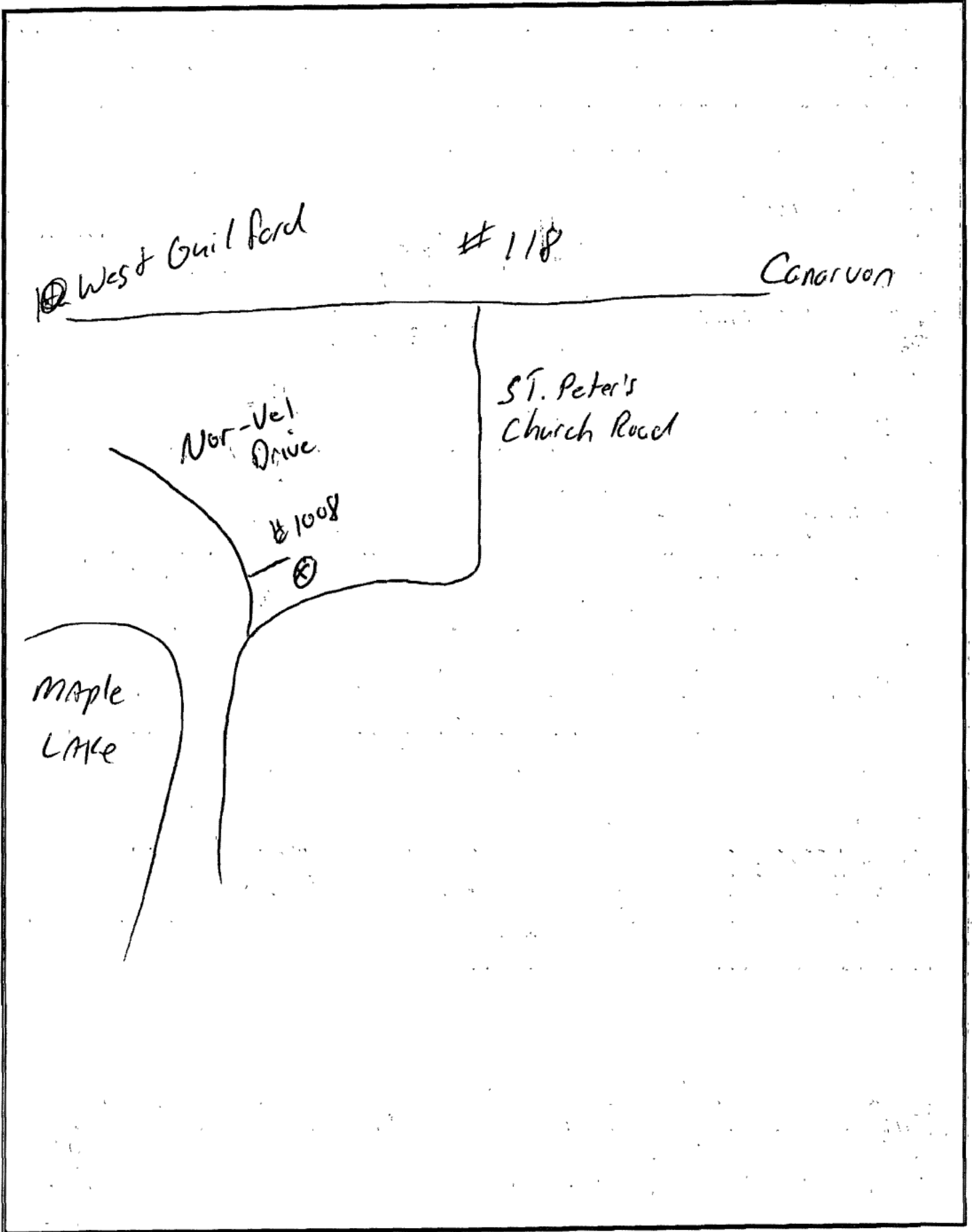
NOTE: IS THE TEST HOLE READY? yes The inspection of the property will not be made until you notify us that a test hole has been provided.

THE REVERSE SIDE OF THIS APPLICATION MUST BE COMPLETED!

- | | | | | |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Head Office
200 Rose Glen Rd.
Port Hope, ON L1A 3V6
(905) 885-9100 | Brighton Office
Box 127, 35 Alice St.
Brighton, ON K0K 1H0
(613) 475-0933 | Campbellford Office
Box 449, 22 Doxsee Ave. S.
Campbellford, ON K0L 1L0
(705) 653-1550 | Haliburton Office Box 570
191 Highland St., Unit 301,
Haliburton, ON K0M 1S0
(705) 457-1391 | Lindsay Office
108 Angeline St. S.
Lindsay, ON K9V 3L5
(705) 324-3569 |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|

DIRECTIONS TO PROPERTY

(Show Highway No., Secondary Roads, Signs to Follow, Landmarks, 911 Address, etc.)





Haliburton, Kawartha, Pine Ridge District

Health Unit

Site Inspection Report for a Sewage System Permit

File Number: ST-03-09

Owner: _____ Date: MAY 14, 2009

County/City/Twp.: STANHOPE Lot #: 22 Conc. #: 3

Plan #: _____ Sub Lot #: _____ Civic (Emergency, Fire, 911) #: 1008 NORVEL DRIVE

Roll #: _____

1. Assessment of Property: (circle one)

- a) Surface drainage: good fair poor
- b) Slope of ground: level gradual steep
- c) Clearances (horiz): satisfactory unsatisfactory
- d) Percolation rate: 12-15 min/cm measured estimated (TOP)

2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below
- b) Not acceptable; Reason recorded under item 3

An applicant may appeal a decision by writing to:

The Building Code Commission
777 Bay St., 2nd Floor, Toronto, Ontario M5G 2E5

T.P. TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil
0	ORGANIC BR FINE S. TR of Silt - (0.4m)
0.5	GRAY SILTY SAND, TR of SAND
1.0	- WATER
1.5	
Show rock elevation _____	
Show water table Spring HWT _____	

3. Approved Design of the sewage system includes:

- a) Working capacity of Septic Tank: 3600 litres Holding tank: _____ litres
 - b) Length of absorption trench required _____ metres
 - c) Filter bed area: 22 m² Filter sand Contact area: 77.6 m²
 - d) Loading Rate Area: _____ m² 15 metre constructed mantle required: Yes / No (circle)
 - e) Size of system is based on 3 bedrooms and/or 21 fixture units
- Area of building: 167 m² Commercial details: _____
Total Daily Design Sewage Flow: 1650 Litres

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

- Comments: ① Granular fill is required to support the filter bed in tank.
- ② Aggregate sheet is required for the filter sand.
- ③ If a pump chamber is installed, a high level alarm is required.
- ④ Ensure compliance with Part 8 of the Ontario Building Code.
- ⑤ The sewage system is to be installed by, and as per design of LANCE STINSON dated MAY 14/09 & MAY 13/09

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done. Permits to install a sewage system require review after 2 years from date of issue.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected and Recommended by: [Signature] (Appointed Inspector - Part 8) Date: MAY 14/09

Reviewed: [Signature] (Part 8 Coordinator) Date: 09-05-15



Sewage System Installation Report

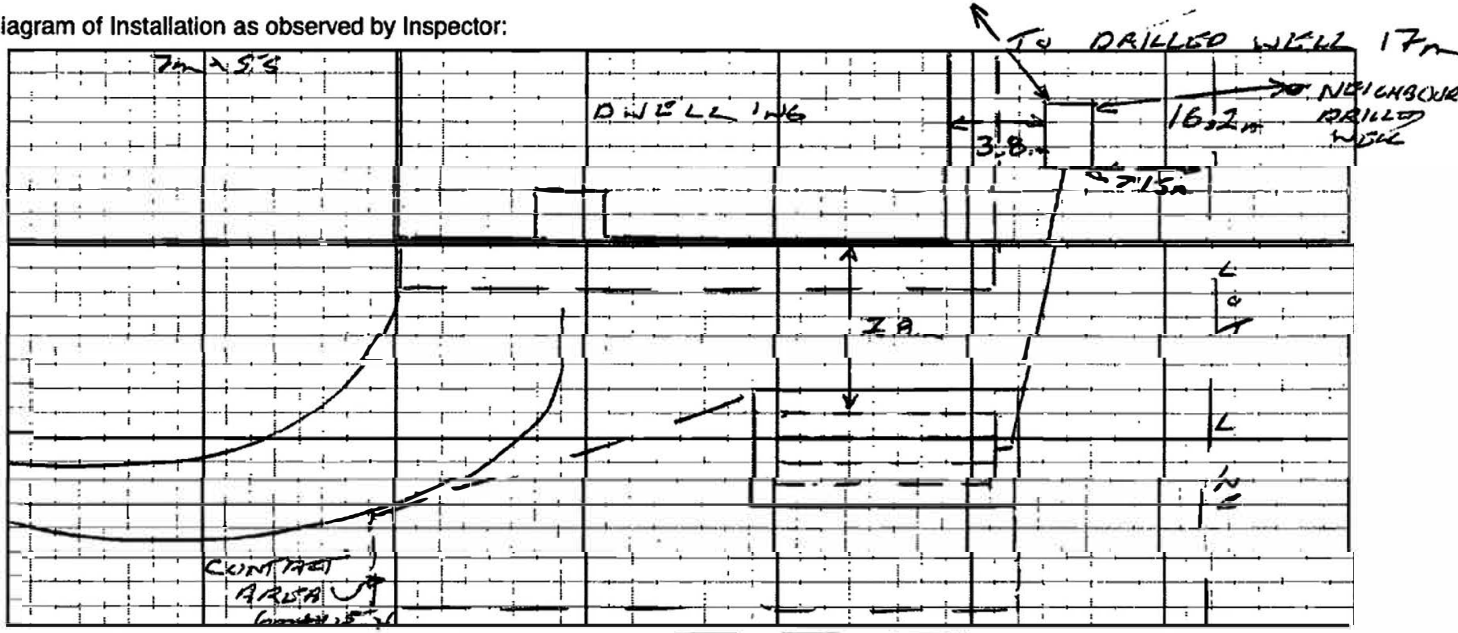
File Number: ST-03-09

Installation by: LANE STINSON Date: SEPT 21/09

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

- 1. Septic Tank/Holding Tank of working capacity of 3600 litres constructed of plastic/concrete/fibreglass
Manufacturer: BCP
- 2. Distribution Pipe: Type: ARC 18 Absorption Trench System Filter Bed System
Filter Bed Area: _____ m² Filter Sand Contact Area _____ m²
Total 18.8 Linear Metres in 4 runs of 4.7 metres and fed by: Gravity Siphon or Pump
Loading Rate Area: _____ m² 15 metre constructed mantle provided: (Yes) / No (circle)
- 3. Size of System based on 3 bedrooms and/or 21 fixture units. Commercial details: _____
Area of Building: 167 m² Total Daily Design Sewage Flow: _____ litres
- 4. Other FILL PROVIDED

Diagram of Installation as observed by Inspector:



Ensure the following work is completed: 1) Backfill system and sod or seed 2) Stabilize all sloped surfaces 3) Finish grading to shed run-off and divert water around leaching bed 4) If a pump is used after the tank, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments: AGGREGATE SHEET- REL. 0910-05.

INSTALLATION REPORT

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to _____

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # ST-03-09

Such system being located on Lot #: 22 Conc. #: 3 Plan #: _____ Sub Lot#: _____

Civic (Emergency, Fire, 911) # _____ Street: NORVEL DRIVE

Roll # _____ Township/County/City: STANHOPE

Inspected & Recommended by (Appointed Inspector - Part 8) [Signature] Date: 09-10-05

Reviewed (Part 8 Coordinator): [Signature] Date: 09-10-05

Francis Thomas Contracting Company Ltd. RECEIPT

15561 Hwy 35
Algonquin Highlands, Ontario K0M 1S0

Receipt No.: Cash June 13/24
13/06/2024

Amount Received \$299.45

From: [Redacted]
1008 Nor Vel Road
Algonquin Highlands, Ontario K0M 1J1

Signature _____



Francis Thomas Contracting Company Ltd. INVOICE

15561 Hwy 35
Algonquin Highlands, Ontario K0M 1S0

Invoice No.: 2749660
Date: 13/06/2024
Ship Date:
Page: 1
Re: Order No.

Sold to: [Redacted]
1008 Nor Vel Road
Algonquin Highlands, Ontario K0M 1J1

Ship to: [Redacted]
1008 Nor Vel Road
Algonquin Highlands, Ontario K0M 1J1

For e-transfers please send to:
joe@thomascontracting.on.ca please reference

Business No.: 101869170RP0001

Quantity	Unit	Description	Unit Price	Tax
		Septic Pump Out		H0
		Subtotal:		
		H0 - HST 13% HST		

Francis Thomas Contracting Company Ltd. HST: #101869170RP

Shipped By: _____ Tracking Number: _____

Comment: Due upon receipt. A 2% per month finance charge will be applied to any invoices 15 days past due.

Francis Thomas Contracting Company Ltd.

13/06/2024		Receipt No.:		Cash June 13/24	
Discount	Amount Received	Discount	Amount Received		
749660	299.45				
			Total		299.45

Francis Thomas Contracting Company Ltd.

13/06/2024		Receipt No.:		Cash June 13/24	
Discount	Amount Received	Discount	Amount Received		
9660	299.45				



Township of Algonquin Highlands
Building Department
1123 North Shore Road
Algonquin Highlands, Ontario
K0M 1J1



WSP Canada Inc.
Septic Re-Inspection Project Team
126 Don Hillock Drive, Unit 2
Aurora, Ontario
L4G 0G9

████████████████████
1008 NOR-VEL DRIVE

ALGONQUIN HIGHLANDS ON
K0M 1J1

October 01, 2018

Re: Township of Algonquin Highlands - Septic System Re-Inspection Program
1008 Nor-Vel Dr
Inspection Results

Dear Property Owner,

Please find enclosed the results of your septic system survey.

If you have any questions or concerns regarding the results do not hesitate to contact me.

Sincerely,

WSP Canada Inc.

A handwritten signature in black ink, appearing to read 'K Stasiuk'.

Kathryn Stasiuk, EIT | Project Coordinator
Individual BCIN # 102501, WSP BCIN # 44291
ah.info@wsp.com | www.wsp.com
1-289-984-0432

KSR:nah



**Township of Algonquin Highlands
Septic System Re-Inspection Program
Maintenance Inspection Report**



INSPECTION DETAILS

Owner Name: [REDACTED]
 Property Address: 1008 Nor-Vel Dr
 Tax Roll Number: 462100100076900
 Inspection Date: 16-Aug-18
 WSP Inspector Name: Brian Cooper
 Representative Name (if different from owner): [REDACTED]

OCCUPANCY / SERVICING DETAILS

Occupancy Type: Residential(Permanent)
 Floor Area (sq ft): 2000
 Number of Bedrooms (if applicable): 3
 Number of Employees (if applicable):
 Water Supply Type: Drilled Well
 Water Treatment Unit(s) Present: Water Softener
 Backwash water generated from water treatment unit(s) discharges to the septic system: YES NO
 Number of Septic System(s) on Property: 1
 Types of Septic System(s) on Property: Class 4
 Class of System Documented in this Report: Septic Tank System
 Estimated Age of System: 8

CLASS 1 SYSTEM

Type Class 1 System:
 Type/Model of Composting Toilet (if applicable):
 Observations (if applicable):
 Recommendations (if applicable):
 Contents of Pit/Container exposed/daylighted at grade (if applicable): YES NO
 Class 1 system discharges to surface, or anything other than Class 3, 4, or 5 system: YES NO
 Class 1 system receives anything other than human waste: YES NO
 Comments (if applicable):

CLASS 2 SYSTEM

Observations (if applicable):
 Class 2 system receives grey water and sewage: YES NO
 Class 2 system discharges/breaking out to surface: YES NO
 Comments (if applicable):

CLASS 3 SYSTEM

Observations (if applicable):
 Class 3 system only receives effluent from a Class 1 system: YES NO
 Class 3 system discharges/breaking out to surface: YES NO
 Comments (if applicable):

CLASS 4 SYSTEM

Tankage Present: Septic Tank
 Septic Tank/Pre-treatment Tank Materials: Concrete
 Type of Treatment Unit (if applicable): Not Present
 Treatment Unit Servicing Contract (if applicable): YES NO
 Treatment Unit Servicing Company (if applicable): N/A
 Structure on top of tank: YES NO
 Number of Tank Compartments: 2
 Estimated Tank Volume: 3600 L (800 gal)
 Effluent Filter Present: YES NO
 Scum and Sludge Volume: <33% of liquid height
 Approximate Date of/since Last Pump Out: Fall 2017
 Liquid Level: At Outlet



**Township of Algonquin Highlands
Septic System Re-Inspection Program
Maintenance Inspection Report**



CLASS 4 SYSTEM (continued)

Observations (if applicable): Minor Spalling (concrete deterioration) observed in septic tank. Black inlet pipe has no baffle; recommend to install baffle on this pipe at next pump out.

Recommendations: Effluent filters should be cleaned twice annually.

Tank lid(s) missing/cracked: YES NO

Compartment(s) are accessible for maintenance: YES NO

Inferred Leaching Bed Type: Filter Bed (with Filter Sand)

Leaching Bed Cover: Short Manicured Grass, Near Driveway

Construction Details: Fully Raised (> 1m)

Obvious/suspected evidence of sewage breakout/pooling on ground surface YES NO

Structure on top of leaching bed: YES NO

Mature trees/roots present within, or in close proximity to, the leaching bed area: YES NO

Leaching bed located under a driveway or high traffic area: YES NO

Comments (if applicable): Consider adding a barrier between the driveway and leaching bed to ensure no cars drive or park on the bed.

CLASS 5 SYSTEM

Tank Material:

High Liquid Alarm Present (audible and/or visual): YES NO

Haulage Agreement: YES NO

Estimated Tank Volume:

Liquid Level:

Tank is accessible for maintenance: YES NO

Evidence of overflow: YES NO

Obvious evidence of leakage: YES NO

SETBACK DISTANCE TO LOCAL WATER RESOURCES

Approximate distance of system component(s) to on-site water supply: 16 m

Approximate distance of system component(s) to off-site water supply: 19 m

Approximate distance of system component(s) to nearest surface water body: 80 m

REMEDIAL ACTION/CODE CONTRAVENTION

Evidence that a component of the sewage system requires remedial action based on the results of the inspection: YES NO

Code Contravention Observed: N/A

REVIEW

I, as the WSP inspector, have reviewed the information included in this form with the property owner or chosen representative.

- WSP Inspector (Signature) -

I, as the property owner or chosen representative, have reviewed the information included in this form.

- Owner/Representative (Signature) -

IMPORTANT NOTES:

1. The current Ontario Building Code, as amended, requires 30 m of separation between a leaching bed and a sand point/bored well/dug well/surface water intake.

The current Ontario Building Code, as amended, requires 15 m of separation between a treatment unit/leaching bed and most drilled wells.

If your system does not meet the above noted clearance distance based on your type of water supply, it is recommended that you periodically test your water for, at minimum, the health related parameters as per the Ontario Drinking Water Standards and/or have a professional review/evaluate the safety of the water supply.

2. The information provided in this report is based on a non-intrusive inspection of the sewage works in order to assess compliance to portions of Section 8.9 of the Ontario Building Code.

This report is not intended to be used as an equivalent to a detailed inspection completed by a qualified individual/home inspector for the purposes of a property sale.

[Personal information contained in this inspection report package and schedules is collected under the authority of clause 34(2.2)(d) of the Building Code Act, 1992, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.]

WSP Canada Inc.
BCIN # 44291

Certificate
Mandatory Sewage System Maintenance Inspection Program
(pursuant to Article 1.10.2.5 of Division C of the Building Code)

Certificate Number: 462100100076900

Date Certificate Issued: October 01, 2018

Address of Property on which Sewage System is Located: 1008 Nor-Vel Dr

Owner of Property on which Sewage System is Located: [REDACTED]

Certificate issued to: Township of Algonquin Highlands

Certification

I certify that:

- (a) I am a person described in Sentence 1.10.1.3.(3) of Division C of the Building Code.
- (b) I have conducted an inspection of the sewage system located at the Property.
- (c) I am satisfied on reasonable grounds that the sewage system located on the Property is in compliance with the standards enforced by the maintenance inspection program in relation to sewage systems established by Township of Algonquin Highlands under clause 7 (1)(b.1) of the Building Code Act, 1992.

Certificate issued by:

Name: Brian Cooper

Complete as applicable:

- BCIN #42569
- I am the holder of a licence, a certificate of practice or a temporary licence under the Architects Act.
- I am a person who holds a licence or a temporary licence under the Professional Engineers Act.

Signature:



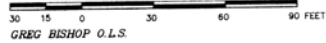
Date : October 01, 2018

This certificate is approved by the Minister of Municipal Affairs and Housing under the Building Code Act, 1992.

[Personal information contained in this form and schedules is collected under the authority of clause 34(2.2)(d) of the Building Code Act, 1992, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.]

PLAN OF SURVEY OF
 PART OF LOT 22, CONCESSION 3 AND
 PART OF LOT 9, REGISTERED PLAN No. 363
GEOGRAPHIC TOWNSHIP OF STANHOPE
 TOWNSHIP OF ALGONQUIN HIGHLANDS
 COUNTY OF HALBURTON

SCALE 1 INCH = 30 FEET



GREG BISHOP O.L.S.

LEGEND

- DENOTES SURVEY MONUMENT FOUND.
- DENOTES SURVEY MONUMENT PLANTED.
- SM DENOTES STANDARD IRON BAR.
- SSB DENOTES SHORT STANDARD IRON BAR.
- IRB DENOTES IRON BAR.
- RP DENOTES ROCK POST.
- IRB DENOTES 3/4" DIA. ROUND IRON BAR.
- WT DENOTES WITNESS.
- SP DENOTES 3/4" X 1 1/2" IRON BAR.
- (G) DENOTES GREG BISHOP O.L.S.
- (B&W) DENOTES BISHOP & WILSON O.L.S.
- (H&B) DENOTES H.C. BISHOP O.L.S.
- (T&S) DENOTES J.B. TREPANER O.L.S.
- (P&W) DENOTES PAUL WILSON O.L.S.
- (F&W) DENOTES F.T. WEBSTER O.L.S.
- (M) DENOTES MEASURED.
- (P) DENOTES REGISTERED PLAN No. 363.
- (P1) DENOTES PLAN BY J.B. TREPANER O.L.S. DATED NOVEMBER 16, 1964 ATTACHED TO INST. 30485.
- (P2) DENOTES PLAN19R-2439.
- (P3) DENOTES PLAN BY H.C. BISHOP O.L.S. DATED NOVEMBER 20, 1972 ATTACHED TO INST. 74902.
- (P4) DENOTES PLAN19R-8473.
- (P5) DENOTES PLAN BY F.T. WEBSTER O.L.S. DATED APRIL 25, 1955 ATTACHED TO INST. 3247.
- (S) DENOTES INST. 281143.
- (S1) DENOTES INST. 281124.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE THE REGISTRY ACT.

PLAN19R-9001

RECEIVED AND DEPOSITED

Sep 3 2009
 DATE
 GREG BISHOP
 SURVEYOR

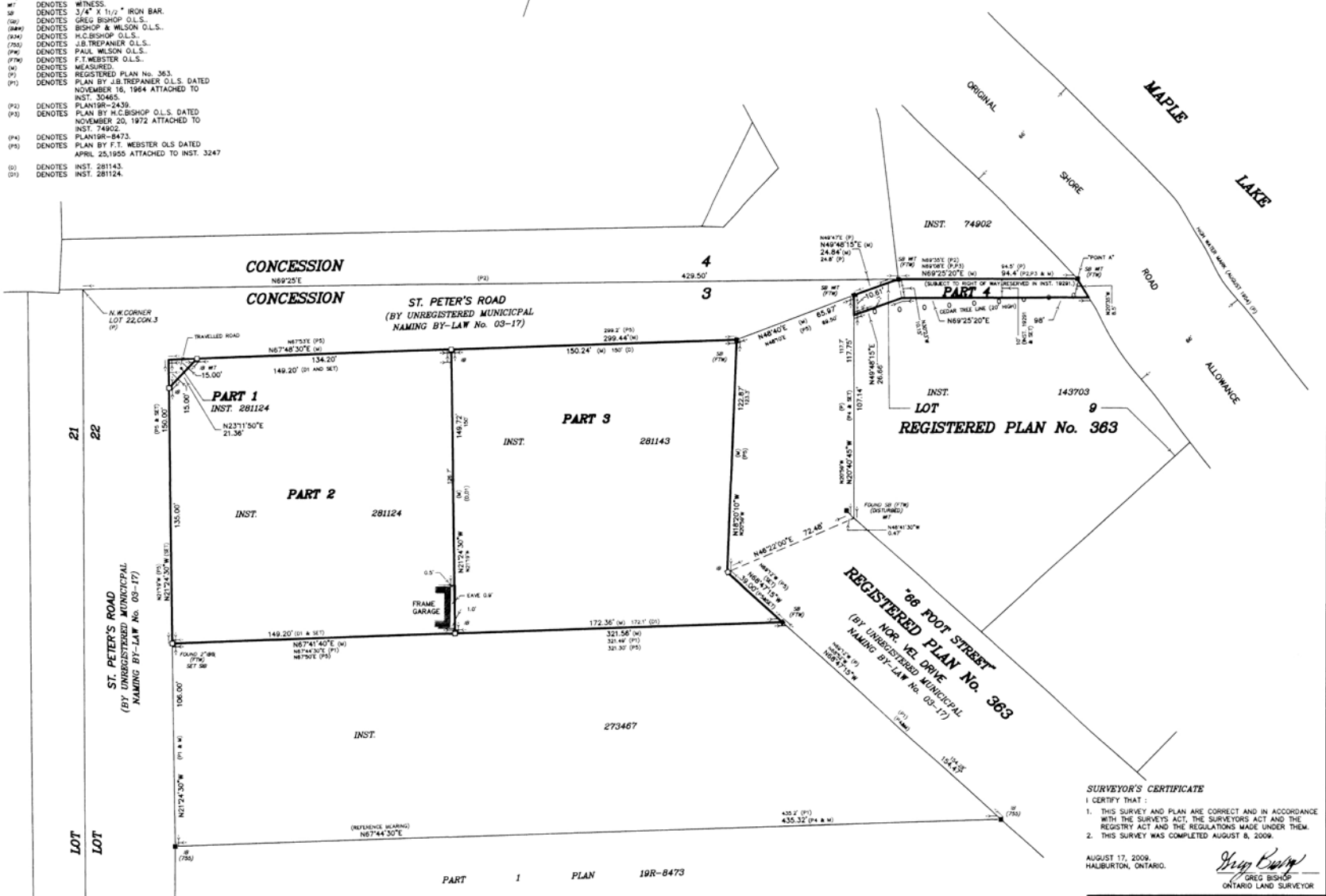
Sep 4, 2009
 DATE
 G. Newell
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALBURTON (No. 19)

IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

SCHEDULE

PART	LOCATION	REGISTRATION	AREA
1		ALL OF INST. 281124	0.003 Ac.
2	PART OF LOT 22, CONCESSION 3	281124	0.510 Ac.
3		ALL OF INST. 281143	0.512 Ac.
4	PART OF LOT 9, REGISTERED PLAN No. 363	PART OF INST. 143703	0.03 Ac.

PART 4 - SUBJECT TO RIGHT OF WAY RESERVED IN INST. 19291.
 PART 1 - TRAVELLED ROAD.



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED AUGUST 6, 2009.

AUGUST 17, 2009
 HALBURTON, ONTARIO.
 GREG BISHOP
 ONTARIO LAND SURVEYOR

GREG BISHOP
 ONTARIO LAND SURVEYOR
 BOX 985, HALBURTON, ONTARIO, KOM 150
 PHONE (705) 457-4558

BEARING NOTE
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY LIMIT OF PART 1 PLAN19R-8473 HAVING A BEARING OF N67°44'30"E AS SHOWN ON PLAN19R-8473.

PART 1 PLAN 19R-8473

1008 Nor-vel Dr



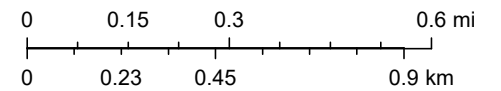
January 8, 2024

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Scale: 1:18,056



1008 Nor-vel Dr



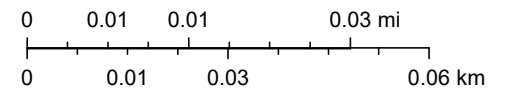
January 8, 2024

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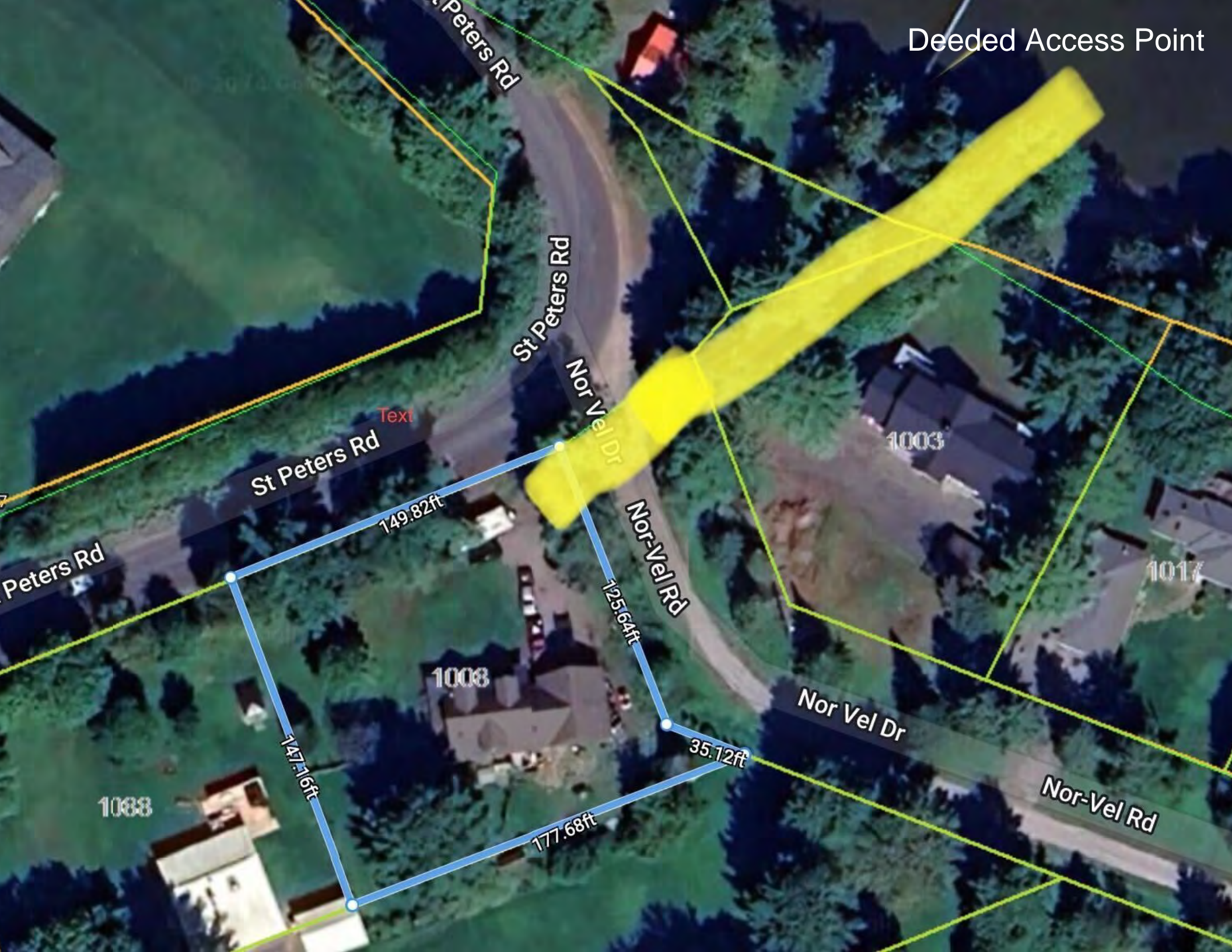
Published by the County of Haliburton, 2023.



Scale: 1:1,128



Deeded Access Point



St Peters Rd

St Peters Rd

Nor Vel Dr

Nor-Vel Rd

Nor Vel Dr

Nor-Vel Rd

Text

149.82ft

125.64ft

35.12ft

177.68ft

147.16ft

1003

1008

1017

1068

Maple Lake

Haliburton County

Stanhope Township

Latitude - 45°06'

Longitude - 78°40'

Surface Area - 829 acres

Volume - 31,944 acre ft

Height Above Sea Level - 1,032 ft. Perimeter - 6.6 miles

Maximum Depth - 120 ft

Mean Depth - 38.6 ft

Lake Characteristics

Maple Lake is a medium size waterbody, the bottom consisting of a single basin. The lake is moderately deep, having an average depth of 11.8 m. At the time of the survey, the water was clear and the secchi disc disappeared from view 5.2 m from the surface. The lake is relatively fertile and the alkalinity Level was 4.

Fish Species Present

Lake trout, smallmouth bass, largemouth bass, muskellunge, white sucker and yellow perch, creek chub, lake herring, rainbow smelt.

Fishing pressure is light and catches are usually minimal. Recent introductions of largemouth bass are expected to improve the fishery.

The lake is located on the north side of Hwy 118 which runs west to join Hwy 35 at Carnarvon and east to West Guilford. St Peter's Rd leads to a good launching site on the inlet. There is a lodge on the lake and numerous other resorts in the Hwy 118 and Carnarvon area. Slot lake, check with MNR for current regulations.

Survey Date - June 25, 1970

