

**WELCOME TO**

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# **1199 Cedar Lake Road**



**Wilberforce**

**INFORMATION PACKAGE**

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**Schedule   B    
Agreement of Purchase and Sale**

**Form 105**  
for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

**BUYER:** ....., and

**SELLER: David Miller MacPherson & Roseanne Lois MacPherson** .....

for the property known as **1199 Cedar Lake Road, Wilberforce** .....

..... dated the ..... day of ....., 20.....

The Buyer agrees to provide the deposit in the form of a certified cheque, bank draft, electronic fund wire transfer or as a direct deposit into the RE/MAX Professionals North, Brokerage Real Estate Trust Account as described within this Agreement. Funds can only be wired/deposited to our Trust Account on accepted offers. Please do not wire/deposits funds on offers that have not been accepted.

The deposit holder, RE/MAX Professionals North, advises that the Real Estate Trust account in which the deposit for this transaction ("the deposit") shall be placed attracts interest at a variable rate, calculated using the Bank of Canada prime rate, minus between 2.25% and 3.25% dependent upon the combined total of all monies in the real estate accounts for the same period. All interest earned by the monies held in the Real Estate Trust Account shall be retained by RE/MAX Professionals North.

All direct deposits must be certified or bank draft. NO CASH OR EMAILED DEPOSITS. In the event of a Mutual Release, or for Excess Funds, the Buyer and Seller acknowledges the deposit will be returned after the full bank clearing period. This period will start the next banking day after receipt of the deposit funds. For bank drafts, wire transfers or direct deposits, the period is five (5) banking days. For others, the period is twenty (20) banking days.

WIRE DEPOSITS: If Wiring funds, please add additional \$17.00 to cover the service charge. Otherwise, deposit will be \$17.00 short.

BRANCH DEPOSITS: If Direct Depositing the CERTIFIED funds into our Trust Account from any RBC Branch, the \$17 .00 fee is not required.

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean 11 :59 p.m. any day, other than Saturday, Sunday and Statutory Holiday recognized in the Province of Ontario.

This form must be initialled by all parties to the Agreement of Purchase and Sale.

**INITIALS OF BUYER(S):** 

**INITIALS OF SELLER(S):** 

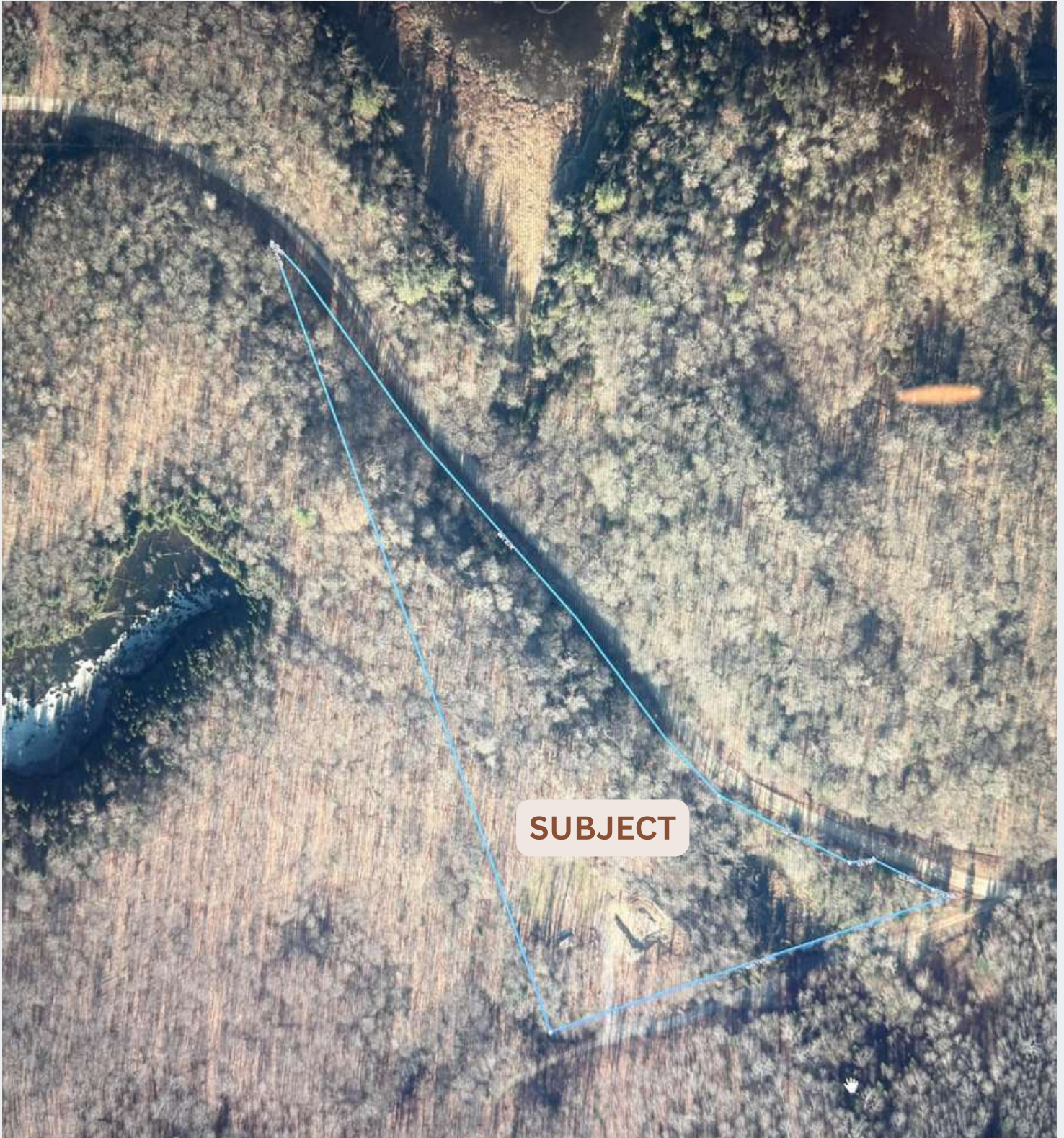
1199 Cedar Lake Road

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# Outline Shape of Property

This is NOT a survey but a guideline only

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# Water Well Record

**Ontario** Ministry of the Environment, Conservation and Parks **Well Record**  
 Regulation 903 Ontario Water Resources Act

Measurements recorded in:  Metric  Imperial **Tag#: A346788** Page 1 of 1

**Well Owner's Information**  
 First Name: Dave Last Name/Organization: MacPherson E-mail Address: \_\_\_\_\_  
 Mailing Address (Street Number/Name): \_\_\_\_\_ Municipality: \_\_\_\_\_ Province: Ontario Postal Code: \_\_\_\_\_ Telephone No. (inc. area code): \_\_\_\_\_

**Well Location**  
 Address of Well Location (Street Number/Name): 1199 Cedar Lake Rd. Township: Humberstone East Lot: 30 Concession: 17  
 County/District/Municipality: Haldimand City/Town/Village: Wilberforce Province: Ontario Postal Code: K0L 1P0  
 UTM Coordinates: Zone: \_\_\_\_\_ Easting: NAD 83 1771170134940803 Northing: \_\_\_\_\_ Municipal Plan and Sublot Number: \_\_\_\_\_

**Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)**

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
Brown	Topsoil		Soft	0 / 1
Brown	Rotomite	Mica	Porous soft	1 / 27
Green	Granite	White Granite	Porous soft	27 / 65
White	Granite	Rotomite	Porous soft	65 / 118
Brown	Mica		Very soft + Broken mica	118 / 206
Green	Granite			206 / 220
Blange at 140'				

**Annular Space**

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m <sup>3</sup> /ft <sup>3</sup> )
0 / 20	Bentonite Slurry	4 ft <sup>3</sup>

**Results of Well Yield Testing**

Alter test of well yield, water was:  
 Clear and sand free  
 Other, specify: cloudy

If pumping discontinued, give reason: \_\_\_\_\_

Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
Static Level	115		
1	20.5	1	119
2	21	2	116.8
3	22	3	115
4	22.3	4	116
5	22.5	5	115
10	23.2	10	
15	23.4	15	
20	23.4	20	
25	23.4	25	
30	23.4	30	
40	23.4	40	
50	23.4	50	
60	23.4	60	

Pump intake set at (m/ft): 124  
 Pumping rate (l/min / GPM): 20 l/min - 106 GPM  
 Duration of pumping: 1 hrs + min  
 Final water level end of pumping (m/ft): 23.4  
 If flowing give rate (l/min/GPM): \_\_\_\_\_

Recommended pump depth (m/ft): 120  
 Recommended pump rate (l/min/GPM): 10 GPM  
 Well production (l/min/GPM): 10 l/min @ 12.1'  
 Disinfected?  Yes  No

**Construction Record - Casing**

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	Status of Well
6 1/4	Steel	.188	0 to 20	<input checked="" type="checkbox"/> Water Supply
6	Open hole		20 to 220	<input type="checkbox"/> Replacement Well

**Construction Record - Screen**

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	Status of Well
				<input type="checkbox"/> Test Hole
				<input type="checkbox"/> Recharge Well
				<input type="checkbox"/> De-watering Well
				<input type="checkbox"/> Observation and/or Monitoring Hole
				<input type="checkbox"/> Alteration (Construction)
				<input type="checkbox"/> Abandoned, Insufficient Supply
				<input type="checkbox"/> Abandoned, Poor Water Quality
				<input type="checkbox"/> Abandoned, other, specify
				<input type="checkbox"/> Other, specify

**Water Details**

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
20.4	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	0 / 20	10
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	20 / 220	6

**Well Contractor and Well Technician Information**

Business Name of Well Contractor: JL Industries Inc Well Contractor's Licence No.: 719010  
 Business Address (Street Number/Name): 1020 Monck Lake Rd. Municipality: \_\_\_\_\_  
 Province: ON Postal Code: \_\_\_\_\_ Business E-mail Address: E01C1M0Joseph@JLindustries.net  
 Bus. Telephone No. (inc. area code): 61333475813 Name of Well Technician (Last Name, First Name): Joseph Leys  
 Well Technician's Licence No.: 4115 Signature of Technician and/or Contractor: \_\_\_\_\_ Date Submitted: 20220724

**Map of Well Location**  
 Please provide a map below following instructions on the back.  
 (Hand-drawn map showing Cedar Lake Rd, #1199, and a well location marked with a circled cross and '200' depth.)

Comments: off asonville line.

Well owner's information package delivered:  Yes  No  
 Date Work Completed: 20220724

Ministry Use Only  
 April No.: 383018  
 Received: \_\_\_\_\_

0506E (2020/06) © Queen's Printer for Ontario, 2020 **Well Owner's Copy**



# Sewage System Installation Report



Municipality of Highlands East  
Building Department  
Box 22, Gooderham, ON K0M 1R0

Telephone: 705-447-0051  
Fax: 705-447-0553

## Sewage System Installation Report

Installation by:

File Number:

Date:

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

1. Septic Tank/Holding Tank of working capacity of  litres constructed of plastic/**concrete**/fiberglass  
 Manufacturer:  Model:
2. Distribution Pipe: Type:  Absorption Trench System  Filter Bed System   
 Filter Bed Area:  m<sup>2</sup> Filter Sand Contact Area  m<sup>2</sup>  
 Total  Lineal Metres in  runs of  metres and fed by: Gravity  Siphon  or Pump   
 Loading Rate Area:  m<sup>2</sup>
3. Size of System based on  bedrooms and/or  fixture units. Commercial details:   
 Area of Building  m<sup>2</sup> Total Daily Design Sewage Flow:  litres
4. Other

### COMMENTS:

#### Ensure the following work is completed:

- 1) Back fill system, seed or sod
- 2) Stabilize all sloped surfaces and divert water around leaching bed
- 3) Finish grading to shed run-off
- 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

\*RE-BAR IN BED AREA FOR FUTURE LOCATION DETECTION  
 \*PROTECT SEPTIC COMPONENTS FROM VEHICLES DRIVING/PARKING ON THEM  
 \*GRASS SEED OR OTHER SUITABLE METHOD OF EROSION CONTROL AFTER BACKFILL  
 \*MAINTAIN EFLUENT FILTER  
 \*SYSTEM IS BIG ENOUGH TO SUPPORT 4 BEDROOMS

Note: No change can be made to any building (s) or structures in connection with which this sewage system is used. If the operation or effectiveness of the sewage system will be affected by the change, a Sewage System Permit must be obtained.

### FOR SYSTEM INSTALL DIAGRAM SEE OVER

#### 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  Sewage System **Installed**/Altered under Site Inspection Report #

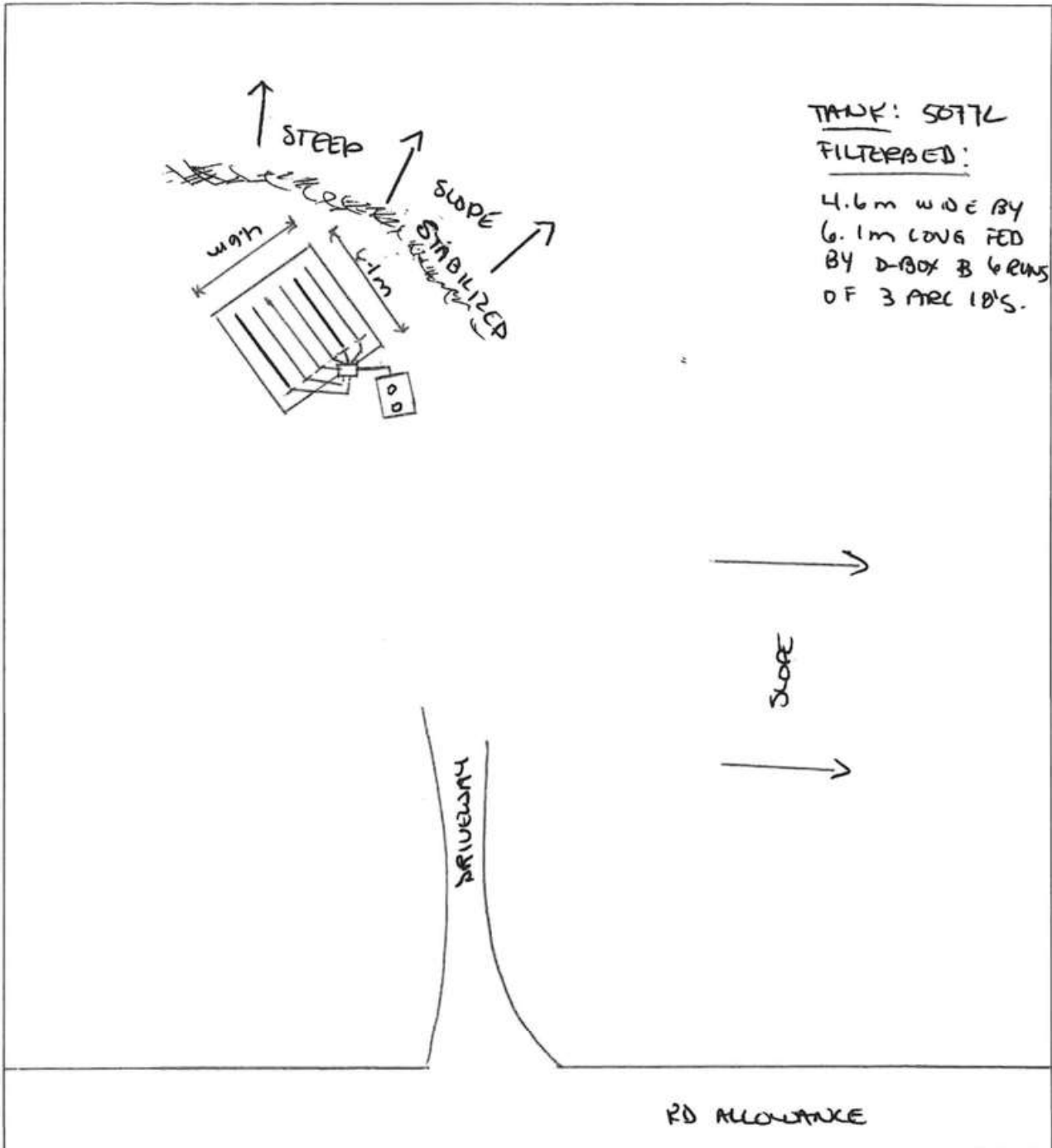
Civic (Emergency, Fire, 911) #  Street:

Roll #

Inspected & Recommended by (Appointed Inspector- Part 8):  Date:

# Sewage System Installation Report

Installation Report Diagram (as observed) For Septic Permit No. HE-2022-56



JUNE 22, 2020

Approved by:

Date:

1199 Cedar Lake Road

# Sewage Installation Invoice

Joe Cox Contracting  
2498 Dyno Road Bancroft ON  
K0L 1C0  
(705) 457-8523  
JCContracting18@gmail.com  
BN: 776609323 RT 0002  
"INVOICE"

Dave MacPherson  
1197 Cedar Lake Road  
Wilberforce Ont.

## Septic and Tree Removal

Supplied and Installed 5000L Low boy concrete tank  
Supplied and Installed 24 square meter filter bed with 60 Ton of filter sand and Arc  
Infiltrators  
Inspected and backfilled

\$10000.00

Cut tree's, chipped brush, removed and buried stumps.

Labour	\$800.00
Chipper	\$500.00
5 Ton Excavator	\$840.00
Float Charge	\$480.00
15 Ton Excavator	\$1200.00

Total \$3840.00



Subtotal	\$13840.00
Tax	\$1799.20
Total	\$15639.20

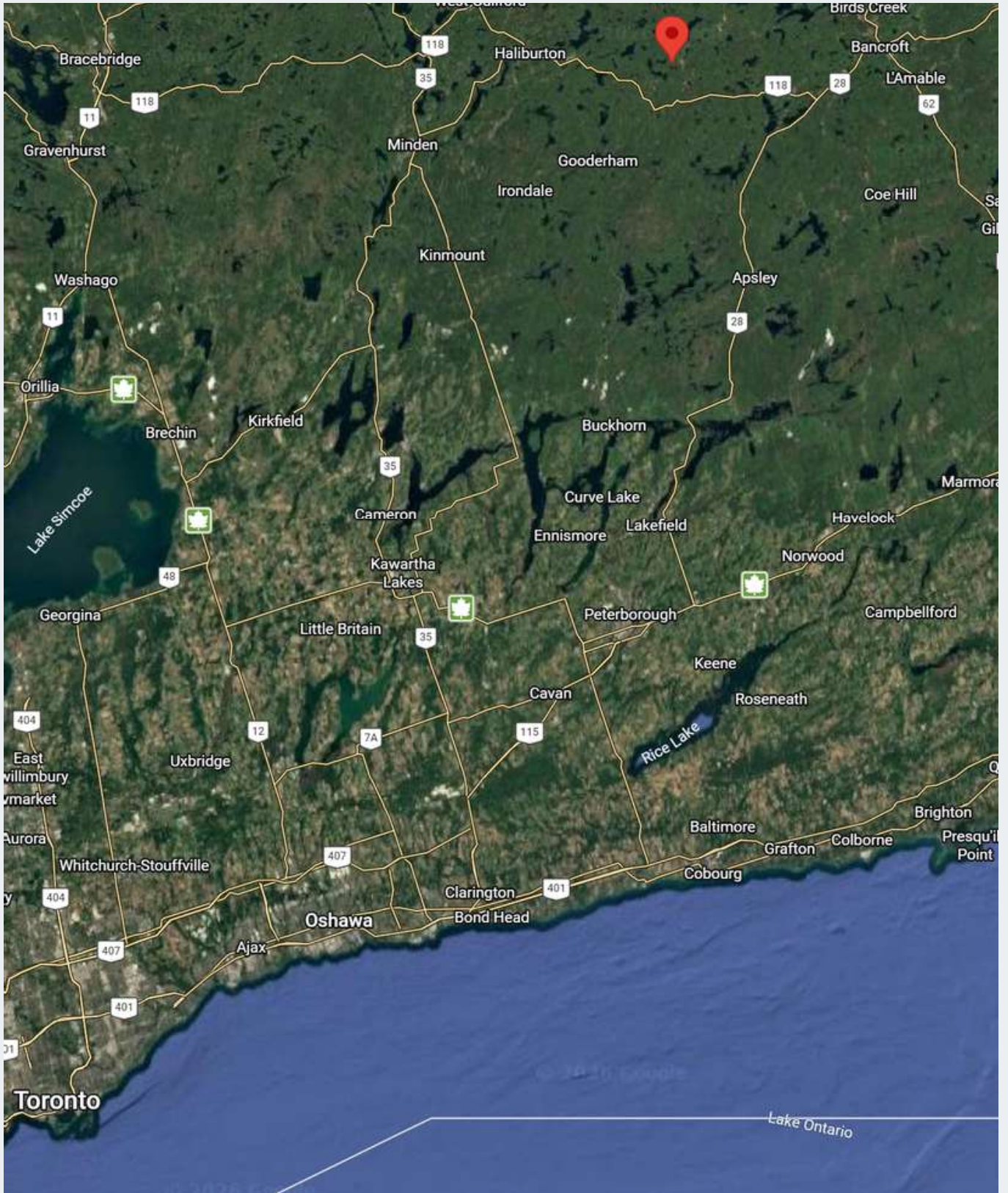
Deposit Paid of \$4000.00

Total Balance Owing \$11639.20



1199 Cedar Lake Road, Wilberforce

# LOCATION FROM GTA





**BROUGHT TO YOU BY** —

**VINCE  
DUCHENE**  
REALTOR®

📧 705 457 0046

📞 vince@vineduchene.ca

🌐 vineduchene.ca

**EXPERIENCE, *It Matters***