



July 25, 2019

Via: Email

Mr. Ron Davidson
Planning Consultant
Land Use Planning Consultant Inc.
265 Beattie Street
Owen Sound, ON N4K 6X2

Dear Mr. Davidson:

**Re: Cedar Rail Family Campground
Proposed Campground Expansion
Project No.: 300038077.1000**

Cedar Rail Family Campground is a seasonal campground located at 15259 Grey Bruce Line, Chesley, Ontario. The Campground consists of 202 existing travel trailer sites (including three rental cottages) with water and sewer hookups as well as miscellaneous outbuildings including an office/gate house, two recreational halls, two comfort stations and approximately 25 sites and bunks with no sewer hookups. An expansion consisting of an additional 75 fully serviced (water, sewer, & hydro) seasonal travel trailer sites is proposed.

We understand that site plan approval for the expansion of the 75 sites is required from the local lower tier municipality, the Township of Chatsworth. The property is currently zoned T-16 (Tent & Trailer Campground) with a small area zoned EP (Environmental Protection). The areas proposed for expansion are within the current T-16 zoning (refer to attached site plan). A by-law amendment is also required to update the description of the property under the existing zoning by-law. R.J. Burnside & Associates Limited (Burnside) has been retained to review the capacity of the water and sewage treatment systems (existing and proposed) and their respective ability to accommodate the proposed expansion. Following a preliminary discussion with Mr. Davidson, we understand that no review of storm water management infrastructure is required at this time.

Sewage Treatment and Disposal

Municipally owned sanitary sewers do not extend to Cedar Rail Family Campground. Therefore, sewage treatment and disposal are provided on site via one large central sewage treatment and disposal works, and several smaller Class 4 (septic tank/leaching bed) systems. According to Ontario Building Code sewage flow values, the total daily design sanitary sewage flow for Cedar Rail Family Campground is 64,575 L/day (not including the proposed 75 site expansion), therefore an Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks (MECP) is required for all sewage systems on the property.

In 2018 Cedar Rail Family Campground made application for and received ECA No. 7845-B95QJB for a new central sewage treatment and disposal works rated for 85,200 L/day. This system will replace all of the existing sewage systems on the property and includes capacity for the proposed 75 site expansion. The location of the proposed sewage system is shown on Figure 1, attached. Construction of the system is expected to begin in September 2019. Once the system is operational the older systems on the property will be decommissioned. All sewage will be directed to this central system. Therefore, the sewage system will have adequate capacity to service both existing and proposed facilities on the property.

Water Supply

Water is supplied to the property via two (2) drilled wells. Well No. 1 was drilled in 1987 and is approximately 60 m deep. Well No. 2 was drilled in 2018 and is approximately 40 m deep. According to the well records, both wells are capable of providing over 20 imperial gallons per minute, or 90 L/min. The recommended pumping rate for Well No. 1 is 20 GPM and 15 GPM for Well No. 2. The locations of both wells are also shown on Figure 1. Well No. 1 was inspected and tested by Burnside staff in 2018. Given the static water level in the well, the response to the pumping test and the size of the casing the theoretical capacity of this well alone is estimated to be 500 L/min. The instantaneous water demand for the property, including the expansion is estimated to be approximately 180 L/min. Therefore, the water supply system has adequate capacity to accommodate the expansion.

The water is treated prior to distribution via a filtration system including cartridge filters and chlorination. The water treatment system is approved under Drinking Water System # 26005453 issued by MECP in June 2005. The system was last inspected by the local health unit in 2016 and is tested on a monthly basis during the operating season.

We trust this is sufficient. Should additional information or clarification of any of the information above be required, please do not hesitate to contact the undersigned.

Yours truly,

R.J. Burnside & Associates Limited



Katherine Rentsch, P. Eng.
Project Engineer
KR:sgd

Enclosure(s) Site Plan

cc: Rick & Laura Murray, Cedar Rail Family Campground (enc.) (Via: email)

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**Cedar Rail Family Campground
Existing Buildings**

Name of Building	Use	Date of Construction	Area		# of storeys	Height	
			sq ft	sq m		ft	m
West Wind Hall	Recreation Hall	2003	6000	557.41	1	10	3.05
Riverside Hall	Recreation Hall	1978	2240	208.10	1	9	2.74
Store/Office	Store/Office/Games Room	1986	1260	117.06	1	9	2.74
Residence	Owner's Residence	1991	1551	144.09	2		
Forest Edge Cottage	Rental Cottage	1993	512	47.57	1		
Riverside Cottage	Rental Cottage	1978	509	47.29	1		
Trail's End Cottage	Rental Cottage	2017	336	31.22	1		
Main Washrooms/Laundromat	Restrooms/Laundromat	1985	1073	99.68	1	7	2.13
Washrooms	Restrooms	1982	336	31.22	1	8	2.44
Shed	Maintenance Shed/Shop	2008	2695	250.37	1	16	4.88