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Stovel and Associates Inc.
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April 8, 2026

Attn: Rob Stovel

Re: Ospringe Estates Subdivision – Servicing Options Assessment -Mulmur Aggregates Inc.

Introduction/Purpose:

As requested, Scheckenberger & Associates has been retained to support the preparation of this Servicing Options Assessment report for the proposed 43 lot residential development within the Community of Erin in Part Lots 11 and 12, Concession 2, Town of Erin, Wellington County. The proposed development is shown in Figure 1 attached.

The proposed residential development constitutes a redevelopment of the Ospringe Pit (#5472) and Ospringe Pit Expansion (#15473). One of the requirements to support this application is a Servicing Options Assessment report (this report).

The size of the proposed development area is approximately 22.68 hectares (ha), with approximately 19.85 ha to be developed as 43 residential lots and the balance (2.83 ha) to be comprised of the internal roadway. Each lot is proposed to be serviced by a private well and individual septic system (likely to be tertiary treatment per Groundwater Science Corp. December, 2025).

Policy Review

The policy requirements for a Servicing Options Assessment, per the Wellington County Official Plan (ref. Policy 11.2.3 - December 2025) are as follows:

Site specific multi-lot or multi-unit development applications relying on private communal or individual on-site servicing may be required to:

- *assess site and soil suitability and the viability of all reasonable servicing options;*
- *recommend the type of sewage disposal system and establish appropriate lot, unit and/or block sizes, acceptable to the local municipality which demonstrate suitability for the onsite services;*
- *assess the impact of the proposed means of servicing on: ground and surface water and associated ecological functions; potential interference with other wells; potential adverse impacts to natural features.*

Where any private communal services are recommended, the Servicing Options Assessment will address to the satisfaction of the municipality:

- *that the land is held under one ownership;*

- *requirements for a responsibility agreement signed with the municipality that will be registered on title to provide for the operation and maintenance of the system and the take over and cost recovery in the case of a failure of the system or of the owner to properly operate the system;*
- *that the capacity of the system will be sufficient for the size and density of development proposed, including an appropriate amount of excess capacity.*

Construction of new, or expansion of existing municipal or private communal water and wastewater systems should only be considered where the following conditions are met:

- *strategies for water conservation and other water demand management initiatives are being implemented in the existing service area; and*
- *plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density target.*

The following details the various elements of the policy requirements cited above for the subject lands:

Site specific multi-lot or multi-unit development applications relying on private communal or individual on-site servicing may be required to:

- ***assess site and soil suitability and the viability of all reasonable servicing options***
- ***recommend the type of sewage disposal system and establish appropriate lot, unit and/or block sizes, acceptable to the local municipality which demonstrate suitability for the onsite services;***
- ***assess the impact of the proposed means of servicing on: ground and surface water and associated ecological functions; potential interference with other wells; potential adverse impacts to natural features***

Groundwater Science Corp. (GSP) prepared a “Preliminary Nitrate Impact and Water Supply Feasibility Study”, December 2025 for the proposed site. That study conducted a review of available data, published geological mapping, water well record information, as well as information from previous site assessments and monitoring program results.

Accordingly, a 1992 hydrogeological investigation, which included 7 boreholes (3 of which were in the proposed development footprint), found that the overburden consisted of sand/gravel over silt till. GSC reports that “*Within the development area most of the surficial sand/gravel has been extracted, and within a portion of the development area fill importation and site rehabilitation works have occurred*” and further “*near the eastern site boundary bedrock is reported to be approximately 12 to 16 m below ground surface. One observation well drilled near the northwest corner of the site (OW1-3) encountered bedrock at a depth of 2.3 m.*”

According to GSC, the shallow groundwater flow direction is generally northwest to southeast across the site, and toward the Eramosa River and a local wetland, noted by GSC as a PSW. Groundwater discharge is expected at the river valley. GSC notes that “*based on the site characteristics the development area will have a groundwater recharge function, supporting the southwest shallow groundwater flow system that can contribute the PSW and river system*”.

GSC notes that the shallow water table will be the primary “receiver” for treated effluent from the septic systems, which, due to the predominant groundwater flow path, will be towards the Eramosa River system and the local wetland (PSW). Further, due to the properties of the fine-grained deposits and proximity of bedrock, vertical flow through the upper soils will be limited resulting in predominantly horizontal flow. With that said, GSC concludes that the water supply currently in-use and proposed for the site is “*...relatively isolated from on-site septic system impacts*”.

GSC assessed a tertiary treatment septic system for the site and based on nitrate loading calculations concluded that *“the nitrate concentration related to the proposed septic systems would be well below 10 mg/L within the shallow water table system”* and further that *“...no significant impact would be expected at the Eramosa River or associated wetland complex”*.

Based on the foregoing, it is concluded that based on the site properties and the proposed tertiary treatment septic system, the site can be appropriately serviced to meet provincial requirements (ref. MECP Procedure D-5-5) and not have any negative impacts to natural systems and features.

Where any private communal services are recommended, the Servicing Options Assessment will address to the satisfaction of the municipality:

- ***that the land is held under one ownership;***
- ***requirements for a responsibility agreement signed with the municipality that will be registered on title to provide for the operation and maintenance of the system and the take over and cost recovery in the case of a failure of the system or of the owner to properly operate the system;***
- ***that the capacity of the system will be sufficient for the size and density of development proposed, including an appropriate amount of excess capacity.***

As per the proposed development and servicing plan, each lot is proposed to be serviced by its own septic system and well, hence there are no proposed private communal services. Therefore, the foregoing provisions of the Official Plan policy do not apply.

Construction of new, or expansion of existing municipal or private communal water and wastewater systems should only be considered where the following conditions are met:

- ***strategies for water conservation and other water demand management initiatives are being implemented in the existing service area; and***
- ***plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density target.***

As per the proposed development and servicing plan, each lot is proposed to be serviced by its own septic system and well, hence there is no proposal to construct new, or expand existing, municipal services and as noted above, there are no proposed private communal services. Therefore, the foregoing provisions of the Official Plan policy do not apply.

Summary/Conclusions:

In light of the foregoing review, supported by the work of GSC (December 2025), it is concluded that the proposed development within the Community of Erin in Part Lots 11 and 12, Concession 2, Town of Erin, Wellington County, meets the requirements of Wellington County Official Plan Policy 11.2.3.

It is noted by GSC in its recommendations that the current assessment is based on currently available information and going forward (i.e. through the Zoning By-Law Amendment and Draft Plan of Subdivision process), there will be a need to confirm the assumptions related to the property, its materials, the pathways for water movement and the recommendations for treatment. GSC outlines the following in this regard:

1. *Final shallow soils and groundwater conditions be confirmed through the expected filling operations and future development related geotechnical assessment.*
2. *The expected stormwater management assessment and planning at the site include recharge maintenance as a target to minimize potential groundwater impacts.*
3. *All residential water supply wells to be constructed at the site be completed by MECP licenced*

water well contractors according to all applicable regulations and standards and be drilled into the bedrock. Target water supply rates should be 20 L/min or more. Any contractor retained to install bedrock wells at the site should be informed that flowing conditions may be encountered.

4. *MECP Procedure D-5-5 be followed to confirm private water supplies can be provided using the bedrock aquifer system, and to assess potential mutual inference, or interference with existing water wells and/or Natural Heritage features.*
5. *MECP Procedure D-5-4 be followed to confirm individual septic system use at the site would not result in unacceptable groundwater impacts.*
6. *An updated hydrogeologic assessment be completed, incorporating the findings of the recommended study components.*

Should you have any questions regarding this overview supporting the Ospringe Estates Subdivision – Servicing Options Assessment on behalf of Mulmur Aggregates Inc. please contact the undersigned.

Yours truly,


Scheckenberger & Associates Ltd.

A handwritten signature in black ink, appearing to read 'Ron Scheckenberger', written in a cursive style.

Per: Ron Scheckenberger, M.Eng., P.Eng.
President

RS/rs



<p>--- Pit Licence (approx.)</p> <p>--- Proposed Development (approx.)</p> <p>vegetation lines, wetlands, water bodies & watercourses, roads, etc. as shown</p>	<p>Modified from geographic data obtained through Land Information Ontario <small>Copyright Information Licensed under the Open Government License - Creative Commons Attribution License</small></p>	<p>Figure 1: Site Location</p>
<p>November 2025 Scale: as shown</p>		<p>Osprunge Pit Development Cox Construction Limited</p>