



*Stunning Lakefront Cottage/Home!  
Private, Upgraded & Steps from Westport!*

**42 Rebecca Lane, Westport, ON**

-  **X12297799**
-  **\$699,000**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **0.3 Acres**
-  **Westport  
Sand Lake**

**Waterfront living on Westport Sand Lake, inside the beautiful Village of Westport!**  
This property offers level access waterfront, stunning sunsets and serene views over the water. The charming home or cottage features 2 bedrooms and 1 bathroom on the main floor and 1 bedroom and another bathroom (2 pc) in the basement. As you walk in the door, you enter into a bright and spacious, open-concept living and kitchen/dining area with plenty of windows that overlook the lake and a deck that accesses the waterside of the property. The home is serviced by a drilled well and septic system and has had many upgrades over the years: propane back up furnace (2017), propane water heater (2017), spray foam insulation, heat pump/central a/c (2023) and is well set up as a home or cottage. The property is located at the end of a private lane with the yard nicely landscaped and fenced for privacy and pets.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

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The background of the page features a scenic photograph of a calm blue lake with a forested green hill in the distance under a clear blue sky. A large white semi-circle is positioned in the upper left, framing the title and address.

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Westport, ON**

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## Features

### ***Waterfront living on Westport Sand Lake, inside the beautiful Village of Westport!***

- This property offers level access waterfront, stunning sunsets and serene views over the water.
- The charming home or cottage features 2 bedrooms and 1 bathroom on the main floor and 1 bedroom and another bathroom (2 pc) in the basement. As you walk in the door, you enter into a bright and spacious, open-concept living and kitchen/dining area with plenty of windows that overlook the lake and a deck that accesses the waterside of the property.
- The home is serviced by a drilled well and septic system and has had many upgrades over the years: propane backup furnace (2017), propane water heater (2017), spray foam insulation, heat pump/central a/c (2023) and is well set up as a home or cottage.
- The property is located at the end of a private lane with the yard nicely landscaped and fenced for privacy and pets. The waterfront is shallow (approx. 4 ft) for swimming with the public beach and boat launch just a short walk or paddle away.
- This location is ideal - within the village with all access to amenities, cafes, restaurants and shopping as well as the Rideau Canal System. Walk to the beach, the local vineyard or to the village.
- Fish, boat, relax - this is the perfect blend of nature and convenience.

## Directions

- County Road 36 heading north from Westport, turn left on Rebecca, follow signs.



# GALLERY

## Property Highlights

- **End of road privacy:** Located at the end of a quiet lane with no through traffic.
- **Expansive shoreline:** 82.6' of level, shallow waterfront (4 ft depth); ideal for swimming and pets.
- **Recent upgrades:** Owned water heater (2024), spray foam insulation (2010), Eco-Flow septic system (inspected annually).
- **Outbuildings:** 12' x 16' shed + chicken coop.
- **Future potential:** Room to build a 2-car garage (zoned Rural Residential).

## Lifestyle Perks

- **Walk to wineries & village:** Two vineyards nearby + cafes, shops, and beach access.
- **Year-round recreation:** Swim, fish, or kayak from your backyard (4ft shallow entry!).
- **Unspoiled sunsets:** No opposite shoreline = panoramic lake views.
- **Low fees:** Road maintenance ~\$450/year (split \$350 winter / \$100 summer).

## Systems & Sustainability

- **Eco-Flow septic:** Tertiary biofilter system (2010), filter media replaced in 2018.
- **2023 Heat Pump** + propane backup (unused last year).

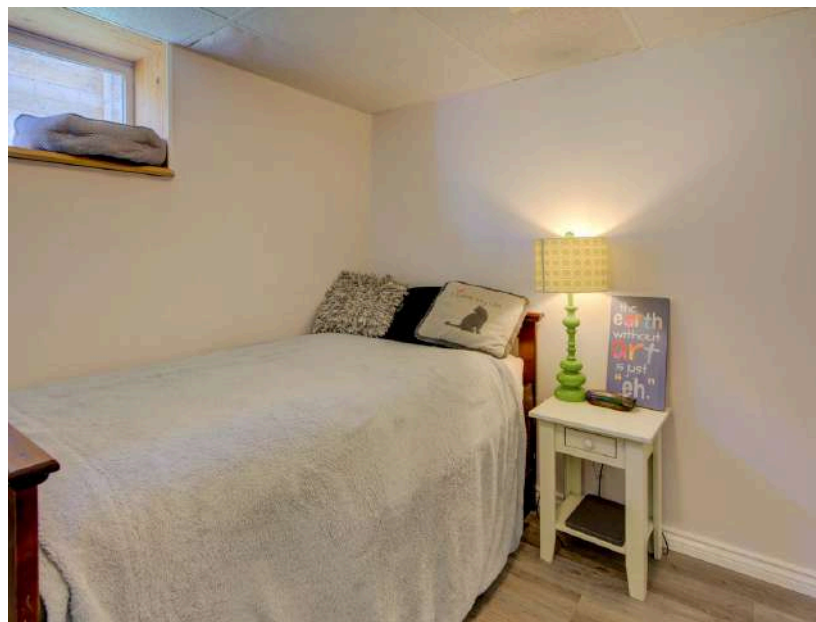
## Additional Specs

- **Lot dimensions:** 82.6' shoreline x 174.24' depth x 71.26' back.
- **Basement:** 850 sq ft finished space includes home office, laundry, and storage.

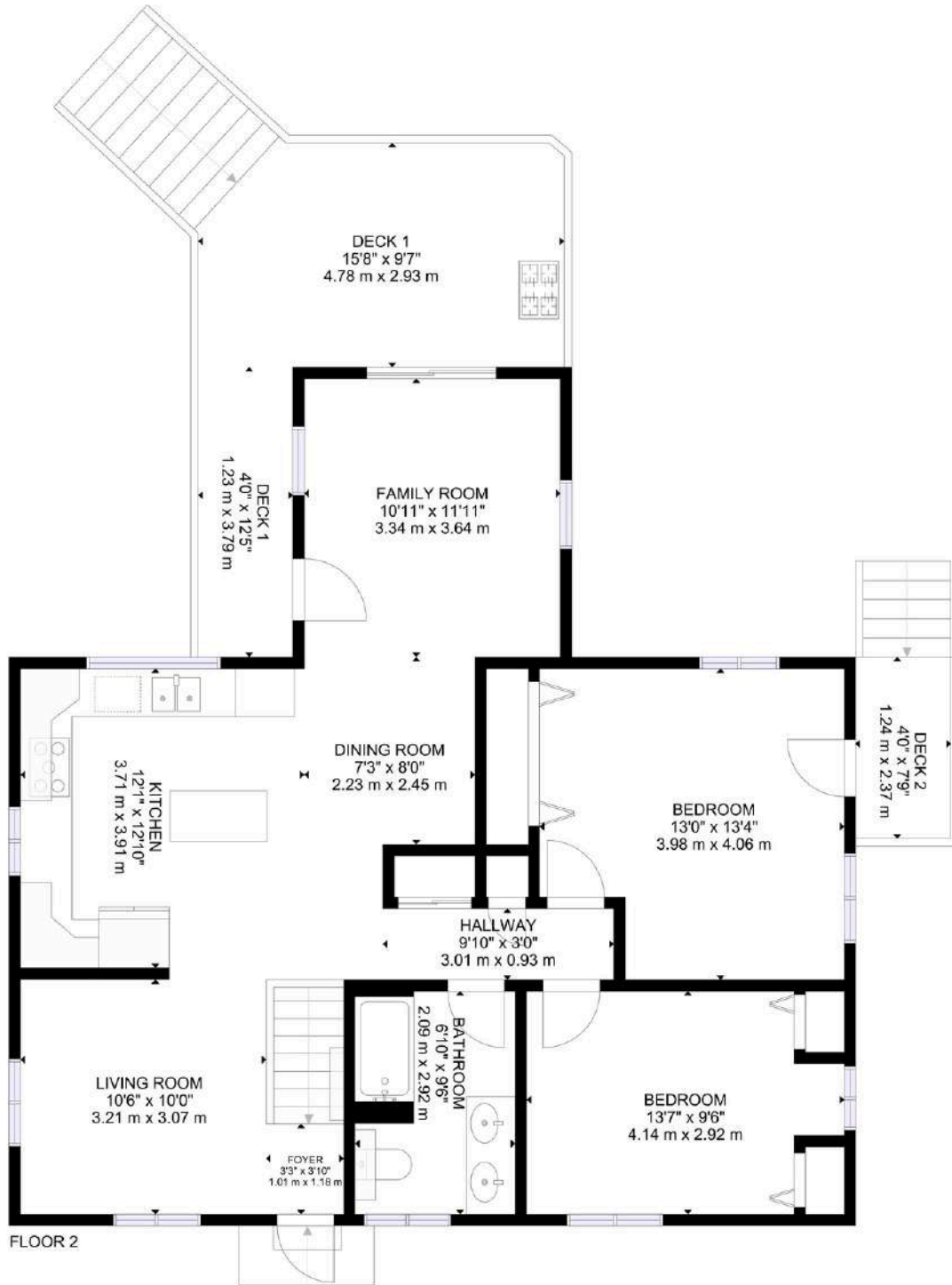




# GALLERY



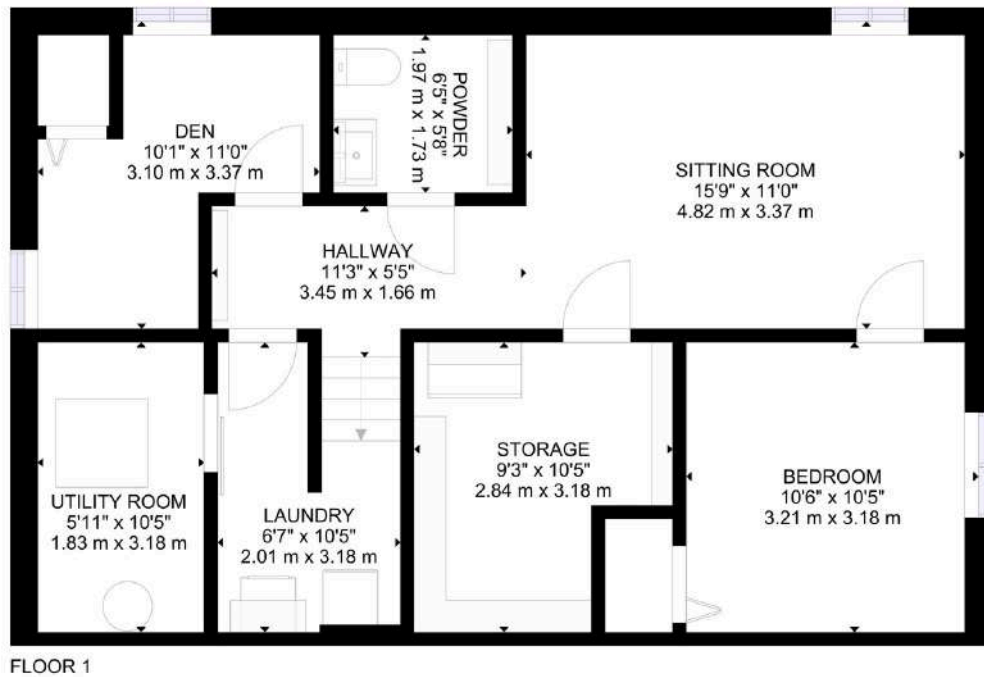
# FLOOR PLAN 1/2



## Main Floor

GROSS INTERNAL AREA  
 FLOOR 1: 735 sq.ft, 68 m<sup>2</sup>, FLOOR 2: 961 sq.ft, 89 m<sup>2</sup>  
 EXCLUDED AREA: DECK 1: 195 sq.ft, 18 m<sup>2</sup>, DECK 2: 32 sq.ft, 3 m<sup>2</sup>  
 TOTAL: 1696 sq.ft, 157 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLAN 2/2

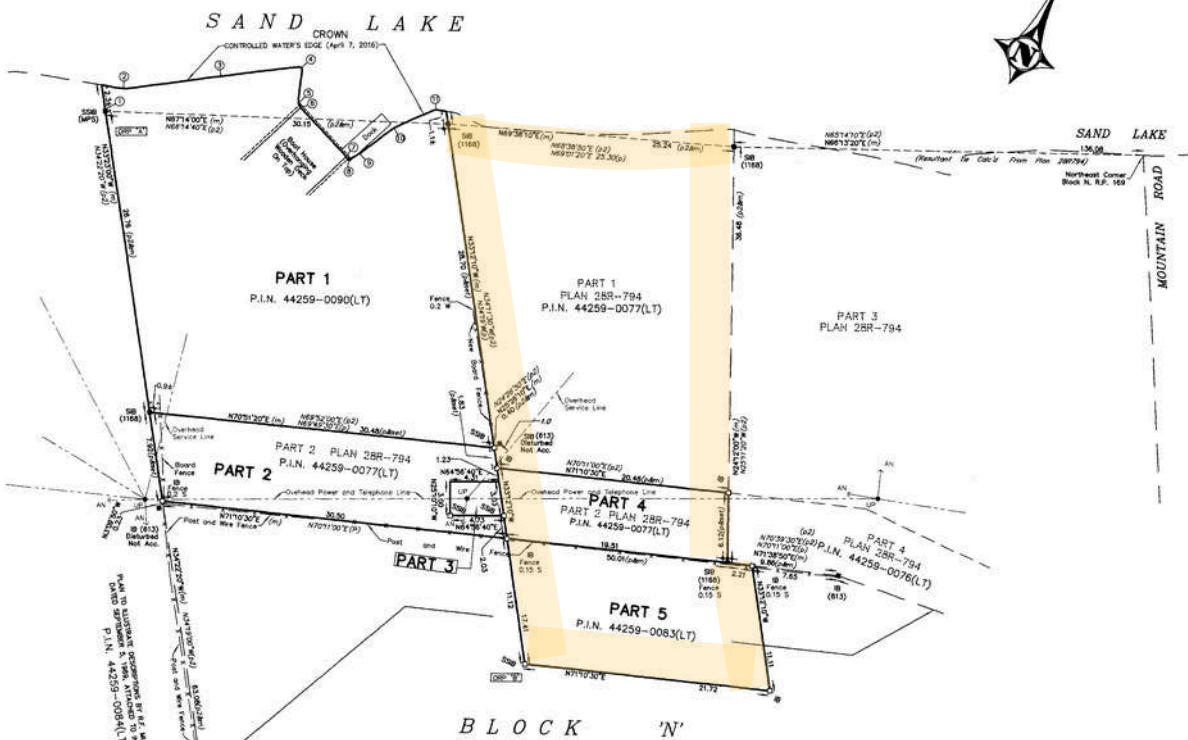
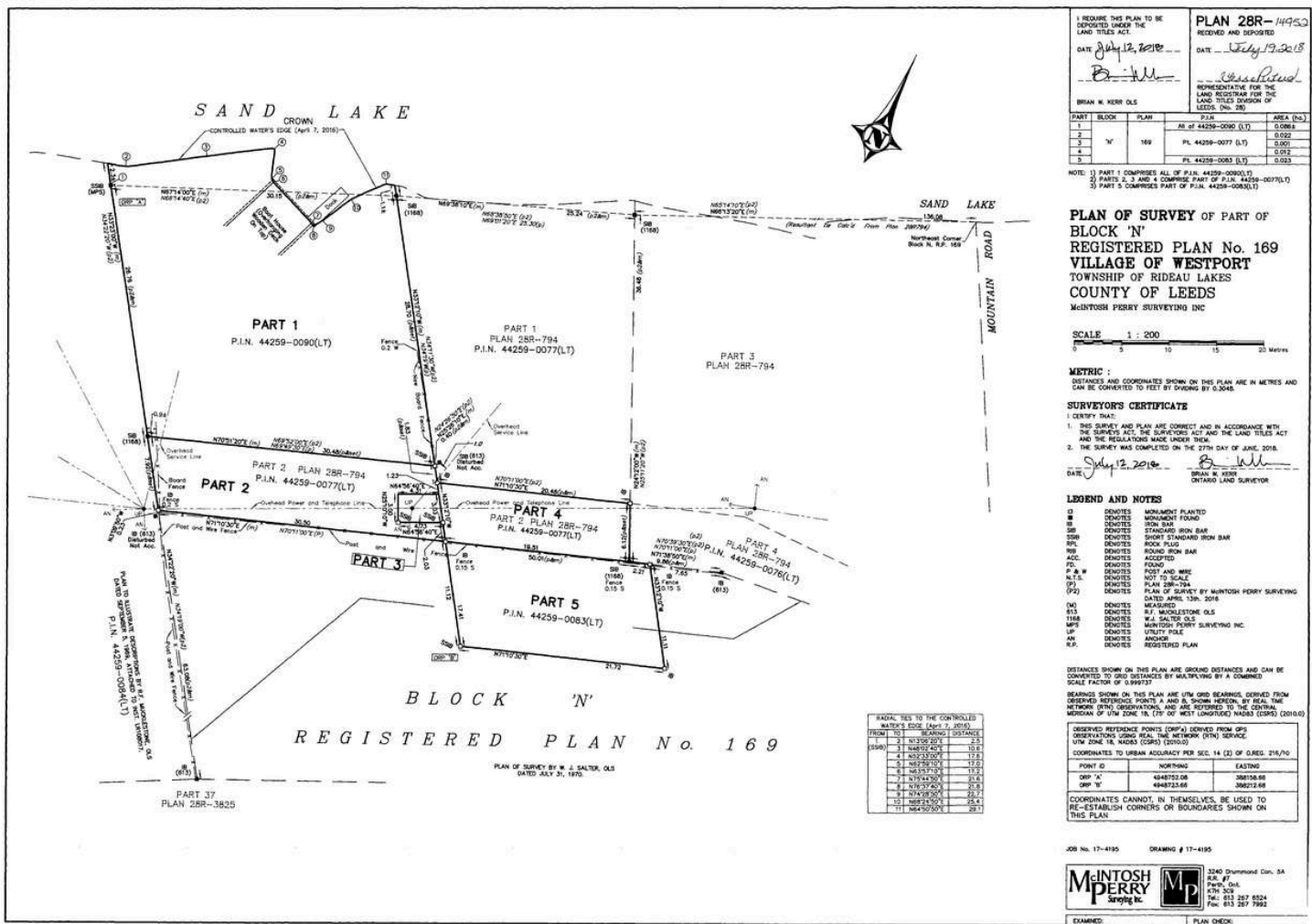


## Basement

GROSS INTERNAL AREA  
FLOOR 1: 735 sq.ft, 68 m<sup>2</sup>, FLOOR 2: 961 sq.ft, 89 m<sup>2</sup>  
EXCLUDED AREA: DECK 1: 195 sq.ft, 18 m<sup>2</sup>, DECK 2: 32 sq.ft, 3 m<sup>2</sup>  
TOTAL: 1696 sq.ft, 157 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

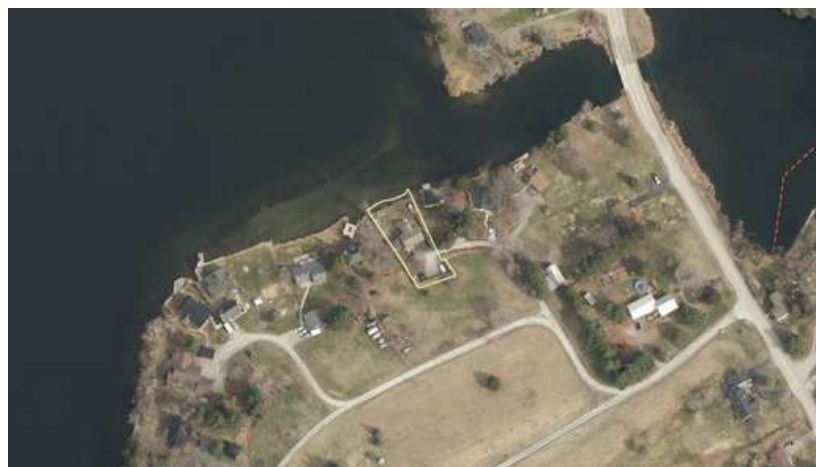


# SURVEY





# AERIAL IMAGES





# WELL RECORD

<b>Ontario</b> Ministry of the Environment		Well Tag No. (Place Sticker and/or Print Below) <div style="font-size: 1.5em; font-weight: bold;">A 090281</div>		<b>Well Record</b> Regulation 903 Ontario Water Resources Act	
Measurements recorded in: <input checked="" type="checkbox"/> Metric <input type="checkbox"/> Imperial				Page      of	

Address of Well Location (Street Number/Name)		Township		Lot	Concession
42 Rebecca		North Crosby		17	7
County/District/Municipality		City/Town/Village		Province	Postal Code
Leeds		Westport		Ontario	
UTM Coordinates Zone Easting Northing		Municipal Plan and Seblot Number		Other	
NAD 83 18 388243 4948979					

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)	
				From	To
black	earth			0	3.7
gray	clay			3.7	10.1
red	sandstone			10.1	24.4

Annular Space			Results of Well Yield Testing			
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/kg)	After test of well yield, water was:			
From To			<input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify:			
0 11.6	Cement	160kg	If pumping discontinued, give reason: Static Level: 2.5 1 3 1 2.5 Pump intake set at (m/ft): 2 3.1 2 2.5 3 3.1 3 Pumping rate (l/min / GPM): 45 4 Duration of pumping: 1 hrs = min 5 Final water level end of pumping (m/ft): 3.1 10 10 If flowing give rate (l/min / GPM): 15 15 20 20 Recommended pump depth (m/ft): 22 25 25 Recommended pump rate (l/min / GPM): 45 30 30 Well production (l/min / GPM): 45 40 40 Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 50 50 60 3.1 60 2.5			

Method of Construction				Well Use			
<input type="checkbox"/> Cable Tool <input type="checkbox"/> Diamond <input checked="" type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Jetting <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Driving <input type="checkbox"/> Boring <input type="checkbox"/> Digging <input type="checkbox"/> Air percussion <input type="checkbox"/> Other, specify:				<input type="checkbox"/> Public <input type="checkbox"/> Commercial <input type="checkbox"/> Not used <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Municipal <input type="checkbox"/> Dewatering <input type="checkbox"/> Livestock <input type="checkbox"/> Test Hole <input type="checkbox"/> Monitoring <input type="checkbox"/> Irrigation <input type="checkbox"/> Cooling & Air Conditioning <input type="checkbox"/> Industrial <input type="checkbox"/> Other, specify:			

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From To	<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering 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:	
15.85	steel	1.68	0 11.6		

Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify:	Depth (m/ft) From To	Diameter (cm/in)
14		11.6 24.4	15.24
22			

Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
J.R. Thompson		49015	
Business Address (Street Number/Name)		Municipality	
2076 Old Brooke Rd		Maberly	
Province	Postal Code	Business E-mail Address	
ON	K0H2B0		
Bus. Telephone No. (inc. area code)		Name of Well Technician (Last Name, First Name)	
6132674800		Darrell Stevenson	
Well Technician's Licence No.		Signature of Technician and/or Contractor Date Submitted	
2919		Brian Brady 2010.06.05	

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Ministry's Copy

Well owner's information	Date Package Delivered	Ministry Use Only
2010.06.05	2010.06.05	Audit No. z115751
2010.06.05	2010.06.05	SEP 15 2010

**Map of Well Location**

Please provide a map below following instructions on the back.



# SEPTIC INFO 1/7



Ministry of Municipal  
Affairs and Housing

## Application for a Permit to Construct or Demolish

This form is authorized under the Building Code Sentence 2.4.1.1A.(2).

### For use by Principal Authority

Application number:	Permit number (if different): <b>NP 2010-13 W</b>
Date received: <b>Sept. 27/10</b>	Roll number: <b>08-42-000-042-13100-0000</b>

Application to be submitted to:



### Project information

✓ Building number, street name <b>42 Rebecca Lane</b>	Unit number	Lot/con.
Municipality <b>Westport</b>	Postal code <b>K0G 1X0</b>	Plan number/other description <b>Plan 169 Pt BLK NRP 282794 Parts 1+2</b>
Project value est. \$ <b>229,000</b>	Area of work (m <sup>2</sup> )	

✓ Applicant	Applicant is:	<input type="checkbox"/> Owner or	<input type="checkbox"/> Authorized agent of owner
Last name [REDACTED]	Corporation or partnership		
Street address [REDACTED]	Unit number	Lot/con.	
Municipality <b>Tay Valley</b>	E-mail	[REDACTED]	
Telephone number [REDACTED]	[REDACTED]		

### Owner (if different from applicant)

Last name	First name	Corporation or partnership	
Street address	Unit number	Lot/con.	
Municipality	Postal code	Province	E-mail
Telephone number ( )	Fax ( )	Cell number ( )	

### Builder (optional)

Last name	First name	Corporation or partnership (if applicable)	
Street address	Unit number	Lot/con.	
Municipality	Postal code	Province	E-mail
Telephone number ( )	Fax ( )	Cell number ( )	

### Purpose of application

<input checked="" type="checkbox"/> New construction <b>OF SEPTIC system</b>	<input type="checkbox"/> Addition to an existing building	<input type="checkbox"/> Alteration/repair	<input type="checkbox"/> Demolition	<input type="checkbox"/> Conditional Permit
Proposed use of building <b>RES</b>	Current use of building <b>RES</b>			

### Description of proposed work

**REPLACE EXISTING SEPTIC SYSTEM**

# SEPTIC INFO 2/7

## Tarion Warranty Corporation (Ontario New Home Warranty Program)

i. Is proposed construction for a new home as defined in the *Ontario New Home Warranties Plan Act*? If no, go to section G.

☐ Yes

☒ No

ii. Is registration required under the *Ontario New Home Warranties Plan Act*?

☐ Yes

☒ No

iii. If yes to (ii) provide registration number(s): \_\_\_\_\_

### Attachments

- Attach documents establishing compliance with applicable law as set out in Article 1.1.3.3.
- Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.
- Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.
- Attach types and quantities of plans and specifications for the proposed construction or demolition that are prescribed by the by-law, resolution, or regulation of the municipality, upper-tier municipality, board of health or conservation authority to which this application is made.

### Declaration of applicant

I, \_\_\_\_\_, certify that:

- The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
- I have authority to bind the corporation or partnership (if applicable).

Sept 20/2010  
Date

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

Please provide the following information, as it pertains to your building permit application

MASON \_\_\_\_\_

FRAMER \_\_\_\_\_

PLUMBER

B. BLACKBURN LTD

ELECTRICIAN \_\_\_\_\_

MECHANICAL \_\_\_\_\_

The following fee will be calculated based on the information provided I your building permit application

Building Permit Fee \_\_\_\_\_

Septic Permit Fee ☒ \_\_\_\_\_

Solid Fuel Appliance \_\_\_\_\_

Plumbing Permit Fee \_\_\_\_\_

Occupancy Permit Fee \_\_\_\_\_

Demolition fee \_\_\_\_\_

HVAC Fee \_\_\_\_\_

Swimming Pool Fee \_\_\_\_\_

Building Without Permit \_\_\_\_\_

Other \_\_\_\_\_

TOTAL \_\_\_\_\_

### Office Use Only:

Zoning: \_\_\_\_\_ Setbacks & Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_

Exterior Side: \_\_\_\_\_

Comments: \_\_\_\_\_



# SEPTIC INFO 3/7

## Schedule 2: Sewage System Installer Information

<b>A. Project Information</b>				
Building number, street name 412 Rebecca Lane			Unit number	Lot/con.
Municipality Westport	Postal Code K0G 1X0	Plan number/other description Plan 169 TTBLK NRP 28R794 Part H2		
<b>B. Sewage System Installer</b>				
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 2.18.1.1?				
<input checked="" type="checkbox"/> Yes (continue to Section C) <input type="checkbox"/> No (continue to Section E) <input type="checkbox"/> Installer unknown at time of application (Continue to Section E)				
<b>C. Registered installer information (where answer to B is "Yes")</b>				
Name B. BLACKBURN LTD.			BCIN. 16342	
Street Address 155 KEAYS ROAD			Unit Number	Lot/Con. 22/07
Municipality RIDEAU LAKES	Postal Code K0G 1A0	Province ON	E-mail b.blackburnltd@live.ca	
Telephone number (613)267-4760	Fax (613)267-5271	Cell Number (613) 812-0083		
Name of qualified supervisor(s)		Building Code Identification Number (BCIN)		
BRUCE BLACKBURN		11459		
JEFF BLACKBURN		14977		
<b>E. Declaration of Applicants:</b>				
I <input checked="" type="checkbox"/> <span style="background-color: black; color: black;">[REDACTED]</span> declare that: (print name)				
<input type="checkbox"/> I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;				
OR				
<input checked="" type="checkbox"/> I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2 now that the installer is known.				
I certify that:				
1. The information contained in this schedule is true to the best of my knowledge.				
2. I have authority to bind the corporation or partnership (if applicable) <span style="background-color: black; color: black;">[REDACTED]</span>				
✓ Sept 20 / 2010 Date				



# SEPTIC INFO 4/7

REVISION 2-15-21/2010



ROLL#  
PERMIT #

## SEWAGE SYSTEM DESIGN CRITERIA CLASS 4 SYSTEM

FEI: \$520 ☐ paid

1. State # of:	Bedrooms/Units/ Sleeping Cabins	People	Floor Area m <sup>2</sup>	Fixture Units
Proposed	1 F.A.P.W.M.S.			
Existing (If Applicable)	2	4	94m <sup>2</sup>	10.5

2. Water Supply: ☐ Proposed or ☒ Existing  
☐ Dug or bored well ☒ Drilled Well  
 Casing Depth 6m ☐ Water Treatment Units  
☐ Other: \_\_\_\_\_

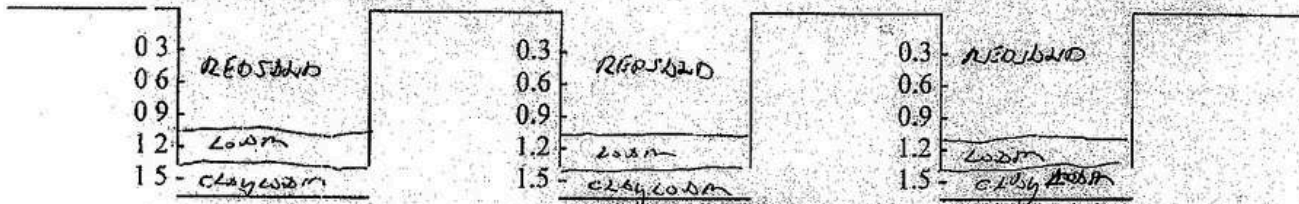
### FIXTURE UNIT COUNT

3. Please complete the following table:

Description of Fixtures	Total #	X (multiply)	Fixture Units	Total
Bathroom group (3 or 4 piece bathroom)	1	X	6	6
Water Closet (tank toilet)		X	4	
Each sink	1	X	1 1/2	1.5
Bathtub or shower		X	1 1/2	
Dishwasher		X	1/2	
Clothes washing machine	1	X	1 1/2	1.5
Single or double laundry tub	1	X	1 1/2	1.5
Other		X		
Q = Total design flow				10.5

### 4. Subsurface Soil Condition - To Be completed by Owner/Agent/Designer

Three test locations are required. Depth in metres to bedrock, watertable and description of soil type are to be shown for each soil profile.



DESIGN PERCOLATION RATE... 10 min/cm ☒ Native Soil ☐ Imported

The percolation rate shall be determined by either percolation tests (using the highest percolation time from the three tests) or by classifying the soil according to the Unified Soil Classification System.

<b>5. Leaching Bed Profile</b> 		<b>Leaching Bed Design Calculations</b> Conventional $L = QT/200 =$ _____ No. of runs _____ Filterbed <3000L/D $CA = QT/850$ 19 m <sup>2</sup> SAND 100 = TEST/FATH UNIT $LA = Q/75$ 16 m <sup>2</sup> STONE AS PER BC 8752 Sentence 5 Filterbed >3000L/D $LA = Q/50$ _____ m <sup>2</sup> Mantle for Class 4 Q/LR EXISTING m <sup>2</sup>	
Working capacity of septic/holding tank Class 4 = $Q \times 2$ min 3600L 3600 Class 5 = $Q \times 7$ min 9000L _____	Tertiary Treatment if Applicable ECFLD ST/ISO B/BL CONCRETE TANK C/W PUMP & ALARM	Length of distribution pipe 21 metres of 1 1/2" ABS PRESSURIZED PIPE 3 RUNS OF 7m each C/W 4 HOLES @ 2ft apart IN BOTTOM OF PRESSURIZED PIPE	



# SEPTIC INFO 5/7



ROLL#  
PERMIT #

## 6. CLASS 4 (Leaching Bed)

Conventional: ☐ Trench Method ☐ Area Method ☐

If bed to be extended, the existing total distribution pipe length is \_\_\_\_\_ (m).

Filter Bed: ☐ Note: If the daily design flow is over 5000L/day, Secondary treatment is required.

Shallow-Buried (tertiary treatment) Trench Type: ☐ Type/Model: \_\_\_\_\_

System designed for effluent treatment as per Table 8.6.2.2.A of Code: Yes ☐ No ☐

Manufacturer's/BMEC information attached: ☐

Unconventional: ☐

Type/Model: ST 500 ECO FLO Secondary ☐ Tertiary ☒

System designed for effluent treatment as per Table 8.6.2.2.A of Code: Yes ☒ No ☐

Manufacturer's/BMEC information attached: ☐

Existing Tank to be used: Yes ☐ Tank Size: \_\_\_\_\_ (litres) No ☒ Tank should be removed N/A ☐

New Tank(s) to be used: ☒ Number of Tanks: 1

Effluent Filter to be installed in tank(s): Yes ☒ No ☐ Risers: Yes ☒ No ☐

Tank 1 Volume: (in litres) 3600, (minimum tank size is 3600L) Tank 2 Volume: \_\_\_\_\_

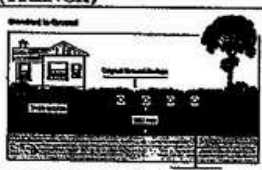
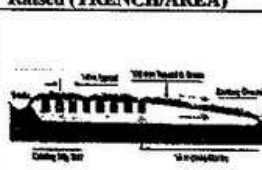
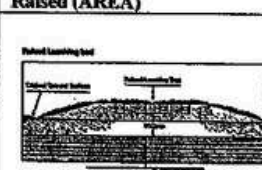
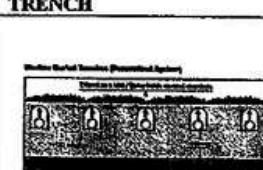

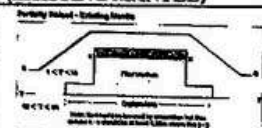
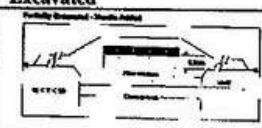
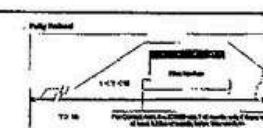
Type of Tank(s): Concrete ☒ Polyethylene ☐ Fiberglass ☐ Steel (existing only) ☐

Header Used in Bed: ☐ Distribution Box Used in Bed (8 or more runs): ☐ No. of box outlets ☐

Gravity Fed ☒ or Pumped ☐ Head \_\_\_\_\_ (m). Run time \_\_\_\_\_. Horsepower \_\_\_\_\_. Volume \_\_\_\_\_

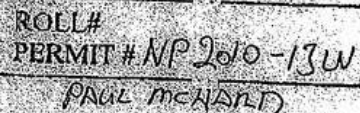
To be used to pump waste ☐ To be used to pump effluent ☐

## 7. PROFILE THAT BEST DESCRIBES CLASS 4 SYSTEM (Check one)

CONVENTIONAL In-ground (TRENCH)	Ck	CONVENTIONAL Partially-Raised (TRENCH/AREA)	Ck	CONVENTIONAL Fully-Raised (AREA)	Ck	SHALLOW BURIED TRENCH	Ck
							
							
OTHER: Describe other secondary or tertiary treatment system: _____						Information, calculations attached Yes <input type="checkbox"/> No <input type="checkbox"/>	

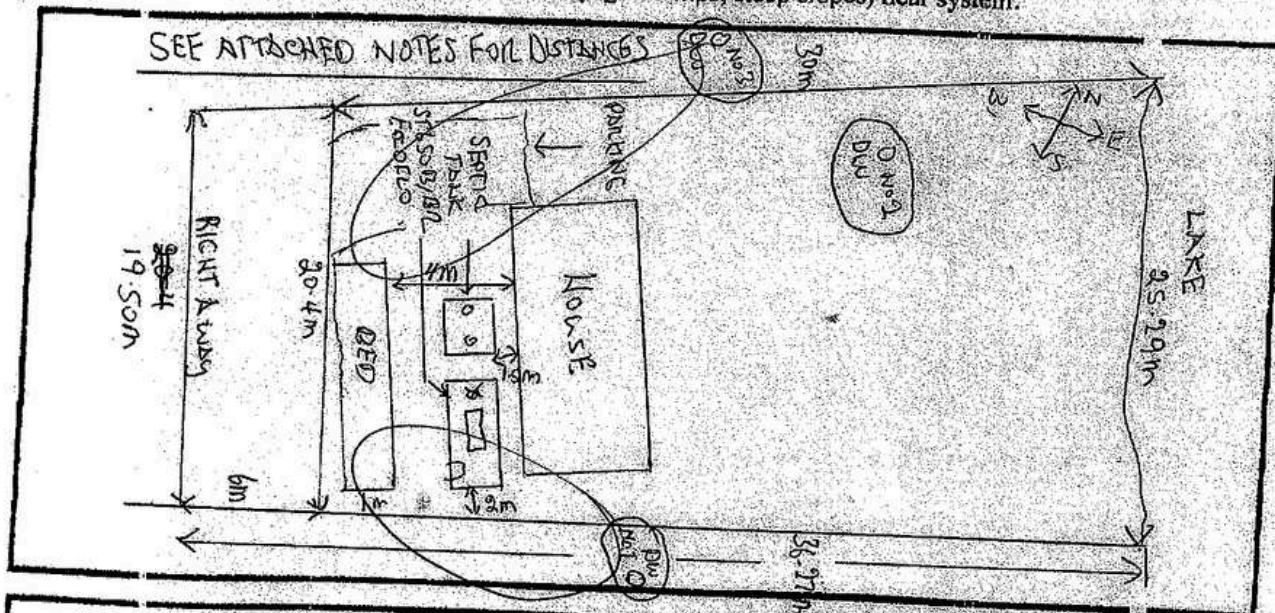


REFUSED OCT 1/2010



8. a) Location of sewage system components (eg. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.

b) Lot dimensions topographic features (e.g. swamps, steep slopes) near system.




9. 4 APPROVAL TO CONSTRUCT  
A Class 4 Sewage System under the Building Code Act with a maximum daily design flow of 1600 L/D is hereby approved for this property in the manner proposed in this Approval, its Design Information and supporting attachments, or any addendums arising out of site inspections; and provided that the System is installed and completed within 12 months of the Permit issuance date. This system shall not be operated without a signed Certificate of Completion. EcoFlow Tertiary System.

Date: this 4 day of Oct, 2010. [Signature] CBO

**REFT SAL: A sewage System Permit for this Application is refused for the reasons given in the application review.**

Dated this \_\_\_\_ day of \_\_\_\_\_, 2010, \_\_\_\_\_ CBO

**CERTIFICATE OF COMPLETION**  
This will certify that this Sewage System has been completed and may be operated within the term of its approval under the Ontario Building Code.

Dated this 20 day of Oct, 2010.  CBO

maintenance Agreement Recd Nov 25/18 Page 6 of 7



REVISED - OCT 1 / 2010

**B. Blackburn Ltd.**  
 Plumbing, Pump Service & Excavating  
 155 Keays Rd. R.R #1, Balderson  
 ON K0G 1A0  
 Phone: (613)267-4760  
 Fax: (613)267-5271

Applicants Name: [REDACTED]



(NOTE)

For Rideau Lakes

Schedule 7 B

( ) Distance from - Structure to septic tank	<u>1.5m</u>	
- Structure to septic bed PIPE	<u>4m</u>	
- Lake, river well to septic tank	<u>27m</u>	
- Lake, river well to septic bed	<u>29m</u>	
- Septic bed to lot line TO THE PIPE	<u>on EAST SIDE 1m</u>	
- Septic tank to lot line	<u>on EAST SIDE 2m</u>	
- Area of mantel	<u>N/A</u>	
- Well on adjacent lot to septic bed	<u>WELL NO 1 IS 24m</u>	<u>WELL NO 3 IS 22m</u>
- Well on adjacent lot to septic tank	<u>WELL NO 1 IS 25m</u>	<u>WELL NO 3 IS 19m</u>
OWNER'S LOT - Distance from the well to septic tank	<u>17m</u>	
OWNER'S LOT - Distance from well to septic bed	<u>19m</u>	

# BIO-FILTER INFO 1/4



**PREMIER TECH AQUA**  
 DIV. OF PREMIER TECH TECHNOLOGIES LTD  
 1 AVENUE PREMIER  
 RIVIÈRE-DU-LOUP QC G5R6C1  
 CANADA  
 Phone (800) 632-6356 #6030  
 Fax (418) 867-3944  
 Email [creditpta@premiertech.com](mailto:creditpta@premiertech.com)

**Sold To** 00504236

## INVOICE

**Invoice No.** 576078 RI  
**Order No.** 18207274 UP  
**Invoice Date** 2018-09-13  
**Due Date** 2018-09-28  
**Page** 1 de 1

**Ship To** 00504236

Order		Transport
Order Date	2018-09-13	
Requested Date	2018-09-13	
Payment Terms	Due Upon Receipt / Sur récept.	
Currency	Canadian Fund/Dollar Canadien	

Line	Item	Description	Quantity	UoM	Price	Total
10.000	100650	FILTER MEDIA ECOFLO 650 - PEAT	1.00	PL	948.000	948.00
	PFB-650	SBM-201				
20.000	100013	ECOFLO FILTER MAINTENANCE - CA	1.00	EA-UN	134.000	134.00

**Taxable** 1,082.00  
**HST (13.000%)** 140.66  
**Amount Due** 1,222.66

*paid monthly*

## METHODS OF PAYMENT

- ① Credit card (Visa, MasterCard or Discover). Visit [order.premiertechaqua.com](http://order.premiertechaqua.com)
- ② Banking services (qualified institutions)
- ③ Cheque made to the order of Premier Tech Aqua

For more details, visit [EcofloBiofilter.com](http://EcofloBiofilter.com)

CS Scanned with CamScanner

Onsite and Decentralized Wastewater Treatment | [PREMIERTECHAQUA.COM](http://PREMIERTECHAQUA.COM) | GST (121323133RT) | PST (1003815681TQ0001)



# BIO-FILTER INFO 2/4



**B. Blackburn Ltd.**  
 Plumbing, Septic Systems & Excavating  
 155 Keays Road, Balderson  
 ON K0G 1A0  
 Tel: 613 267 4760 Fax: 613 267 5271

## Invoice

Date	Invoice #
06/10/2010	139

Invoice To

GST/HST No. 100428861

			Project	Terms
				2% on accounts over 30 days
Item	Quantity	Amount		
Tertiary Ecoflo Biofilter System Contract	1	16,900.00		
Extra's:				
Contract allowance: 22 tonnes of topsoil, 38 tonnes used, 16 tonnes over contract allowance = 1 tandem dump truck load	1	370.00		
Contract allowance: 40 tonnes of 5/8" crusher run gravel, 44.35 tonnes used, over contract allowance by 4.35 tonnes	4.35	63.51		
Tandem dump truck load of filter sand in number of tonnes	29.33	673.12		
Credit:				
Contract allowance 60 tonnes of sand fill, 0 tonnes used		-549.00		
\$1200.00 partial downpayment made, \$8800.00 owing when work commences.			<b>Subtotal</b>	\$17,457.63
Phone #	Fax #	E-mail	<b>HST</b>	HST Sales@13.0% 2,269.49
613 267 4760	613 267 5271	bblackburnltd@live.ca	<b>Total</b>	\$19,727.12
<b>B. Blackburn Ltd.-Plumbing, Pump Specialists, Water Treatment, Septic Systems &amp; Excavating</b> Celebrating over 30 years of excellence ~Licensed & Insured~			<b>Payments/Credits</b>	\$-11,000.00
			<b>Balance Due</b>	\$8,727.12



# BIO-FILTER INFO 3/4



1 AVENUE PREMIER  
RIVIÈRE-DU-LOUP QC G5R 6C1  
1 800 632-6356  
INFO.PTWE.NA@PREMIERTECH.COM

## REPORT

42 REBECCA LANE,  
WESTPORT, ON,  
K0G1X0, CA

### Executed by:

TECHSEP INC - QUEBEC/1597697

This report contains important information on the current condition of your septic system's components. Data collected by Premier Tech or one of its service partners has been added to your system history.

**Location of site** 504236  
42 REBECCA LANE,  
WESTPORT, ON,  
K0G1X0, CA

Equipment no. 393760 EQUIPMENT  
Product model ECOFLO  
STB-650BR-ON  
System installation date 2010/12/10  
Filter installation date 2018/08/16  
Customer number 00504236  
Work Order no. 00556085  
Date of maintenance 2024/07/29

Verification	Results
Access to the property:	Yes Yes
Access to the Ecoflo Biofilter:	Functional
Vent on the cover of the Ecoflo Biofilter:	
Is the system fed by gravity or through a pumping station?	By gravity
Shell condition:	In good condition
Distribution system's condition (tipping bucket):	Not functional :replaced
Distribution system (tipping bucket):	Level adjustment done
The distribution plates are in place:	No
Distribution supports plates in good condition:	Yes
Filtering media:	Normal wear and tear with degradation
Compaction level of the filter media :	More than 15 inches
Stone at the bottom of the system:	Not applicable
Flow divider:	No
Proof of visit left to the client:	Yes
Large accumulation of water in the system:	No
Has the effluent filter (septic tank) been cleaned?	Yes

### Questions or comments?

Learn more about the Ecoflo biofilter or its owner's manual on our website [PT-WaterEnvironment.com/EcofloBiofilter](https://PT-WaterEnvironment.com/EcofloBiofilter). The Ecoflo septic system maintenance guide can be found at [PT-WaterEnvironment.com/MaintenanceGuide](https://PT-WaterEnvironment.com/MaintenanceGuide).  
Contact our Client Solutions team at 1 800 632-6356 or write to us at [info.ptwe.na@premiertech.com](mailto:info.ptwe.na@premiertech.com) for more information.



# BIO-FILTER INFO 4/4

## Details Regarding the Results Which May Be Indicated on Your Maintenance Report

**Access to the property** The service partner was unable to proceed with the maintenance of the Ecoflo biofilter. Either because he did not locate the Ecoflo biofilter on the property, a barrier (fence, gate, etc.) was blocking his way or someone on the site refused to let him access the property. **Access to the Biofilter** As indicated in the owner's manual, the cover of your Ecoflo septic installation must be accessible at all times. The flyer left on your door by the service partner indicates the reasons why the Ecoflo biofilter was not accessible. If you do not have this document on hand, here are the possible reasons why your Ecoflo biofilter was not accessible:

- Barrier preventing access to the property
- Dog or other animal running loose on the property
- Heavy object on the cover(s)
- Plants, dirt or other material covering the cover(s)
- Other

### Air vent on the cover of the Ecoflo biofilter

The Ecoflo biofilter is a passive system (no energy) using a filtering media made of organic and natural material to treat wastewater. No electricity is required for the treatment, but the system must be appropriately aerated for biological activity to take place in the filter. It is thus essential that the air vent on the cover of the Ecoflo biofilter remains unobstructed at all times. **Level and condition of the tipping bucket**

Wastewater arriving from your septic tank is directed toward the Ecoflo biofilter, where it flows into a tipping bucket that alternately pours it on distribution plates located on each side of a central support. This tipping bucket must be at level and in good condition to function properly. If the tipping of the Ecoflo biofilter was not at level, the service partner simply adjusted it. If the tipping bucket of the Ecoflo biofilter was broken, the partner replaced it – this repair is covered under the warranty (for more details regarding the Ecoflo biofilter warranty, please refer to your owner's manual). Because your maintenance contract with Premier Tech has been kept up-to-date, you benefited from all the privileges of the warranty, including those applying to the components of the system. **Distribution plates**

The wastewater arriving from your septic tank is directed toward the Ecoflo biofilter, where it flows into a tipping bucket that alternately pours it on distribution plates located on each side of a central support. These distribution plates must be in good condition for the Biofilter to function properly. If the distribution plates of the Ecoflo biofilter were broken, the partner replaced them – this repair is covered under the warranty (for more details regarding the Ecoflo biofilter warranty, please refer to your owner's manual). Because your maintenance contract with Premier Tech has been kept up-to-date, you benefited from all the privileges of the warranty, including those applying to the components of the system.

### Condition of the filtering media

The condition of the filtering media is a visual evaluation made on site by the service partner at the time the maintenance. After a complete analysis of the condition of the filtering media based on the history of the system and all the archived data in the customer file, specialists at Premier Tech will evaluate the conclusions made by the service partner to determine the actual condition of the filtering media and reserves the right to change the conclusion of the service partner. **Compaction level of the filtering media**

The level of compaction of the filtering media is calculated in centimeters and measured with relation to the support of the distribution plates inside the Ecoflo biofilter. The compaction of the filtering media is a perfectly normal aging process. This information is among the criteria analyzed by Premier Tech wastewater treatment experts to determine if the filtering media must be replaced in the current year or can be extended for another year.

**Presence of roots in the shell – for open bottom Ecoflo biofilters (polyethylene and fiberglass models)** As indicated in the owner's manual and according to the regulation in effect, trees and shrubs must be planted at least 6 m (20') away from the cover of the Ecoflo biofilter. If this distance was not respected, roots will naturally grow under and enter any open bottom Ecoflo biofilter. The presence of roots does not affect the performances of the Ecoflo biofilter, but could lead to additional fees at the moment of the filtering media replacement.

### Water in the zone

During the annual visit of your Ecoflo biofilter our service partner noticed the presence of a quantity of water in the evacuation zone of your Ecoflo biofilter. This situation might be caused by the soil permeability or a high-water table and needs to be corrected. The flyer left on your door by the service partner explains how to evaluate the situation and how to proceed to correct the problem. If you do not have the document on hand, here are the factors likely to cause this presence of water and the corrective measure that need to be taken:

### Usage factors

- A higher number of occupants in the residence
- A change in the property use (addition of an apartment, a hairdressing salon, daycare center, etc.)
- The discharge of backwash water from a water softener (or other treatment device) to the septic system
- The connection of a stone drain or domestic discharge pump to the septic system

### External factors

- An infiltration of ground or surface water (runoff/gutter) into the septic tank, pumping station or Ecoflo biofilter
- A water table rise (natural cause)
- Inadequate backfilling or landscaping works
- Soil with insufficient permeability

**To identify solutions to rectify the situation, we recommend that you contact the professional (engineer, technologist or installer) who originally planned or installed the Ecoflo biofilter.** For any question, please do not

hesitate to contact our Customer Service

Department at 1 800 632-6356. **Flow divider**

A flow divider is necessary when more than one Ecoflo biofilter is installed on a single property. This equipment ensures that wastewater is divided equally into the Ecoflo shells. If the flow divider is not functioning properly, water may not be distributed equally among the shells. This will affect the operation and performance of the Ecoflo septic system.

### Proof of maintenance

The proofs of maintenance allow you to demonstrate that your system was maintained every year according to the regulation in effect. Please keep these documents as they might be helpful if you need to show that your system was properly maintained if you ever sell your residence. **Extend the life of your**

### Ecoflo biofilter!

Developing good usage habits has helped many homeowners prolong the useful life of the filtering media of their Ecoflo biofilter to up to 15 years! Visit [PT-WaterEnvironment.com/EcofloBiofilter](http://PT-WaterEnvironment.com/EcofloBiofilter) to learn about simple operation instructions you can adopt today.



# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=nFC5XsXh6Dz>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/SMaYXmmskLs>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/B6MwjQVeWkRuk3Sy7>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/42RebeccaLane/>



# MLS LISTING



**42 Rebecca Lane**  
**Westport Ontario K0G 1X0**  
 Westport 815 - Westport Leeds and Grenville  
**SPIS:** N **Taxes:** \$4,744.07/2024 **DOM:** 0

Detached **Front On:** N **Rms:** 14  
**Link:** N **Acre:** < .50 **Bedrooms:** 2 + 1  
 Bungalow **Washrooms:** 2  
 1x4xMain, 1x2xBsmt

**Lot:** 84 x 175.94 Feet**Irreg:**  
**Dir/Cross St:** Rebecca Lane /County Road 36  
**Directions:** County Road 36 heading north from Westport, turn left on Rebecca, follow signs

**MLS#:** X12297799 **PIN#:** 442590273  
**Possession Remarks:** TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Electric <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Apx Sqft:</b> 700-1100 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 None <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Golf, Lake Access, Park, School, Waterfront, Waterfront	<b>Zoning:</b> RU <b>Cable TV:</b> A <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Well <b>Water Supply:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> Direct <b>Waterfront:</b> Other, Workshop <b>Retirement:</b> 2018 <b>Oth Struct:</b> Available <b>Survey Year:</b> <b>Survey Type:</b>
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**Water Body Name:** Westport Sand Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 25.6  
**Topography:** Level,Wooded/Treed  
**Water Features:** Dock,Waterfront-Deeded  
**Access to Property:** Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct

**Shoreline:** Soft Bottom,Natural  
**Shoreline Allowance:** None  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:**  
 Cell Services,Electricity Connected,Garbage Pickup,Internet High  
 Speed,Recycling Pickup,Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.78	x9.84	Hardwood Floor
2	Kitchen	Main	14.44	x12.8	Hardwood Floor
3	Dining	Main	7.87	x5.91	Hardwood Floor
4	Living	Main	11.48	x10.5	Hardwood Floor
5	Bathroom	Main	9.19	x6.56	Tile Floor
6	Prim Bdrm	Main	12.8	x12.47	Hardwood Floor
7	2nd Br	Main	13.12	x9.19	Hardwood Floor
8	Laundry	Bsmt	6.23	x 4.59	Laminate
9	Office	Bsmt	9.84	x 9.51	Laminate
10	Bathroom	Bsmt	6.23	x5.25	Laminate
11	Rec	Bsmt	15.42	x 10.17	Laminate
12	3rd Br	Bsmt	9.84	x9.51	Laminate
13	Locker	Bsmt	9.84	x 9.19	Laminate
14	Utility	Bsmt	9.84	x5.58	Concrete Floor

**Client Remks:** Waterfront living on Westport Sand Lake, inside the beautiful Village of Westport! This property offers level access waterfront, stunning sunsets and serene views over the water. The charming home or cottage features 2 bedrooms and 1 bathroom on the main floor and 1 bedroom and another bathroom (2 pc) in the basement. As you walk in the door, you enter into a bright and spacious, open-concept living and kitchen/dining area with plenty of windows that overlook the lake and a deck that accesses the waterside of the property. The home is serviced b a drilled well and septic system and has had many upgrades over the years: propane back up furnace (2017), propane water heater (2017), spray foam insulation, heat pump/central a/c (2023) and is well set up as a home or cottage. The property is located at the end of a private lane with the yard nicely landscaped and fenced for privacy and pets. The waterfront is shallow (approx. 4 ft) for swimming with the public beach and boat launch just a short walk or paddle away. This location is ideal - within the village with all access to amenities, cafes, restaurants and shopping as well as the Rideau Canal System. Walk to the beach, the local vineyard or to the village. Fish, boat, relax this is the perfect blend of nature and convenience.

**Inclusions:** Fridge, Stove, Washer, Dryer, Dishwasher, Microwave, Dock  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**Ph:** 613-273-9595



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



Westport Office:  
7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

[www.gurreathomes.com](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

Kingston Office:  
640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

*Your Total Real Estate Package!*