

Rivercourt Engineering Inc. 4 Beechwood Cres., Toronto ON M4K 2K8 tel 647-479-4104; info@rivercourt.ca www.rivercourt.ca

February 3, 2025

RE: Septic system design for Commisso Estate Winery located at 564 Kemp Road E., Grimsby, ON

Rivercourt Engineering designed a septic system with a capacity of 4,620 L/d. The system was designed to service the new winery building and the existing garage to the east of the main residence that was also connected to the new septic system. The existing garage currently has a retail space with bathrooms that are accessible for the retail customers. However, once the new winery building is complete, the garage will no longer be used for retail or accessed by winery guests.

A septic permit was obtained from the Niagara Region in September 2020 and later revised in October 2022. The permit number is L126/20 and is included with this document. The septic system was installed in December 2022. It includes a septic tank, pump tanks, a constructed wetland (Aqua Wetland System) for treatment, and a raised Type A dispersal bed for disposal of the treated effluent.

Since the 2022 permit, the occupancy plans for the winery building have changed, but the overall design flow has not increased, and therefore, the septic system is suitably designed and permitted to service the winery building. The main change to the plans is that that the garage and its bathrooms will no longer be used as everything will occur in the winery building. Previously, the winery building was presumed to be more production focused but now there will also be retail and hospitality. To account for the change, the following table shows an updated design flow calculation as per Table 8.2.1.3.B of the Ontario Building Code (OBC):

	unit	# units	L/d per	L/d
Employee (production)	8 h shift	2	75	150
Retail floor area (19.8 m ²)	9.25 m2	3	40	120
Water closets (for retail)	WCs	1	950	950
Hospitality (wine tasting)	Seats	30	36	1,080
Total				2,300

The wastewater design flow from the wine production remains unchanged at 2,250 L/d. Based on an annual production goal of 8,000 cases of wine per year.

The total design flow is 2,300 L/d + 2,250 L/d = 4,450 L/d. Rounded up to 4,620 L/d.

Source	Flow (L/d)	Septic System
Main residence (5-bdr)	2,800	Existing
Second residence (3-bdr)	1,600	Existing
Winery	4,620	New
TOTAL	9,020	

The total design flow for the property:

The septic permit attached to this document includes the design drawings from October 2022. There were some minor changes to the layout of the septic system, which will be reflected in asbuilt drawings. The updated layout drawing is also attached to this document.

In summary, the septic system has the capacity to service the new winery building.

Sincerely,

Andrew Hellebust, P.Eng. President, Rivercourt Engineering Inc.





REVISED - Oct. 2022
Niagara - REVISED - Oct. 2022 EXPIRY - Dec. 1,2022. FOR OFFICE USE ONLY
PERMIT #: L126/20
RECEIPT #: 28290 (\$1100) DATE OF RECEIPT: July 20/20
PERMIT TO CONSTRUCT OR DEMOLISH
FOR CONSTRUCTION OR ALTERATION OF A SEWAGE SYSTEM IN GREENSBU
Name of Applicant: FRANK COMM2550 Telephone #: (905) 605-1560
Mailing Address: 564 KEMP 12D. EAST BEAMSUELE ON LOVE 1B2
Location of Sewage County of the second seco
Location of Sewage Disposal Unit: <u>564 KEMP RD. EAST</u> GIZINSBY Street and Number Lot/Pt. Lot Conc./Plan # Municipality
Building Type: RETAIL WITH'S BLOG. (Employee -1) (RETAIL) STORAGE BLOG (Employee -3 + Wine processing) Size: APPROX 20.0 M ² 4620
STORAGE BLDG EMPLOYEES + WINE PROCESSING Size: APPROX CO.0 M2
Bedrooms: # Plumbing Fixtures: Daily Sewage Flow Rate: 3475 Litres Per. Day
TANK SIZE Specifications for a Class 4 or 5 Sewage System
Litres: Gallons:
TYPE OF SYSTEM: RAZSED TYPE A' is AWS PRETROATMENT
Minimum area of stone (999 92.4 m ² or metres in a metre wide toroch
Conditions of Approval and Reason (e.g. fill, grading, drainage improvements, design sewage flows)
- SEE CUNDETEUNS ATTACHED
Note: information provided that lots have merged
CERTIFICATE OF ISSUANCE Application approved and this Certificate of Issuance under the Building Code Act, S.O. 1992 and O.Reg. 22/98 is hereby issued for the proposal outlined on the application and its attachments as amended by the requirements and conditions provided that the sewage system shall be completed and an Occupancy Permit issued within 12 months of the issue hereof or such extended period as the Chief Building Official on application allows.
DO NOT OPERATE THE SYSTEM UNTIL A FINAL INSPECTION HAS BEEN CONDUCTED AND APPROVED.
Sent or lan
Inspected by: Inspector Date
Moodall for Phill Lambert Sept 1 2020
Issued by: Chief Building Official Date
Mailed Copies: SEP 0 2 2020 UC 1 2 0 2022 (a) Owner (b) Municipality (c) Contractor

Niagara 7 Region

INSPECTOR'S REPORT ON INSTALLATION

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Personal information on this form is collected under the authority of The Building Code Act, S.O. 1992 and O. Reg. 22/98 and will be used to process this application. Questions about this collection of personal information should be directed to the Freedom of Information and Privacy Co-ordinator, Regional Municipality of Niagara, P.O. Box 1042, 1815 Sir Isaac Brock Way, Thorold, Ontario L2V 4T7. Revised Jan 2017







