



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

20 Trails End, Collingwood



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS **NORTH**





CollaborativeRealEstate.ca



2,028 sq. ft. AG
1,942 sq. ft. BG



3 + 3 Bed



2 + 1 Bath



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Quick Facts 20 Trails End, Collingwood

- **Single floor living - Bright spacious interior with plenty of overflow room for family & entertaining**
- **Minutes to Blue Mountain and the Village at Blue, minutes to the shops, restaurants and theatres of Collingwood yet quiet without being in the center of the hustle & bustle**
- **Located in an established enclave surrounded by mature trees**
- **Southern exposure back deck & low maintenance yard**
- **Generator to power the essentials in a power outage**
- **6 bedrooms and 3 full baths**
- **Meticulously maintained with upgrades throughout including professionally refinished floors & new windows**
- **High tech 2 car garage with EV charging station and security cameras for all of your deliveries**
- **Partial ownership of a 6 acre protected wooded area with trails and the Silver Creek**



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
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 www.CollaborativeRealEstate.ca

20 TRAILS End, Collingwood, Ontario L9Y 5B1

Client Full
Active / Residential

20 TRAILS En Collingwood

MLS® #: 40471849
 Price: **\$2,398,000**



Simcoe County/Collingwood/CW01-Collingwood

Bungalow/House

	Beds	Baths	Kitch
Lower	3	1	
Main	3	2	1

Beds (AG+BG): **6 (3 + 3)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **3,970**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,028/Other**
 BG Fin SF: **1,942/Other**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,595.62/2022**

Remarks/Directions

Public Rmks: **This beautiful custom bungalow is in an established enclave with mature trees, so close to everything but still relaxed and quiet. Meticulously maintained by its owners, the stucco home is in pristine condition. New stylish black windows let in loads of light and allows the 2,000+ square foot main floor to bathe in the southern exposure of the large backyard. You can't get more neat and tidy than this -- everything is freshly painted, all light fixtures and wall sconces are updated, the wood floors have been professionally finished and electric blinds make the enormous main floor windows a delight. Bathrooms have been renovated to feel fresh and stylish. A cute covered front porch with a stone portico leads into the entranceway and the great room beyond. Soaring ceilings make it seem even more inviting and spacious. Inviting guests here will certainly be a pleasure, with a dining area where a table could easily expand and contract as the occasion calls for. Welcome family and friends knowing there are three bedrooms on the main floor and three more on the expansive lower level. Cooking for one or a crowd will certainly be a pleasure in this airy space with a practical slate floor and upgraded appliances. The list of this home's advantages is long but includes an irrigation system, oversized garage with electric car chargers, huge closets in all rooms, generator, humidifier, as well as shared ownership of six-acres of protected wooded area with community trails to enjoy the Silver Creek. This is what pride of ownership looks like.**

Directions: **From Collingwood - West on Mountain Road to Grey Road 19, turn left, left on Trails End to sign on right.**
 Cross St: **Grey Road 19**

Common Elements

Exterior

Exterior Feat:	Deck(s), Landscaped, Porch, Recreational Area	Roof:	Asphalt Shingle
Construct. Material:	Stone, Stucco (Plaster)	Prop Attached:	Detached
Shingles Replaced:	2018	Apx Age:	16-30 Years
Year/Desc/Source:	2002/Owner/Owner	Rd Acc Fee:	
Property Access:	Municipal Road, Paved Road, Year Round Road	Winterized:	Fully Winterized
Other Structures:	Shed	Garage Spaces:	2.0
Garage & Parking:	Attached Garage//Private Drive Double Wide//Interlock		
Parking Spaces:	8	Driveway Spaces:	6.0
Services:	Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Telephone Available		
Water Source:	Drilled Well	Water Tmnt:	Iron/Mineral Filter, UV System, Water Softener
Well Cap Gall/Min:	10	Sewer:	Septic Approved
Lot Size Area/Units:	/	Well Depth Ft:	64
Lot Front (Ft):	95.00	Acres Rent:	
Location:	Urban	Lot Shape:	Rectangular
		Land Lse Fee:	
Area Influences:	Airport, Ample Parking, Beach, Golf, Greenbelt/Conservation, Hospital, Library, Marina, Place of Worship, School Bus Route, Schools, Shopping Nearby, Skiing, Trails		
View:	Mountains, Trees/Woods	Retire Com:	
Topography:	Flat, Open space	Fronting On:	South
Restrictions:		Exposure:	North
School District:	Simcoe County District School Board, Simcoe Muskoka Catholic District School Board		
High School:	CCI, Our Lady of the Bay		
Elementary School:	Admiral, St. Mary's, Pretty River Academy		

Interior

Interior Feat: **Auto Garage Door Remote(s), Central Vacuum, ERV/HRV, Generator-Partial, Sump Pump, Water Heater**



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Security Feat:
 Basement:
 Laundry Feat:
 Cooling:
 Heating:
 Fireplace:
 Inclusions:
 Add Inclusions:
 Exclusions:
 Furnace Age:

Owned, Water Softener, Water Treatment
 Alarm System, Carbon Monoxide Detector(s), Monitored, Smoke Detector(s)
 Full Basement
 Main Level, Sink
 Central Air
 Fireplace-Gas, Forced Air, Gas
 1/Living Room, Natural Gas
 Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings
 Rec Room: Dufferin Pool Table w/Table Tennis Top, High Top Table w/Two Chairs and Panasonic Theater Sound System (SA-HT930), Garage: EV Charging Station Nema 14-50 50amp, Living Room: 2 Paradigm Wall Mounted Speakers
 Tesla Wall Connector (negotiable separate from sale)
 2010

Basement Fin: Fully Finished
 FP Stove Op: Yes
 UFFI:

Property Information

Common Elem Fee: No
 Legal Desc: PCL 17-1 SEC 51M397; LT 17 PL 51M397 NOTTAWASAGA; COLLINGWOOD
 Zoning: R1
 Assess Val/Year: \$657,000/2022
 PIN: 582540152
 ROLL: 433108001213436
 Possession/Date: Flexible/

Local Improvements Fee:
 Survey: None/
 Hold Over Days: 120
 Occupant Type: Owner
 Deposit: Minimum 5%

Brokerage Information

List Date: 08/23/2023
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Karen E. Willison, Salesperson
 Date Prepared: 08/23/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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MLS® #: 40471849

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	9' 8" X 5' 5"	2.95 X 1.65	Beamed ceiling, Stone floor, Vaulted Ceiling
Kitchen	Main	17' 9" X 15' 1"	5.41 X 4.60	Beamed ceiling, Double sink, Open Concept, Stone floor, Vaulted Ceiling
Dining Room	Main	14' 10" X 15' 11"	4.52 X 4.85	Beamed ceiling, French doors, Hardwood floor, Open Concept, Walkout to Balcony/Deck
Living Room	Main	16' 0" X 15' 11"	4.88 X 4.85	Beamed ceiling, Fireplace, Hardwood floor, Open Concept, Vaulted Ceiling
Bedroom Primary	Main	19' 4" X 18' 11"	5.89 X 5.77	Ensuite, Hardwood floor, Walk-in Closet
Primary Ensuite Bathroom	Main	10' 3" X 11' 7"	3.12 X 3.53	5+ Piece, Tile Floors
Bedroom	Main	13' 4" X 11' 10"	4.06 X 3.61	Broadloom
Bedroom	Main	13' 3" X 11' 5"	4.04 X 3.48	Broadloom
Desc: Office/Bedroom				
Bathroom	Main	7' 8" X 8' 1"	2.34 X 2.46	4-Piece, Linen closet, Tile Floors
Laundry	Main	13' 3" X 6' 11"	4.04 X 2.11	Tile Floors
Recreation Room	Lower	29' 9" X 27' 0"	9.07 X 8.23	Broadloom, Wainscoting
Bedroom	Lower	16' 11" X 18' 3"	5.16 X 5.56	Broadloom
Desc: Soundproof Recording Studio/Bedroom				
Bedroom	Lower	14' 8" X 11' 10"	4.47 X 3.61	Broadloom
Bedroom	Lower	14' 5" X 14' 8"	4.39 X 4.47	Broadloom
Bathroom	Lower	14' 8" X 5' 11"	4.47 X 1.80	4-Piece, Linen closet, Tile Floors
Utility Room	Lower	14' 8" X 11' 9"	4.47 X 3.58	
Cold Room	Lower	6' 1" X 11' 7"	1.85 X 3.53	

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Expense/Utility/House Details

20 Trails End, Collingwood

House Details

Item	Year	Notes
Year Home was Built	2002	Custom Built
Air Conditioner	2023	Carrier
Air Exchanger	2002	LifeBreath (fully ducted)
Windows & Exterior Doors	2022	Euro Windows Ostaco Patio Door
Roof	2018	BP Cobalt Black Everest (30 yr)
Furnace	2010	Carrier (58MVC080 DC Driven)
Hot Water Tank	2018	John Wood Power Vented 50 Gallon NG - Commercial Grade

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$7,595.62	The Town of Collingwood
Insurance Premium	\$1,859.00	Intact Insurance
Gas	\$1,192.59	Enbridge
Hydro	\$1,998.02	Epcor
Well	\$297.13	The Water Store
Septic Services	\$1,017.00	Ardiel Septic Services
Internet/Cable Provider		Rogers
Lawn/Garden Maintenance	\$1,007.37	Eagles Weed Control & Lawn Services

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Brigade / VCFF23655003	
Dishwasher	Miele / G6105U	
Stove/Oven	Brigade / CRVER330SB55	
Microwave	Panasonic / NN-SD67AS	
Washer	Whirlpool / WFW87HEDCO	
Dryer	Whirlpool / YWED87HEDCO	

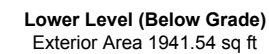
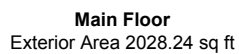
Additions/Upgrades

Item	Year	Details/Notes
Alarm System	2022 / Monitoring \$45.00/mth	Huronia Alarm & Fire Security Inc.
Carrier Generator	100 Amp / \$231.65 Annual Service	Model: ASPBSICCA010 Serviced by the Generator Guys
Kanata Garage Doors	2023	¾ HP Belt Driven, Battery Backup, Wifi Compatible with Cameras

Additional Notes:

Heat-N-Go Gas Fireplace Model: SL-750TRSC
Generator Powers: <ul style="list-style-type: none"> • Water pump for the well • Garage plugs • Furnace • Water softener • Sump pump • Sterilight UV light • Mechanical room light • Microwave • Fridge • Primary bedroom and ensuite
Pre-wired for future hot tub
Irrigation system

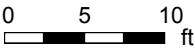
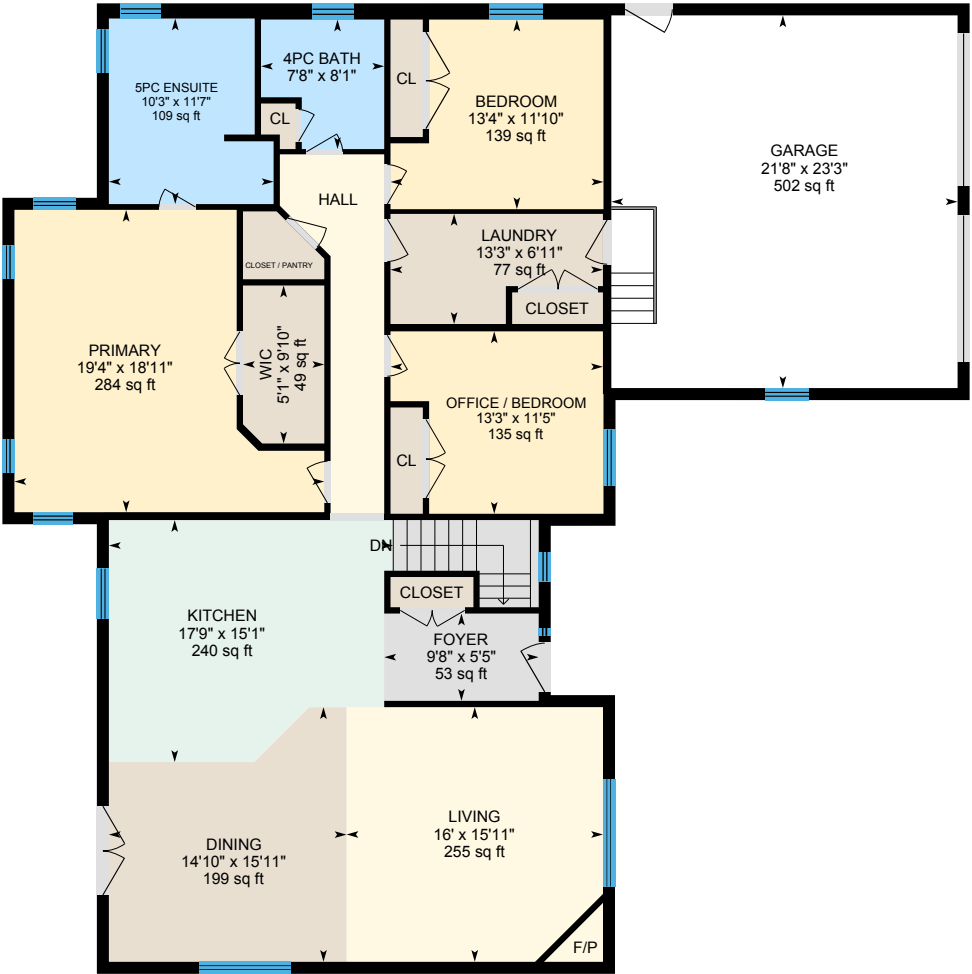
Main Building: Total Exterior Area Above Grade 2028.24 sq ft



PREPARED: 2023/08/22

20 Trails End, Collingwood, ON

Main Floor Exterior Area 2028.24 sq ft
Interior Area 1882.06 sq ft
Excluded Area 555.53 sq ft



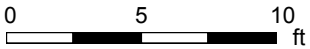
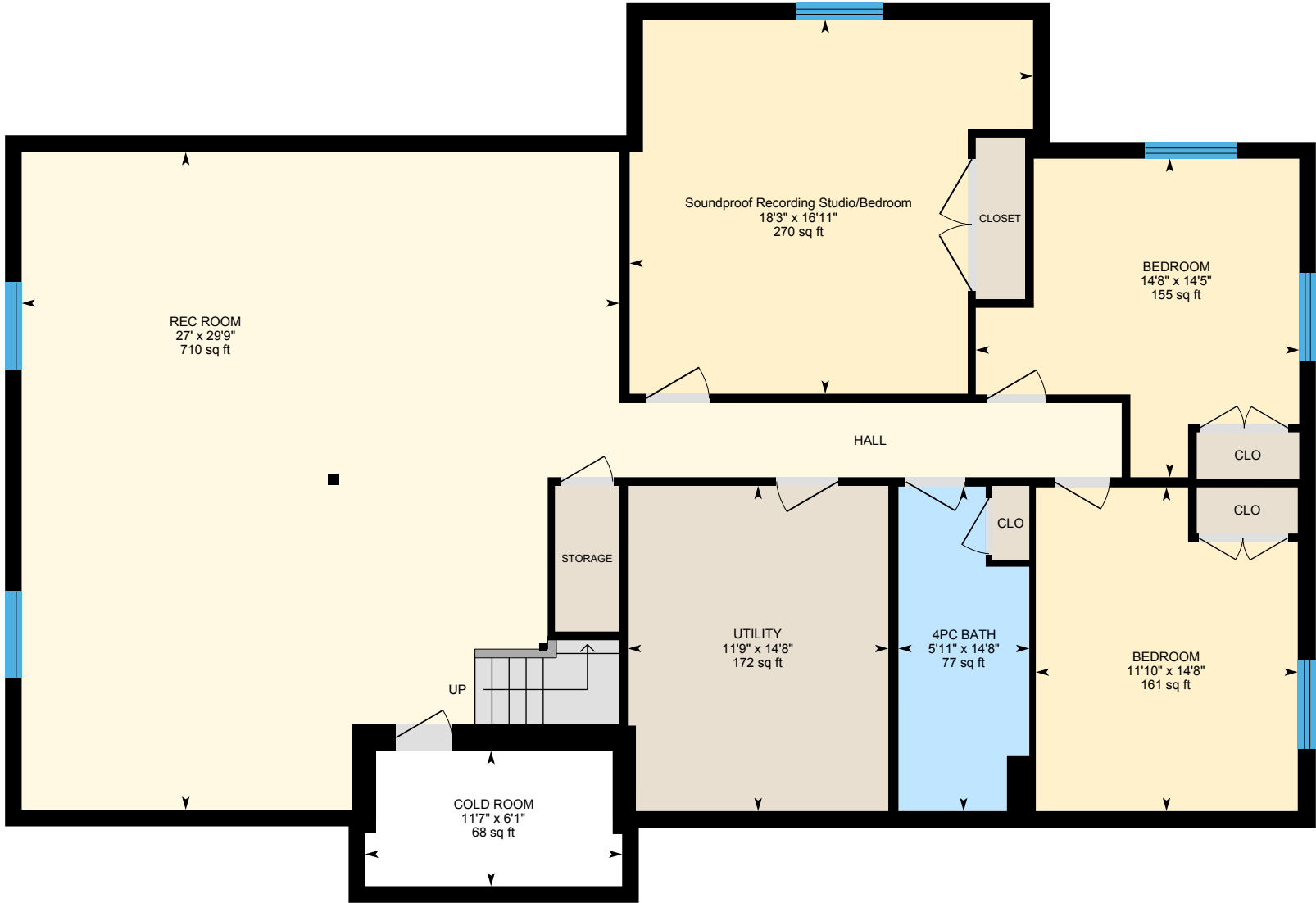
PREPARED: 2023/08/22



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

20 Trails End, Collingwood, ON

Lower Level (Below Grade) Exterior Area 1941.54 sq ft
Interior Area 1793.57 sq ft
Excluded Area 67.63 sq ft



PREPARED: 2023/08/22



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

20 Trails End, Collingwood, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

4pc Bath: 7'8" x 8'1" | 54 sq ft
5pc Ensuite: 10'3" x 11'7" | 109 sq ft
Bedroom: 13'4" x 11'10" | 139 sq ft
Dining: 14'10" x 15'11" | 199 sq ft
Foyer: 9'8" x 5'5" | 53 sq ft
Garage: 21'8" x 23'3" | 502 sq ft
Kitchen: 17'9" x 15'1" | 240 sq ft
Laundry: 13'3" x 6'11" | 77 sq ft
Living: 16' x 15'11" | 255 sq ft
Office / Bedroom: 13'3" x 11'5" | 135 sq ft
Primary: 19'4" x 18'11" | 284 sq ft
Wic: 5'1" x 9'10" | 49 sq ft

LOWER LEVEL

4pc Bath: 14'8" x 5'11" | 77 sq ft
Bedroom: 14'8" x 11'10" | 161 sq ft
Bedroom: 14'5" x 14'8" | 155 sq ft
Cold Room: 6'1" x 11'7" | 68 sq ft
Rec Room: 29'9" x 27' | 710 sq ft
Soundproof Recording Studio/bedroom: 16'11" x 18'3" | 270 sq ft
Utility: 14'8" x 11'9" | 172 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1882.06 sq ft
Excluded Area: 555.53 sq ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 2028.24 sq ft

LOWER LEVEL (Below Grade)

Interior Area: 1793.57 sq ft
Excluded Area: 67.63 sq ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 1941.54 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1882.06 sq ft
Excluded Area: 555.53 sq ft
Exterior Area: 2028.24 sq ft

20 Trails End, Collingwood, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

Property Details

An aerial photograph of a residential neighborhood. A blue outline highlights a specific area of land on the right side of the image. A white circle is drawn around a house in the center-left. A white arrow points from the text "Shared Acreage" to the blue-outlined area. Street names visible include "Sawdon Gate Rd", "Tran's End", "Limbet Lotus Wellness", and "Mint View Ct".

Lot Size

Area: 277644.04 sq.ft

Perimeter: 5554.46 ft

Measurements: 160.68ft x 172.79ft x 146.81ft x 240.85ft x 213.69ft x 347.3ft x 106.04ft x 52.1ft x 483.31ft x 32.59ft x 316.0ft x 49.74ft x 124.79ft x 157.19ft x 130.97ft x 199.34ft x 31.43ft x 60.23ft x 73.66ft x 37.16ft x 178.56ft x 13.13ft x 211.57ft x 22.08ft x 215.29ft x 13.01ft x 224.87ft x 73.27ft x 73.23ft x 49.41ft x 18.3ft x 131.23ft x 67.92ft x 78.66ft x 101.71ft x 73.65ft x 164.92ft x 174.9ft x 16.56ft x 198.94ft x 318.93ft

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Assessment Information

ARN

433108001213421

		Previous Assessment
Taxation Year		N/A
2023	Phased-In Assessment	\$0
2022		\$0
2021		\$0
2020		\$0

Frontage: N/A

Description: Common land

Depth: N/A

Property Code: 140

Based On: January 1, 2016

Current Assessment:\$0

Enhanced Site & Structure

Structures:

Assessment Roll Legal Description: PLAN M397 BLK 36

Property Address: TRAILS END COLLINGWOOD ON L9Y

Zoning: SR

Property Type: RESIDENTIAL

Site Area: 6.37A

Site Variance: Irregular

Driveway Type: Unspecified/Not Applicable

Garage Type: N/A

Garage Spaces: N/A

Water Service Type: None Available

Sanitation Type: None

Pool: Indoor : N/A, Outdoor : N/A

RRF AppealDate: 2023-03-31

Abut Details: N/A

Onsite Details: ZONED FOR MULTIPLE USE

Proximity Details: N/A

Waterfront Details: N/A

Last Property Assessment Notice 2022-11-02

Residential Property Tax Details

Year	Tax Estimate
2021	\$0
2022	\$0



The Town of Collingwood

Box 157 97 Hurontario Street
Collingwood, ON L9Y 3Z5
(705) 445-1030

TAX NOTICE

Final	2022
Mailing Date	July 8, 2022

Roll No. 4331- 080-012-13436-0000

Mortgage Company:	Mortgage No.
Name and Address	Municipal Address/Legal Description
20 TRAILS END COLLINGWOOD, ON L9Y 5B1	20 - TRAILS END PLAN M397 LOT 17 AND 1/35 BLK 36

Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)
RTEP	\$ 657,000.00	Res/Farm Tx:Full - EPubSup	0.00718215	\$ 4,718.67	0.00279034	\$ 1,833.25	0.00153000
RTEP	\$ 657,000.00	Special Capital Levy	0.00005858	\$ 38.49			
Sub Totals >>>		Municipal Levy	\$ 4,757.16	County Levy	\$ 1,833.25	Education Levy	\$ 1,005.21

Special Charges		Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount
				8/19/2022	\$ 1,932.81
				10/21/2022	\$ 1,931.00
Total Special Charges		\$ 0.00		Total Amount Due	
				\$ 3,863.81	

PAID OCT 11/2022
Confirmation #7433
8:21 AM ET.

\$1,931.00

PAID AUG 8/2022
Confirmation #3956
12:42 ET.

\$1,932.81

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	4331- 080-012-13436-0000
Name	
Address	20 TRAILS END COLLINGWOOD, ON L9Y 5B1
Due Date	Total Due
October 21, 2022	\$ 1,931.00

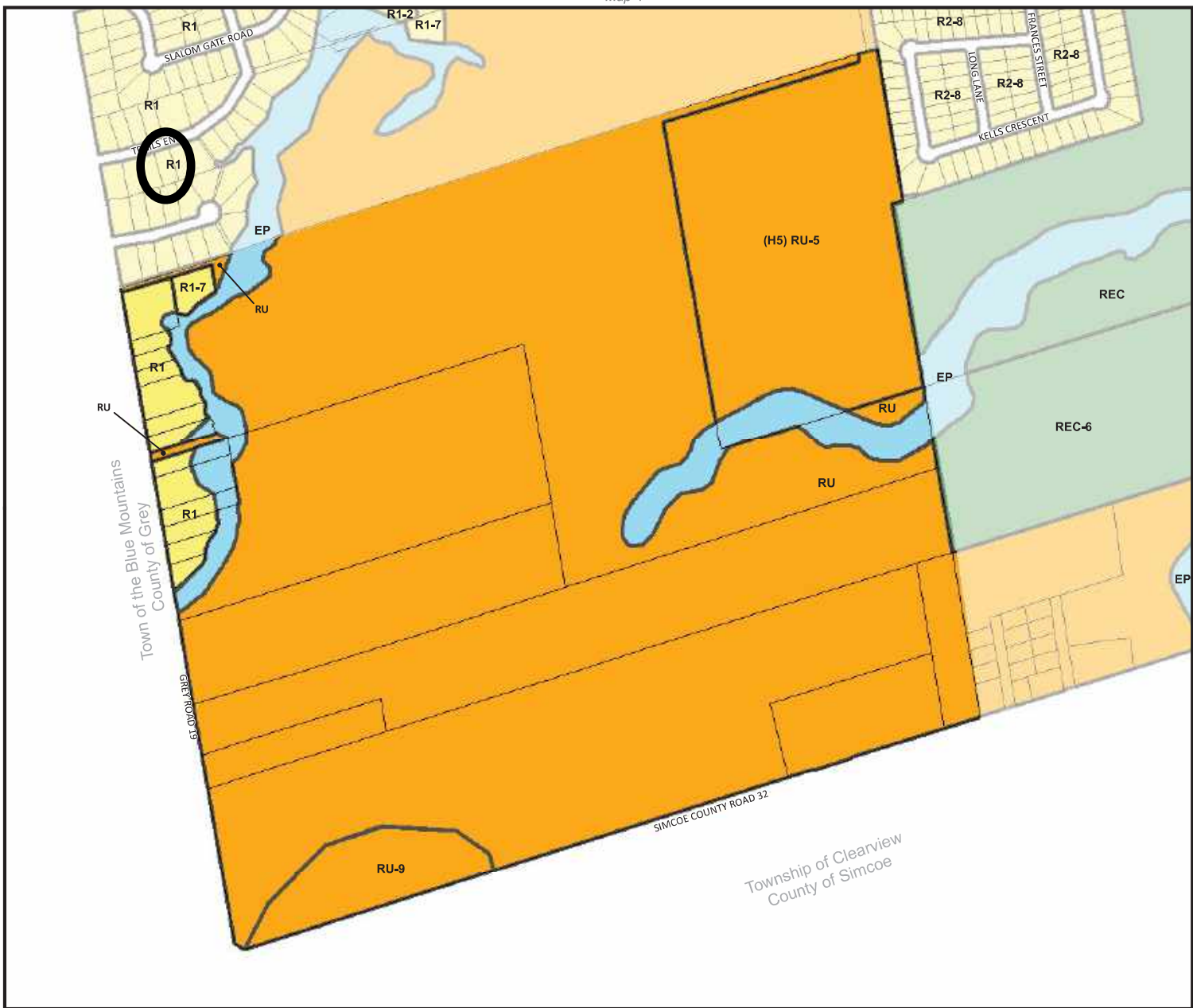
PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	4331- 080-012-13436-0000
Name	
Address	20 TRAILS END COLLINGWOOD, ON L9Y 5B1
Due Date	Total Due
August 19, 2022	\$ 1,932.81



Map 4



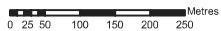
Collingwood Zoning By-Law Schedule 'A' - Map 5



REVISIONS

No.	Date	By-law
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

1:7000



Revised by:
RS

Produced by the Town of Collingwood, Planning Services.
The information contained herein is believed to be correct, however, the Town assumes no liability for negligence, inaccuracies or omissions. This drawing is not a legal survey.



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The Ontario Ministry of Natural Resources (Copyright: - Queens Printer 2007).
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THIS IS NOT A PLAN OF SURVEY.



Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

5736656

PLAN 51M-397

57008 CON

Panel 17-1

County or District SIMCOE	Township/Borough/City/Village COLLINGWOOD	Con. block tract survey, etc. 36	Lot 17
Address COLLINGWOOD		Date completed 08 day 02 month 02 year	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BROWN	SAND	GRAVEL STONES		0	8
GREY	CLAY	STONES	STONEY CLAY	8	23
GREY	CLAY		HARD + SOFT LAYERS	23	39
GREY	CLAY	SAND GRAVEL	CEMENTED HARD PAN	33	58
BROWN	SAND		CLEAN WATER		
			BEARING SAND	58	64
			COURSE		

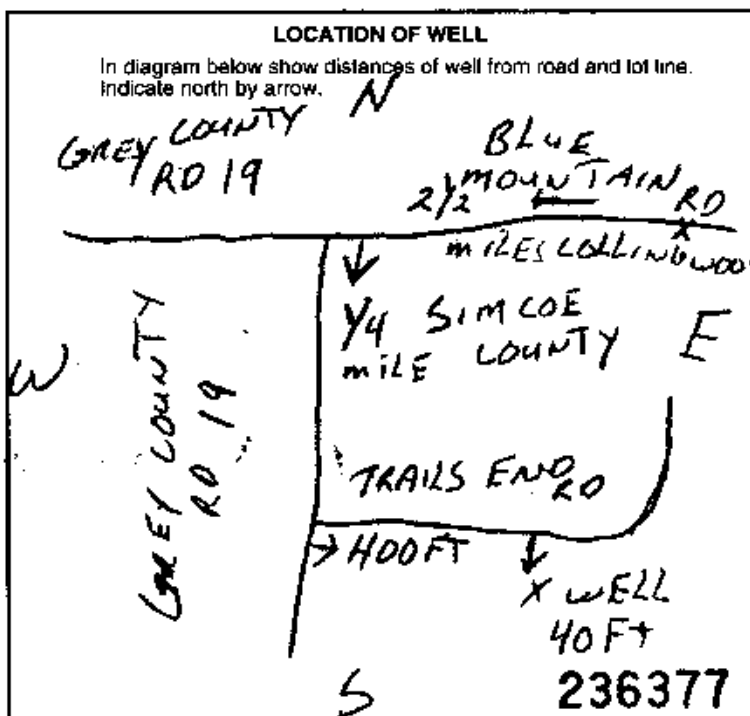
WATER RECORD			
Water found at - feet	Kind of water		
64	<input checked="" type="checkbox"/> Fresh	<input type="checkbox"/> Sulphur	<input type="checkbox"/> Minerals
	<input type="checkbox"/> Salty	<input type="checkbox"/> Gas	<input type="checkbox"/> Gas

CASING & OPEN HOLE RECORD				
Inside diam. inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/8	Steel	0.188	4 1/2	58

Screen	Size of opening (Slot No.)	Diameter	Length
	18-30	6 inches	7 feet
	Material and type STAINLESS STEEL		

PLUGGING & SEALING RECORD			
Annular space			
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)	
4	13	BEN SEAL	

PUMPING TEST		Pumping rate	Duration of pumping
1 Pump	2 Bailer	10 GPM	2 Hours 30 Mins
Static level	Water level end of pumping	Water levels during	Pumping
6 feet	30 feet	30 feet	30 feet



FINAL STATUS OF WELL			
<input checked="" type="checkbox"/> Water supply	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Unfinished	
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	
<input type="checkbox"/> Test hole	<input type="checkbox"/> Abandoned (Other)		
<input type="checkbox"/> Recharge well	<input type="checkbox"/> Dewatering		
WATER USE			
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not use	
<input type="checkbox"/> Stock	<input type="checkbox"/> Municipal	<input type="checkbox"/> Other	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Public supply		
<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & air conditioning		
METHOD OF CONSTRUCTION			
<input checked="" type="checkbox"/> Cable tool	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Drilling	
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Other	
<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Jetting		

Name of Well Contractor MIGHTON'S WELL DRILLING	Well Contractor's Licence No. 3602
Address RR 2 STAYNER ONT	
Name of Well Technician LARRY MIGHTON	Well Technician's Licence No. 7-0129
Signature of Technician/Contractor <i>Kenneth A. Mighton</i>	Submission date day 20 mo 2 year

MINISTRY USE ONLY	Data source	Contractor	Date received
		3602	FEB 22 2002
	Date of inspection	Inspector	
Remarks			

MIGHTONS WELL DRILLING LTD.

GST #R103688255

Hwy. 26, 3 Miles North of Stayner
R.R. #2, Stayner, Ontario L0M 1S0
Phone Wasaga Beach (705) 429-3500

CUSTOMER ORDER NUMBER _____ TELEPHONE _____ FAX _____ DATE 08/22/02

NAME _____

ADDRESS _____

CITY _____

PROVINCE _____

POSTAL CODE _____

SOLD BY	CASH	CHEQUE	CHARGE	DEBIT CARD	C.O.D.	ON ACCT.	MDSE. RET'D.	PAID OUT
---------	------	--------	--------	------------	--------	----------	--------------	----------

QUANTITY	DESCRIPTION	PRICE	AMOUNT
----------	-------------	-------	--------

64' X 6 1/4"	Well drilling @ 32¢/ft		2048.00
--------------	------------------------	--	---------

	Well screen 7' x 6" X slot & fittings installed		1600.00
--	---	--	---------

	shoe Vermit proof well cap Bensed clomating & developing Feb 18		400.00
--	---	--	--------

	1/2 HP sub pump 202 tank fitless adapter hose wire Complete installed		2100.00
--	---	--	---------

SPECIAL INSTRUCTIONS		SUBTOTAL	6148.00
Will RETURN TO COMPLETE Final tie-in when customer ready, will call to confirm date		GST	430.36
All claims and returned goods MUST be accompanied by this bill		PST	\$
RECEIVED BY <u>PAID IN FULL</u>		TOTAL	6578.36

2051 By cash Feb 18-02
Lay Myler THANK YOU



SIMCOE COUNTY
DISTRICT HEALTH UNIT
Sewage System
Permit Application

Receipt taken.

Test Holes
Dug.

Permit no. SP-17-C-01
Roll no. 080 012 134 316.
Date rcvd. July 31.01
Fee rcpt. no. 96279.

Registered Owner	Owner's Authorized Agent	Sewage System Installer
	Janalco LTD General Delivery Thornbury Ont Postal Code N0H 2P0	Janalco LTD General Delivery Thornbury License no: 1998-1649 Expiry Date: 2003
	Home Phone 59-599-7032 Bus. Phone 705-444-7102	Business Phone 705-444-7102

Municipality New Name Town of Collingwood	Municipality Old Name Township of Northwinds	Concession XIII	Twp. Lot No. Lot #17	Plan No. 51M-397	Sub. Lot No. Pt 541/5
Street Name 20 Trails EWD	Street No. (911#)	Zoning: Residential / Estate			
Property Assessment Roll Number:					

Is this project under the ONTARIO NEW HOME WARRANTY PROGRAM? ☐ Yes ☒ No

Is the property within the control of a CONSERVATION AUTHORITY? ☐ Yes ☒ No

Directions to Lot: Blue Mt Rd to Olser Bluff Rd hang right go to Trails EWD Street hang left 4th lot in on right with cement sold sign.

THE BUILDING TO BE SERVICED HAS THE FOLLOWING: (INCLUDE ALL ROUGHED-IN PLUMBING AND ANY PROPOSED ADDITIONS)

no. of	Plumbing Fixtures	F.U.V.	No. of separate dwelling units	Water supply is:
2	Toilets	4	Total number of bedrooms	<input type="checkbox"/> Existing or
4	Tubs / Showers	1.5	FINISHED FLOOR AREA in sq. M [] or sq. ft. []	<input checked="" type="checkbox"/> Proposed
	Hot Tubs / Spas	1.5	Basement	and comes from the following source:
2	Washbasins	1.5	First floor 5200 sq ft	<input type="checkbox"/> Municipal / Communal supply
1	Kitchen Sinks	1.5	Second floor	<input checked="" type="checkbox"/> Drilled well
1	Automatic Dishwashers	0/1.5	Third floor	<input type="checkbox"/> Dug or bored well
	Garbage Grinders		Other	<input type="checkbox"/> Sandpoint well
1	Laundry Tubs	1.5	Other	<input type="checkbox"/> Lake, river or stream
1	Automatic Washers	1.5	TOTAL AREA 2000 sq ft	<input type="checkbox"/> Other (describe)

Check box if there is a water filter ☐ and / or a water softener ☐ that backwashes into the sewer lines.

Proposed Septic System: class 5... ☐ class 4... ☒ as: Filter Bed

You must provide 3 copies of a complete and detailed site plan. See "Procedures for Obtaining a Sewage System Permit".

WARNING: Any deviation from the approved plans and specifications after this permit is issued is a violation of the Building Code Act. Consult with your Inspector before making any changes.

I agree to comply with the provisions of the Municipal Building and Zoning By-Laws and of By-Laws of the Simcoe County Board of Health. I further agree that neither the granting of a Permit nor approval of the plans and specifications nor inspections made by Simcoe County Health Unit Inspectors during work on the sewage system shall relieve me from responsibility for carrying the work out in accordance with the Building Code Act and the Regulations made thereunder.

I hereby certify that I have knowledge of the particulars contained in the statements made in this application and I solemnly declare that they are in every respect, fully and truly stated

Signature _____ Date July 31/2001

Permit Granted <input type="checkbox"/>	Granted with attachments <input checked="" type="checkbox"/>	Unable to grant, reasons attached <input type="checkbox"/>
Signature Tom Lupat	Chief Building Official or Designate, Simcoe County District Health Unit	Date Aug 8/01



SIMCOE COUNTY
DISTRICT HEALTH UNIT
Final Inspection Report

Class 4

Final ~~Inspection~~ Bed System

Permit Number SP-17-C-01

Municipality Collingwood

Con

Twp Lt

Plan 397

Sub Lt 17

Owner

Roll Number 08001213436

Date DEC 5/01

Installer JAWALCO

Design Sewage Flow 1700 L/day

Water supplied from drilled well...[] dug well...[X] municipal/communal...[] other: []

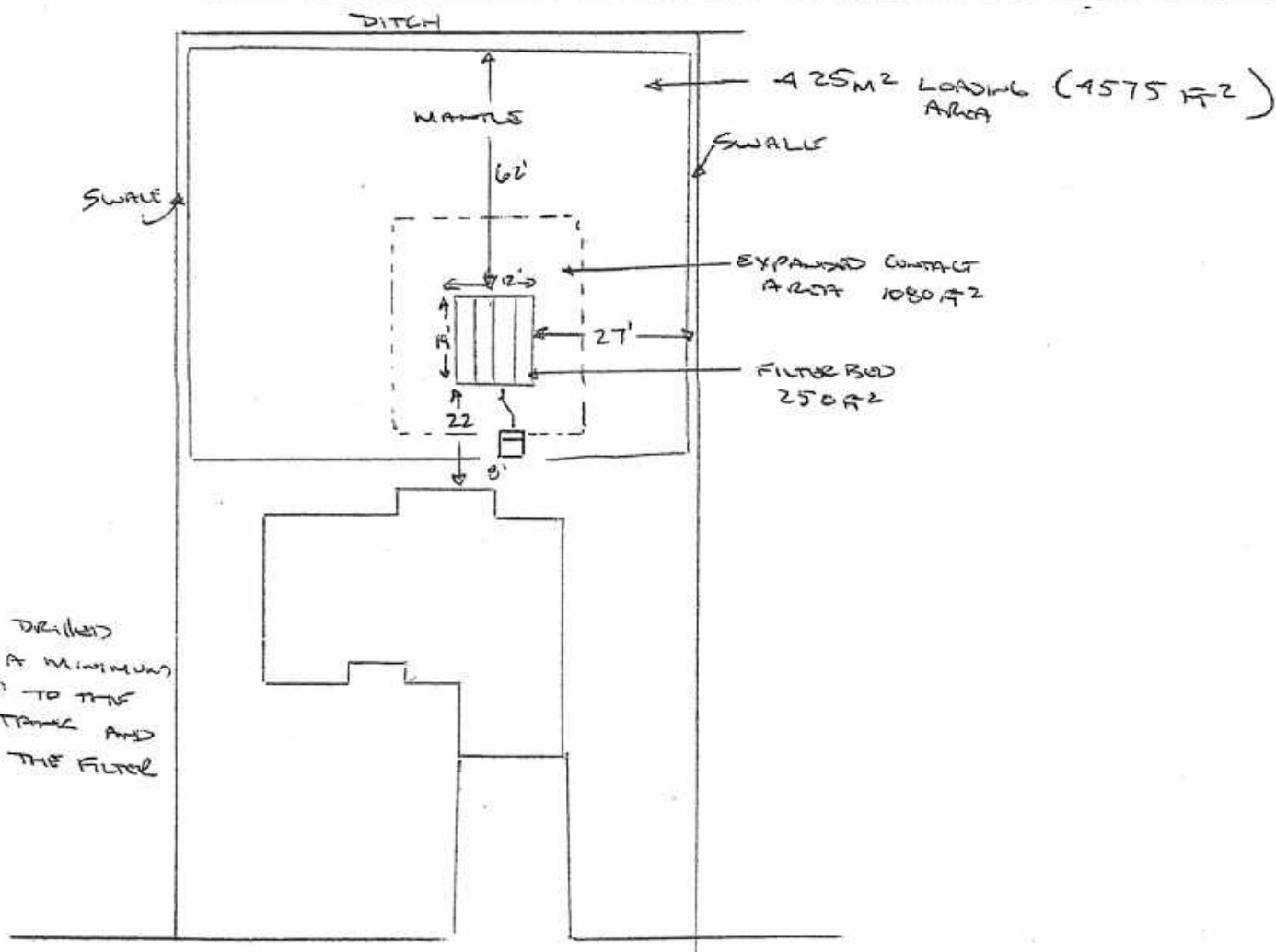
Septic tank size 4500 litres made of concrete...[X] plastic...[] OR

Treatment Unit Make _____ Model _____ Capacity _____

Absorption Trenches totalling _____ lineal m laid in _____ runs of _____ m each

Fed by gravity...[X] pump...[] Finished at grade...[] or finished 1 m above grade

INSTALLED LAYOUT: as drawn below...[X] as per approved site plan...[] site plan as amended...[]



INSTALL DRILLED
WELL A MINIMUM
OF 50' TO THE
SEPTIC TANK AND
60' TO THE FILTER
BED

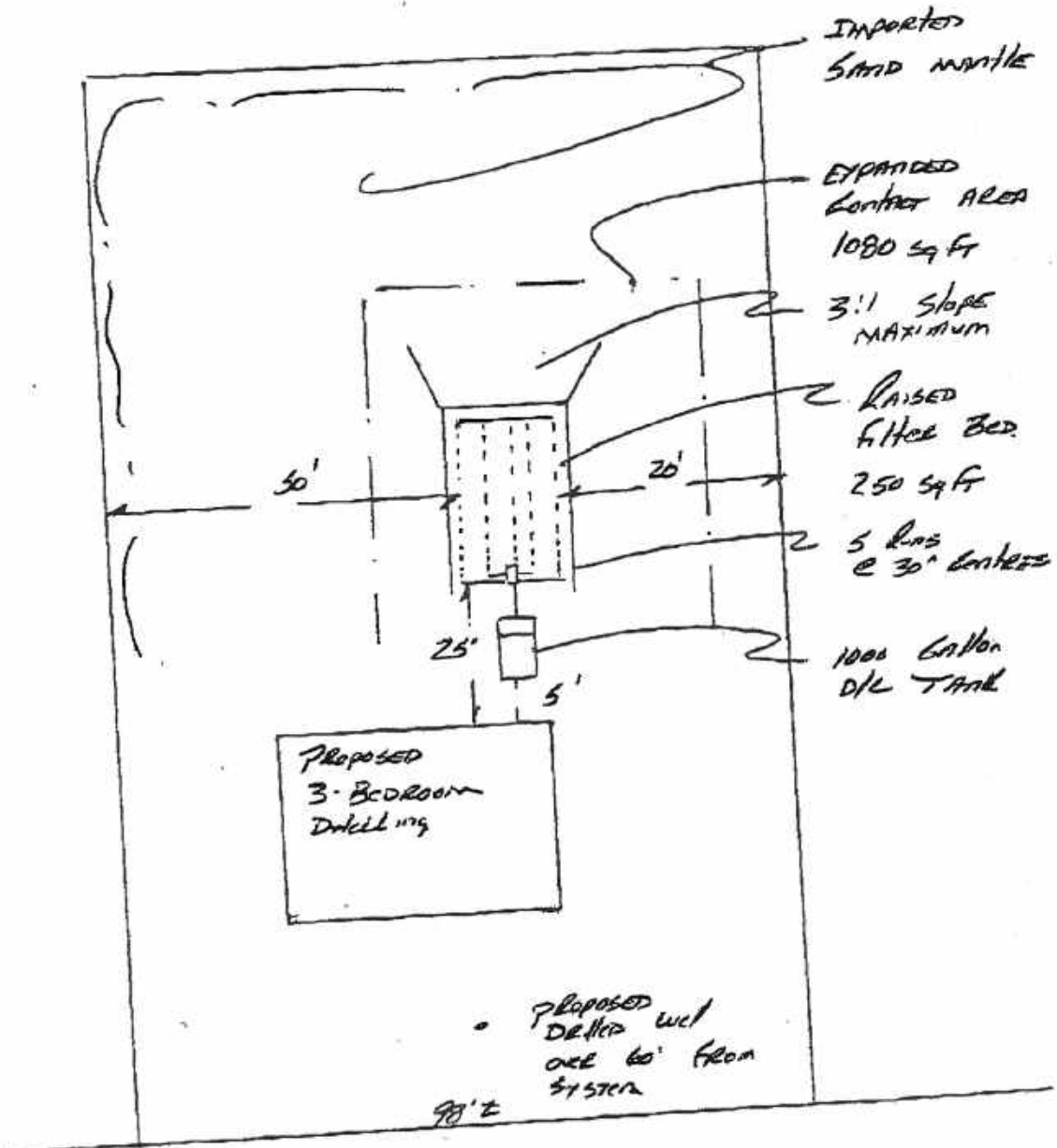
Inspector Tom Lytt

Inspection Date DEC 5/01

08/01 12:00

8

ATTN: TOM LEAGATT



SP-17-E-01

System to be a minimum of 3' (1.5m)
Above clay soil or high ground water table.

REVISED AUG 8/01

6/01 12:00



Class 4 Filter Bed System

PERMIT
NUMBER SP-17-C-01

Revised Aug 8/01

- 1 The plumbing will be high enough to allow gravity flow, otherwise a pump and pump chamber that is sized to deliver litres per 15 min. cycle will be installed between the septic tank / treatment unit and the leaching bed
- 2 Total "fixture units" value for all dwelling units: 21.5
- 3 Total number of bedrooms in all dwelling units: 3
- 4 Total finished floor area in all dwelling units: 185.8 sq. meters.
- 5 Total daily design sanitary sewage flow: 1700 litres per day
- 6 ~~Minimum required capacity of the treatment unit shall be based on the requirements of sec. 2.6.2.2 of the Ontario Building Code:~~
A Treatment Unit appropriately sized, meeting the requirements of sec. 2.6.2.2 of the Ontario Building Code:
Manufacturer: ; Model: ; Rated Capacity:
- 7 Minimum Effective Surface Area 23.2 m² of filter medium
Minimum Base Area 100 m² of filter medium
Minimum Leaching Bed Fill Area 425 m² of leaching bed fill
- 8 Benchmark established as Centre Line of Road North of Lot
- 9 Leaching Bed Fill Area will be excavated to a maximum depth of 0.1 m mm above / below benchmark / highest existing grade before site was disturbed. Base will be graded and scarified.
(Remove organic material only).
- 10 Other:
- 11 Owner or licensed installer will call Health Unit for inspection of:
☒ test holes after they are dug but before any site preparation is started
☒ prepared site, graded and scarified but before any fill is placed
☐ completed installation and backfilling of the leaching bed prior to backfilling
☐ finished job, all backfill, grading, sealing and topsoil or sod in place

Signature XDate July 21/2001