

**AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 8629-BGCMAD  
Issue Date: November 27, 2019

Nobleton Lakes Golf Course Ltd.  
125 Nobleton Lakes Drive  
Post Office Box, No. 594  
Nobleton, Ontario  
L0G 1N0

Site Location: Nobleton Lakes Golf Course  
125 Nobleton Lakes Drive  
Lot Part of Lots 13 - 15, Concession 8  
Township of King, Regional Municipality of York

*You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:*

sewage works for the collection, transmission, treatment and subsurface disposal of domestic sewage with a daily sanitary sewage flow of 24,500 L/d located on the Nobleton Lakes Golf Course, at the site location mentioned above, consisting of the following:

**Existing Works:**

**Serving one (1) Clubhouse (with daily sewage flow of 23,500 L/d):**

- 1. Existing Septic Tank**  
One (1) septic tank with a capacity of 22,730 L;
- 2. Existing Grease Trap**  
One (1) grease trap with a capacity of 3,650 L;
- 3. Existing Effluent Filters**  
Two (2) effluent filters to provide 0.8 mm particle filtration prior to dosing of the soil absorption fields;
- 4. Existing Balancing Tank**  
One (1) balancing tank with a capacity of 13,650 L equipped with one (1) 0.30 kW

submersible sewage pump discharging the effluent from balancing tank to soil absorption Bed A, rated at 300 litres per minute (L/m) at a total dynamic head (TDH) of 2.0 metres with timers and alarms;

**5. Existing Pump Chamber**

One (1) pump chamber equipped with one (1) submersible sewage pump discharging to soil absorption Bed B, rated at 60 litres per minute at a TDH of 8.5 m;

**6. Existing Soil Absorption Field (Bed A)**

One (1) soil absorption field with a total of 1200 m of trenches, each trench 30 m long, a minimum of 750 mm deep and a minimum trench width of 760 mm with a centre line spacing of 1.5 m, and each trench equipped with a centrally placed 100 mm diameter perforated distribution pipe, distribution chamber and clean-out valves on the laterals;

**7. Existing Soil Absorption Field (Bed B)**

One (1) soil absorption field with a total of 475 m of trenches, 10 trenches each 17.5 m long and 10 trenches 30 m long, a minimum of 600 mm deep and a minimum trench width of 600 mm with centre line spacing of 1.5 m, and each trench equipped with a centrally placed 100 mm diameter perforated distribution pipe, distribution chamber and clean-out valves on the laterals;

**Serving one (1) Maintenance Building (with daily sewage flow of 1,000 L/d):**

**1. Existing Septic Tank**

One (1) septic tank with a minimum capacity of 3600 L discharging effluent to the pump chamber described below;

**2. Existing Pump Chamber**

One (1) single-compartment pump chamber rated approximately 2,250 L with one (1) submersible sewage pump discharging effluent from the septic tank to a forcemain, rated at 3.0 L/s at a total dynamic head of 9.5 metres, discharging effluent to the absorption trench leaching bed described below;

**3. Existing Absorption Trench Leaching Bed**

One (1) absorption trench leaching bed consisting of eight (8) runs, each 12.2 m long with a total run length of 98 m, a minimum of 600 mm deep and a minimum trench width of 500 mm with centre line spacing of 1.6 m. Each trench is installed within a layer of stone with a minimum stone layer of 50 mm above and below the distribution piping and a minimum stone layer width of 500 mm. Located so that the bottom of the absorption trench is not less than 900 mm above the higher ground water table.

**Note:** The existing absorption trench leaching bed will be upgraded as described in the description below.

**Proposed Works:**

## **Serving one (1) Maintenance Building:**

### **1. Proposed Replacement Absorption Trench Leaching Bed**

One (1) absorption trench leaching bed consisting of eight (8) runs, each 12.5 m long with a total run length of 100 m, a minimum of 600 mm deep and a minimum trench width of 500 mm with centre line spacing of 1.6 m. Each trench is installed within a layer of stone with a minimum stone layer of 50 mm above and below the distribution piping and a minimum stone layer width of 500 mm. Located so that the bottom of the absorption trench is not less than 900 mm above the higher ground water table.

all in accordance with Supporting Documentation submitted to the Ministry as listed in the **Schedule A** in this Approval.

*For the purpose of this environmental compliance approval, the following definitions apply:*

"Approval" means this entire document and any schedules attached to it, and the application;

"Director" means a person appointed by the Minister pursuant to Section 5 of the EPA for the purposes of Part II.I of the EPA;

"District Manager" means the District Manager of the York-Durham District Office of the Ministry's Central Region;

"EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;

"Existing Works" means those portions of the Works included in the Approval that have been constructed previously;

"Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;

"Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;

"OBC" means the Ontario Building Code;

"Owner" means Nobleton Lakes Golf Course Ltd. and its successors and assignees;

"OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;

"Professional Engineer" means a person entitled to practice as a Professional Engineer in the Province of Ontario under a license issued under the Professional Engineers Act;

"Proposed Works" means those portions of the Works included in the Approval that are under

construction or to be constructed;

"Rated Capacity" means design daily sanitary sewage flow for which the Works are approved to handle;

"Supporting Documentation" means the documents listed in Schedule A of this Approval;

"Works" means the approved sewage works, and includes Proposed Works, and Existing Works;

*You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:*

## **TERMS AND CONDITIONS**

### **1. GENERAL PROVISIONS**

1. The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
2. Except as otherwise provided by these conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, the application for approval of the works and the submitted supporting documents and plans and specifications as listed in this Approval.
3. Where there is a conflict between a provision of any submitted document referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.
4. Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
5. The requirements of this Approval are severable. If any requirement of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this Approval shall not be affected thereby.

### **2. EXPIRY OF APPROVAL**

1. This Approval will cease to apply to those parts of the Works which have not been constructed within five (5) years of the issuance date of this Approval.

### **3. CHANGE OF OWNER**

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:
  - a. change of Owner or operating authority, or both;
  - b. change of address of Owner or operating authority or address of new Owner or operating authority;
  - c. change of partners where the Owner or operating authority is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Partnerships Registration Act*;
  - d. change of name of the corporation where the Owner or operator is or at any time becomes a corporation, and a copy of the most current "Initial Notice or Notice of Change" (Form 1, 2 or 3 of O. Reg. 189, R.R.O. 1980, as amended from time to time), filed under the *Corporations Information Act* , shall be included in the notification to the District Manager;
2. In the event of any change in ownership of the Works, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager.
3. The Owner shall ensure that all communications made pursuant to this condition will refer to this Approval's number.

#### **4. CONSTRUCTION**

1. The Owner shall ensure that the construction of the Works is supervised by a Licensed Installer or a Professional Engineer.
2. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
3. Upon construction of the Works, the Owner shall prepare a statement, certified by a Licensed Installer or a Professional Engineer, that the Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry staff.
4. Upon construction of the Works, the Owner shall prepare a set of as-built drawings showing the works "as constructed". "As-built" drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be retained at the site for the operational life of the Works and shall be made available for inspection by Ministry staff.

#### **5. MONITORING AND RECORDING**

1. The Owner shall employ measurement devices to accurately measure quantity of effluent being discharged to each individual subsurface disposal system, including but not limited to water/wastewater flow meters, event counters, running time clocks, or electronically controlled dosing, and shall record the daily volume of effluent being discharged to the subsurface disposal system.
2. The Owner shall ensure that flow of treated effluent discharged into the subsurface sewage system does not exceed 23,500 L/d for the Works serving the Clubhouse and 1,000 L/day for the Works serving the Maintenance Building.
3. The Owner shall retain for a minimum of **five (5) years** from the date of their creation, all records and information related to or resulting from the monitoring activities required by this Approval.

## **6. OPERATIONS AND MAINTENANCE**

1. The Owner shall ensure that at all times, the Works and related equipment and appurtenances which are installed or used to achieve compliance with this Approval are properly operated and maintained.
2. The Owner shall maintain an operations manual that includes, but not necessarily limited to, the following information:
  - a. operating procedures for routine operation of all the Works;
  - b. inspection programs, including frequency of inspection, for all the Works and the methods or tests employed to detect when maintenance is necessary;
  - c. repair and maintenance programs, including the frequency of repair and maintenance for all the Works; copies of maintenance contracts for any routine inspections & pump-outs should be included for all the tanks and treatment units;
  - d. procedures for the inspection and calibration of monitoring equipment;
  - e. a spill prevention control and countermeasures plan, consisting of contingency plans and procedures for dealing with equipment breakdowns, potential spills and any other abnormal situations, including notification of the District Manager; and
  - f. procedures for receiving, responding and recording public complaints, including recording any follow-up actions taken.
3. The Owner shall maintain the current operations manual and retain a copy at the location of the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.
4. The Owner shall ensure that the septic tank is pumped out every 3-5 years or when the

tank is 1/3 full of solids (or more often if required).

5. The Owner shall ensure that grass-cutting is maintained regularly over the subsurface disposal bed, and that adequate steps are taken to ensure that the area of the underground works is protected from vehicle traffic.
6. The Owner shall ensure that in the event a break-out is observed from the subsurface disposal bed, the sewage discharge to the bed is discontinued and the incident immediately reported verbally to the District Manager, followed by a written report within seven (7) days. The Owner shall ensure that during the time remedial actions are taking place the sewage generated at the site shall not be allowed to discharge to a surface water body or to the environment, and shall be safely collected and disposed of through a licensed waste hauler to an approved waste disposal site.
7. The Owner shall maintain a logbook to record the results of operation and maintenance activities specified in the above sub-clauses, and shall keep the logbook at the site and make it available for inspection by the Ministry staff.

## 7. REPORTING

1. One (1) week prior to the start up of the operation of the Proposed Works, the Owner shall notify the District Manager (in writing) of the pending start up date.
2. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
3. The Owner shall prepare a performance report, on an annual basis, within ninety (90) days following the end of the period being reported upon and **only upon request** submit to the District Manager. The reports shall contain, but shall not be limited to, the following information:
  - a. a review and assessment of performance of sewage works, including all treatment units and disposal beds;
  - b. a description of any operating problems encountered and corrective actions taken at all sewage Works located at the property;
  - c. a record of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of all Works located at the property' including but not limited to: records of maintenance inspections for the treatment system, records of septic tank effluent filters cleaning, records of septic tank pump-outs, records of sludge pump-outs accumulated from the treatment system, records of visual inspections of all disposal systems;
  - d. a summary of any effluent quality assurance or control measures undertaken in the

- reporting period;
- e. a summary and interpretation of all daily flow data and results achieved in not exceeding the maximum daily sewage flow discharged into each one of the subsurface disposal system;
  - f. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
  - g. a summary of all spill or abnormal discharge events; and
  - h. any other information the District Manager requires from time to time;
4. In addition to the obligations under Part X of the EPA, the Owner shall, within ten (10) working days of the occurrence of any reportable spill as defined in Ontario Regulation 675/98, bypass or loss of any product, by-product, intermediate product, oil, solvent, waste material or any other polluting substance into the environment, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill or loss, clean-up and recovery measures taken, preventative measures to be taken and schedule of implementation.

## **8. DECOMMISSIONING OF UN-USED SEWAGE WORKS**

1. The Owner shall properly abandon any portion of unused existing sewage Works, as directed below, and upon completion of decommissioning report in writing to the District Manager.
  - a. any sewage pipes leading from building structures to unused sewage Works components shall be disconnected and capped;
  - b. any unused septic tanks, holding tanks and pump chambers shall be completely emptied of its content by a licensed hauler and either be removed, crushed and backfilled, or be filled with granular material;
  - c. if the area of the existing leaching bed is going to be used for the purposes of construction of a replacement bed or other structure, all distribution pipes and surrounding material must be removed by a licensed hauler and disposed off site at an approved waste disposal site; otherwise the existing leaching bed may be abandoned in place after disconnecting, if there are no other plans to use the area for other purposes;

*The reasons for the imposition of these terms and conditions are as follows:*

1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review and upon which approval was granted. This condition



is also included to emphasize the precedence of Conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. The condition also advises the Owners their responsibility to notify any person they authorized to carry out work pursuant to this Approval the existence of this Approval.

2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to the approved works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included to ensure that the works are constructed, and may be operated and maintained such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.
5. Condition 5 is included to enable the Owner to evaluate and demonstrate the performance of the Works, on a continual basis, so that the Works are properly operated and maintained at a level which is consistent with the design objectives specified in the Approval and that the Works does not cause any impairment to the receiving watercourse.
6. Condition 6 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected. As well, the inclusion of an operations manual, maintenance agreement with the manufacturer for the treatment process/technology and a complete set of "as constructed" drawings governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the owner and made available to the Ministry. Such information is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training, in proper plant operation and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a benchmark for Ministry staff when reviewing the Owner's operation of the work.
7. Condition 7 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.
8. Condition 8 is included to ensure that any components of un-used Works are properly decommissioned.

## **Schedule A**

1. Application for Environmental Compliance Approval submitted by Nobleton Lakes Golf Course Ltd. received on August 21, 2019 for the proposed Municipal and Private Sewage Works, including design brief, final plans and specifications prepared by Anne Egan, M.Sc.(Eng.), P.Eng., of R.J Burnside & Associates Limited.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 3-1191-98-006 issued on November 13, 1998.**

*In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:*

- a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

*Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.*

*The Notice should also include:*

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

*And the Notice should be signed and dated by the appellant.*

*This Notice must be served upon:*

The Secretary\*  
Environmental Review Tribunal  
655 Bay Street, Suite 1500  
Toronto, Ontario  
M5G 1E5

AND

The Minister of the Environment,  
Conservation and Parks  
777 Bay Street, 5th.Floor  
Toronto, Ontario  
M7A 2J3

AND

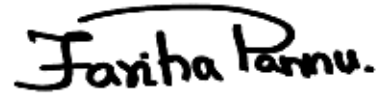
The Director appointed for the purposes of  
Part II.1 of the Environmental Protection Act  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or [www.ert.gov.on.ca](http://www.ert.gov.on.ca)**

*This instrument is subject to Section 38 of the Environmental Bill of Rights, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at <https://ero.ontario.ca/>, you can determine when the leave to appeal period ends.*

*The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.*

DATED AT TORONTO this 27th day of November, 2019

A handwritten signature in black ink that reads "Fariha Pannu." The signature is written in a cursive style with a large, sweeping initial 'F'.

---

Fariha Pannu, P.Eng.

Director

appointed for the purposes of Part II.1 of the  
*Environmental Protection Act*

JC/

c: District Manager, MECP York-Durham District Office  
Anne Egan, M.Sc.(Eng.), P.Eng, R.J. Burnside & Associates Limited