August 18, 2025

To: All Proponents

Subject: **ADDENDUM No. 2, RFT 2025-011**

Novar Covered Rink – Closing Date, Asphalt Apron, Septic Approval

The following information, amendments and revisions shall constitute Addendum No. 2. – August 18, 2025 and shall form an integral part of the Proposal Documents and where applicable, shall supersede requirements of other Proposal Documents.

ITEMS

1. Closing Date and Time

The Tender closing date and time has been changed from
2:00 PM local time, August 27, 2025
To
2:00 PM local time, September 4, 2025

2. Asphalt Apron and Culvert in Front of the Parks and Recreation Building

Project Drawing SP-2 shows a 14 metre wide x 15 metre asphalt apron to be installed between the Parks and Recreation Building and McCrandle Street. The Contractor shall additionally replace the existing 400 CSP culvert shown with a 375 mm CPP culvert to the approximate same grades as the existing. Additionally the contractor shall remove sufficient existing material to supply and install 150mm of granular A and 50mm HL4 to the approximate same finish grades. The granular A should extend 1 metre beyond the edge of asphalt edges shown.

3. Septic Approval

Attached is the septic approval for the proposed new septic system Permit No. 15-PE-25 issued by North Bay Mattawa Conservation Authority on August 15, 2025.

Attached

Septic Approval 15-PE-25

End of Addendum No. 2, RFT 2025-011

Yours truly,

Kim Seguin
Treasurer Township of Perry

ON-SITE SEWAGE SYSTEM

BUILDING PERMIT

THIS WORK IS AUTHORIZED

***** THIS PERMIT MUST BE POSTED ON SITE *****

NORTH BAY - MATTAWA CONSERVATION AUTHORITY

PERMIT #

15-PE-25

Property owner **Township of Perry**				
Property address **54 McCrandle Street**				
District of: ❑ Nipissing ☑ Parry Sound			Municipality: **Perry**	
Assessment roll no. **4914 000 001 10501 0000**				
Lot **20**	Con. **1**	Sub-lot	Plan **39**	Parcel

☑ New construction ☑ Replacement / alteration ❑ Demolition ❑ Conditional permit (see conditions)

Class **4F - Tank & Bed** To service **Proposed Covered Rink & Existing Public Works Base**

Description: Existing bed (18-PE-92) to be replaced, tank will remain

Installer unknown - new schedule 2 required

THIS WORK IS AUTHORIZED IN CONJUCTION WITH THE APPROVED PLANS & SPECIFICATIONS

MANDATORY INSPECTIONS: ☑ **Substantial Completion of Installation** ☑ **Final Completion Inspection**

Please note it is a contravention of the Ontario Building Code to use a system that has not been completed, inspected and approved. A Notice of Completion must be issued prior to use.

NBMCA OFFICE USE ONLY

Inspected and recommended by

Approved by

Date August 15, 2025

Permit expiration date August 15, 2026

INTENDED FOR RECIPIENT ONLY, NOT FOR DISTRIBUTION

Rev. 03/25

15 Janey Ave., North Bay, ON. P1C 1N1 P: (705) 474-5420 E: septic.northbay@nbmca.ca nbmca.ca
90 Bowes St., Suite 202, Parry Sound, ON P2A 2L7 P: (705) 746-7566 E: septic.parrysound@nbmca.ca nbmca.ca

PERMIT # 15-PE-25
OFFICE USE ONLY

Property address 54 McCrandle St, Emsdale, Ontario

Schedule 4: Design Criteria

DESCRIPTION	DWELLING #1		BOATHOUSE		SLEEPING CABIN		Other: RINK		# UNITS PER FIXTURE	FIXTURE UNITS
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed		
Bathroom group (toilet, sink, tub/shower)									x 6 =	0
Additional toilet								5	x 4 =	20.0
Bathtub or shower(*)									x 1.5 =	0.0
Additional sinks(**)								7	x 1.5 =	10.5
Kitchen sink(**)									x 1.5 =	0.0
Dishwasher									x 1 =	0.0
Washing machine									x 1.5 =	0.0
Laundry tub									x 1.5 =	0.0
Other:_____										0.0
FIXTURE UNITS	0.0		0.0		0.0		30.5		Total:	**30.5**
FINISHED FLOOR AREA		m^2		m^2		m^2		1421 m^2	Total:	**1,421.00** m^2
# OF BEDROOMS									Total:	0

* Tub/shower combos count as 1.5 units
** Sinks whether double or single count as 1.5 units

1500L for Covered Rink + 750 for Public Works Base. See attached flow calculation

DESIGN FLOW CALCULATION TABLE				
Residential Occupancy			**Volume (L)**	**Flows**
Bedroom flow (A)	1 bedroom dwelling		750	
	2 bedroom dwelling		1100	
	3 bedroom dwelling		1600	
	4 bedroom dwelling		2000	
	5 bedroom dwelling		2500	
Extra bedroom flow (B)	Each bedroom over 5,		500	0
Living area flow (C)	Each 10 m^2 (or part thereof) over 200 m^2 up to 400 m^2,		100	0
	Each 10 m^2 (or part thereof) over 400 m^2 up to 600 m^2, and		75	0
	Each 10 m^2 (or part thereof) over 600 m^2, or		50	0
Fixture count flow (D)	Each fixture unit over 20 fixture units	10.5	50	525

Daily Design Sewage Flow, Q = **2,250** **liters/day A + (B or C or D)**

OFFICE USE ONLY

_____ APPROVED _____ NOT APPROVED

DATE: August 15, 2025

PERMIT # 15-PE-25
OFFICE USE ONLY

Property address 54 McCrandle St, Emsdale, Onta

Schedule 5: Proposal to Construct

Propose to Replace (construct, install, alter, extend, enlarge, replace, etc.) a Class 4F sewage system to serve Community Centre & Covered Rink (facility: e.g. single family dwelling, motel, etc.)

Is the land currently vacant? YES (NO) Additions / renovations proposed? YES (NO)

If replacing, is there a permit for the system on the property? (YES) NO Permit # 18/PE/92

Is the existing system failing? YES (NO) Explain: Rebuild & Relocate +-1metre

Is there more than one system on the property? YES (NO) Permit # _____

Will the proposed system service more than one building? (YES) NO List: Ex. Public Works Base / New Covered Rink

Provide proposed information rather than minimum requirements:

❑ Class 2 Greywater Pit	❑ Class 3 Cesspool (For flow calculations see OBC Part 8, 8.4.1.2(2): Q cannot exceed 1000 L/D)			
Type of Class 1 on site:	❑ Privy	❑ Composting	❑ Chemical	❑ Other: _____
Wall structure:	❑ Cement block	❑ Rock	❑ Wood	❑ Other: _____
Sidewall area: m^2	Length: m	Width: m	Depth: m	Type of cover: _____

☑ Septic Tank	❑ Class 5 Holding Tank	❑ Treatment Unit	❑ Digester Tank
☑ New ☑ Use existing Size Public works - 3,600 Permit # 18/PE/92		❑ Level II	❑ Level III ❑ Level IV
Proposed working capacity: Covered Rink - 4,500 Liters		Make / Model of treatment unit: _____	

T-time (min/cm): 10 Method of subsurface detection: REBAR Pump required? ❑ No ☑ Effluent ❑ Raw ❑ TBD

☑ Class 4F Filter Bed	Number of beds: 1	Bed area: 30 m^2
	Raised height (above grade): 0.9 m	Contact Area: 30 m^2
Mantle loading area: 225 m^2 ☑ Native ❑ Imported	Length 22 m x Width 11 m	

❑ Class 4 Trench Bed	Total length: _____ m	Raised height (above grade): _____ m
Mantle loading area: _____ m^2 ❑ Native ❑ Imported	Length _____ m x Width _____ m	

❑ Type A / B	Stone area: _____ m^2	Sand area: ❑ Native (supply sieve analysis) ❑ Imported
	Sand area: _____ m^2	Raised height (above grade): _____ m

❑ SBT / BNQ / BMEC / Other (Fill accordingly)	

OFFICE USE ONLY

_____ APPROVED _____ NOT APPROVED DATE: August 15, 2025

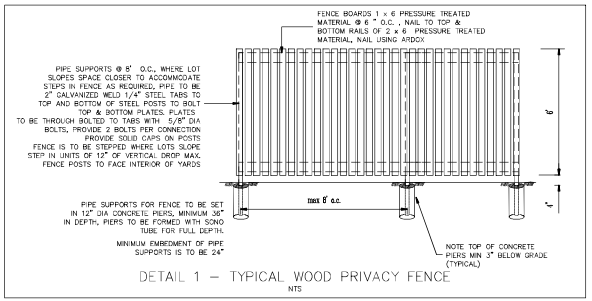
NORTH BAY-MATTAWA
CONSERVATION AUTHORITY

PERMIT 15-PE-25 SCH. 6

APPROVED: August 15, 2025 DATE:

DESIGNER ON FILE: Robert Hughes

INSTALLER ON FILE: Unknown



DETAIL 1 – TYPICAL WOOD PRIVACY FENCE
NTS

BLOCK J
PL71

PART 1
42R8907

LOT 49
PL39

LOT 50
PL39

LOT 51
PL39

LOT 52
PL39

LOT 53
PL39

FR60 FR48 FR44 FR42 FR38 FR30

NOVAR
PUBLIC WORKS BASE

GRAVEL

TWO (2) CULVERTS

EX DUG WELL

EX TANK & PC

SEE SP-3 FOR SEPTIC DETAIL

GRADE DITCH OUT FROM CULVERT WITH UNIFORM GRADE TO CREEK

BROKEN WOOD SLAT FENCE

REPLACE CHAIN LINK/WIRE FENCES WITH 1.8M. HT. WOOD PRIVACY FENCE 85 METRES

SHED

LEGEND

- PROPOSED GRADES
- SANITARY FORCEMAIN
- WATER LINE
- BUSHLINE
- CULVERT
- SUBJECT PROPERTY LINES
- ZONING SETBACKS
- EXISTING CONTOURS (0.25M)
- EXISTING BUILDING
- NEW ASPHALT
- PARKING LOT LIGHT
- WOOD PRIVACY FENCE
- U/G HYDRO
- FENCE

SITE STATISTICS

ZONING – INSTITUTIONAL (I)
OFFICIAL PLAN DESIGNATION – PUBLIC PARKS

LOT INFORMATION	REQUIRED	PROPOSED NEW RINK
LOT AREA	0.4Ha (MIN.)	1.43Ha
BUILDING AREA	N/A	290SM(EX)+1420SM(NEW)
LOT COVERAGE	15% (MAX.)	11.95%(WITH P.W. BASE)
BUILDING HEIGHT	9M (MAX.)	8.0M
LOT FRONTAGE	45M (MIN.)	40.2M
LOT SETBACKS		
FRONT YARD	15M (MIN.)	61.3M
INTERIOR SIDE YARD	1.5M (MIN.)	6.0M
REAR YARD	7.5M (MIN.)	8.1M
SNOW STORAGE	N/A	600SM SHOWN

SERVICES

SEWAGE DISPOSAL	ONSITE SEPTIC
WATER SUPPLY	DRILLED WELL
STORM WATER	DITCHES & SWALES
HYDRO	HYDRO ONE
PARKING SPACES	71 REQ'D, 56 SHOWN (3 B.F.)

NEW COVERED ICE RINK
ICE SURFACE
60FT x 130FT
FFE – 326.00
BUILDING AREA = 1420SM

UTILITY ROOM
WASH ROOM
WASH ROOM
CHANGE ROOM
CHANGE ROOM

SWING SET
PLAY SET
CANOPY
BIKE RACK
WASTE RECP.
RELOCATED PRIVY

CONCRETE PAD WITH FENCE
CHILLER/ REFRIGERATION PAD

NEW DRILLED WELL
NEW DITCH
DECOMMISSION EX DUG WELL

TOP SSIB EL.-324.98
TOP SIB EL.-325.43
TOP SIB EL.-325.90

09/07/25
R.M. HOOPER
REGISTERED PROFESSIONAL ENGINEER PROVINCE OF ONTARIO

FOR APPROVALS

REV. NO.	DESCRIPTION	DATE

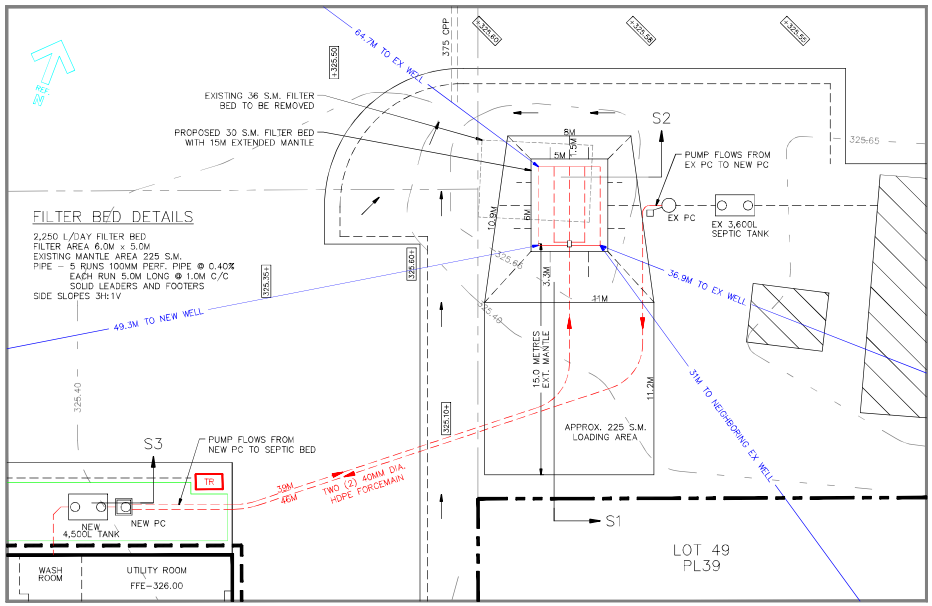
This drawing is not to be used for construction unless noted. Any changes to project not detailed on this drawing or not approved in writing by RHH Engineering shall hold harmless RHH Engineering from any action and liability from the consequences of such changes. Drawings are copy write protected. Drawings are not to be scaled. Errors in dimensions, elevations or details must be reported immediately in writing or the contractor shall bear the consequences of any required corrections.

RHH Engineering
70 ISABELLA ST., UNIT 111, BOX 675 PARRY SOUND, ONT P2A 2Z1 705-746-1196 PH

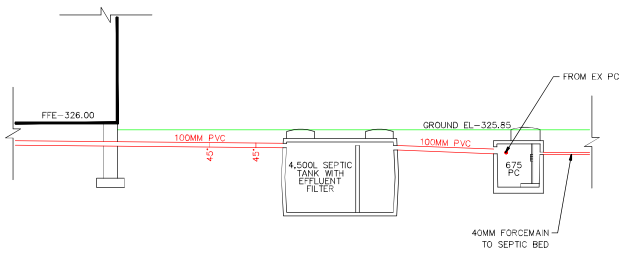
NOVAR PARK RINK
54 McCRANDLE STREET
TOWNSHIP OF PERRY
DISTRICT OF PARRY SOUND

SHEET DESCRIPTION
PROPOSED RINK / SITE LAYOUT

SCALE	DATE	DRAWING NO.
1 : 250	JULY 2025	SP-2
DRAWN	PROJECT NO.	
DPL	RH24-513	



PLAN VIEW OF SEPTIC SYSTEM
SCALE 1 : 150



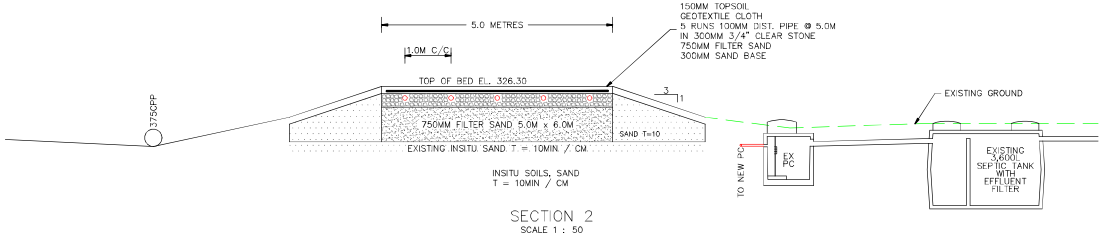
SECTION 3
SCALE 1 : 50

LEGEND

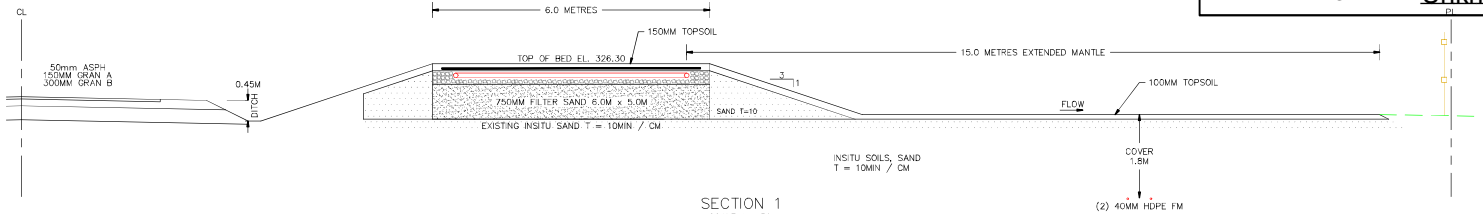
PROPERTY LINES
0.25M CONTOURS
SANITARY
DIRECTION OF SURFACE FLOW
PROPOSED SPOT ELEVATION +325.00

CONSTRUCTION NOTES

1. CLEAR AND GRUB SITE. REMOVE EXISTING SEPTIC BED AND GRADE SITE FLAT.
2. IMPORT FILTER SAND MATERIAL AND PLACE TO A DEPTH OF 750MM. PROVIDE INSPECTOR WITH SOILS ANALYSIS CERTIFYING MATERIAL AS APPROVED FILTER MATERIAL AS PER SECTION 8.7.5.3 OF OBC
3. PROVIDE 19MM CLEAR STONE BEDDING 150MM UNDER DISTRIBUTION PIPES AND EXTENDED TO 50MM ABOVE TOP OF DISTRIBUTION PIPE, COVER WITH GEOTEXTILE FABRIC AND TOPSOIL.
4. DISTRIBUTION PIPE TO BE PERF. 100MM DIAMETER PVC LAID 1000MM O.C. @ 0.40% SLOPE
   6 RUNS OF DISTRIBUTION PIPE EACH 5000MM LONG
   LEADERS AND FOOTERS SOLID 100MM DIA. PVC PIPE
5. SIDE SLOPES OF SEPTIC BED TO HAVE 3:1 SLOPES
6. EXISTING 225 SQ. METRES MANTLE (LOADING) AREA AS SHOWN.
7. COVER SEPTIC BED AND SIDE SLOPES WITH 150MM TOPSOIL
8. SEED TOPSOIL WITH CANADA NO. 1 GRASS SEED MIXTURE FOR NORTHERN CLIMATES.
9. ALL CONSTRUCTION TO COMPLY WITH PART VIII OF OBC UNLESS OTHERWISE INDICATED.
10. AREAS AROUND SEPTIC TANK AND SEPTIC BED TO BE PROVIDED WITH POSITIVE DRAINAGE BY DITCHING AND FALSE GRADING. NO AREAS OF PONDING ALLOWED AROUND SEPTIC AREA.
11. SEPTIC TANK TO BE 4,500 LITRE CAPACITY WITH EFFLUENT FILTER
12. PUMP CHAMBER TO BE 680 LITRE CONCRETE PUMP CHAMBER MODEL 675 BY NEWMARKET PRECAST OR APPROVED EQUAL. OUTFITTED WITH 610 MM TUF-TITE RISER, 25 MM FLOAT TREE SET TO PUMP 150 LITRES/DOSE, HIGH WATER ALARM, CAST IN PLACE VENT, AND WITH SHEF30 EFFLUENT PUMP AND CONTROLS. TANK OUTFITTED WITH 100MM INLET AND 50MM OUTLET WITH FLEXIBLE RUBBER CONNECTIONS.
13. CONTRACTOR TO SUPPLY AND INSTALL DISTRIBUTION BOX.



SECTION 2
SCALE 1 : 50



SECTION 1
SCALE 1 : 50

NORTH BAY-MATTAWA CONSERVATION AUTHORITY

PERMIT 15-PE-25 SCH. 7

APPROVED: DATE: August 15, 2025

DESIGNER ON FILE: Robert Hughes

INSTALLER ON FILE: Unknown

REGISTERED PROFESSIONAL ENGINEER R.H. HUGHES PROVINCE OF ONTARIO 07/07/25

FOR APPROVALS

REV. NO.	DESCRIPTION	DATE

RHH Engineering
70 ISABELLA ST., UNIT 111, BOX 675 PARRY SOUND, ONT P2A 2Z1 705-746-1196 PH

NOVAR PARK RINK
54 McCRANDLE STREET
TOWNSHIP OF PERRY
DISTRICT OF PARRY SOUND

SHEET DESCRIPTION
PROPOSED SEPTIC FILTER BED

SCALE	DATE	DRAWING NO.
1 : 150	JULY 2025	SP-3
DRAWN	PROJECT NO.	
DPL	RH24-513	

Design Criteria for Sewage Flows to New Septic Bed

Public Works Building

2 ex. employees – use 5 employees for future 5 x 75 L./ person = 375 L./d. Use 750 L./d.

Required septic tank size 3 x 750 L./d. = 2250 L./d.

Existing septic tank is 3,600 litre tank which is large enough for the Public Work septic flows

The existing pump chamber for the public works will be set up to pump 80 litres per cycle to the new ice rink pump chamber.

NORTH BAY-MATTAWA CONSERVATION AUTHORITY
PERMIT 15-PE-25 SCH. Design
APPROVED: DATE: August 15, 2025
DESIGNER ON FILE: Robert Hughes
INSTALLER ON FILE: Unknown

New Ice Rink Septic

Winter Use

60 users/day x 20 L./d.		=	1,200 L./d.
Staff 1 x 75 L./d.		=	75 L./d.
	Total	=	1,275 L./d.

Summer Use (pickleball or floor hockey)

32 users x 20 L./d.		=	640 L./d.
Staff 1 x 75 L./d.		=	75 L./d.
	Total	=	715 L./d.

Winter use higher - use 1,500 litres / day for septic flows for the ice rink.

Septic Tank Size for Ice Rink

3 x 1500 litres / day = 4,500 litres

Use 4,500 litre two compartment concrete septic tank with effluent filter

Pump Chamber for Ice Rink

Septic bed has 25 metres of 100 mm distribution pipe.

Dosing volume = 6 x 25 metres = 150 litres / dose

Use a 675 litre concrete pump chamber by Newmarket Precast Model 675 (diagram attached) or approved equal. The pump chamber is to be outfitted with Tuf-tite lid, float tree, vent, and a SHEF30 effluent pump by Pentair with high water alarm.

SHEF30 Pump Stats with 38mm PE forcemain 50 metres long

Static head 2.0 metres

Dynamic head 2.7 metres

Total Head 4.7 metres

Pump Flow Rate 93 litres / minute

It will take approximately 1.6 minutes to dose 150 litres of effluent to the septic bed.

Septic Bed Design

Total daily sewage flow from Public Works and new Ice Rink

Public Works 750 L./d.

Ice Rink 1,500 L./d.

Total 2,250 L./d.

NORTH BAY-MATTAWA
CONSERVATION AUTHORITY

PERMIT 15-PE-25 SCH. Design

APPROVED: DATE: August 15, 2025

DESIGNER ON FILE: Robert Hughes

INSTALLER ON FILE: Unknown

Filter Bed Area = Q/75 = 2,250/75 = 30 sq. metres.

Existing insitu soil T = 10 min. / cm.

Contact Area = [Q x T / 850] = [2250 x 10] / 850 =30 square metres Use 30 square metres

The property is covered with insitu sand with an estimated T time of 10 min/cm.

The water table is approximately 1.6 – 1.8 metres below the surface.

Required Loading Area = Q/10 = 2250 / 10 = 225 sq. metres (drawing SP-3 shows area of 225 square metres).

Yours Truly,

Robert Hughes P. Eng.

NOTICE OF APPROVAL

NORTH BAY - MATTAWA CONSERVATION AUTHORITY

Enclosed is the authorized BUILDING PERMIT to install an On-site sewage system. If you have any questions pertaining to this permit, please contact the Inspector.

The BUILDING PERMIT has an **EXPIRATION DATE** and allows a specific type of On-site sewage system to be installed in an approved location. Changes in type of system, location or major components are **NOT** permitted without approval prior to the installation.

After the system is installed, it **MUST** be inspected **PRIOR** to backfilling and again after the completion of backfilling (including topsoil & seed/sod). If it is found to be satisfactory and ALL requirements (including filter graph(s), maintenance agreements, authorizations, etc.) are received, a NOTICE OF COMPLETION will be issued. It is a contravention of the Ontario Building Code to install and use a system for which a permit and subsequent Notice of Completion has **NOT** been issued.

If you hire a contractor to install your system, ensure that they are properly licensed, that they are advised of the exact location of all property lines, wells etc.

If you have any questions or concerns, please call the North Bay office at the number below.

Sincerely,

The North Bay-Mattawa Conservation Authority

15 Janey Ave., North Bay, ON. P1C 1N1 P: (705) 474-5420 E: septic.northbay@nbmca.ca nbmca.ca
90 Bowes St., Suite 202, Parry Sound, ON P2A 2L7 P: (705) 746-7566 E: septic.parrysound@nbmca.ca nbmca.ca