

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 7631-BKGSJX
Issue Date: January 29, 2020

Redstone on Lake Rosseau Inc.
26 Kenmir Avenue, St. David's
Niagara Falls, Ontario
L0S 1J1

Site Location: 1366 Rosseau Lake Road 2
Township of Muskoka Lakes
District Municipality of Muskoka
P0B 1J0

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:

the establishment, use and operation of sewage works for the treatment and subsurface disposal of domestic sewage with a total daily design sanitary sewage of 12,800 litres per day, to service Redstone on Lake Rosseau Resort, seasonally operated (May to October), consisting of sixteen (16) park model units, located at the above noted Site Location, consisting of the following:

Proposed Works

Septic Tank:

- one (1) two-compartment, precast concrete septic tank (Newmarket Pre-cast Concrete tank, model 13500 or Approved Equivalent) with a minimum capacity of 13,743 litres, equipped with an OBC approved effluent filter (Polylok effluent filter model PL-525 or Approved Equivalent), two (2) manhole access risers with covers installed to grade, receiving sanitary sewage from the proposed eight (8) park model units [out of total sixteen (16) park model units] and discharging effluent to the pumping chamber as described below;

Pumping Tank:

- one (1) precast concrete pumping tank (Newmarket Pre-cast Concrete Products precast holding tank, model 3600 or Approved Equivalent) with a minimum capacity of 3,704 litres, equipped with one(1) submersible effluent pump (Little Giant effluent pump model WS50HM, 0.5 HP or Approved Equivalent), rated at approximately 72 litres per minute at 8.3 metres (27 feet) of total dynamic head, complete with pump control, audible and visual high water level alarm and access riser(s) with cover installed to grade, receiving effluent from the aforementioned septic tank by gravity and discharging to the existing leaching bed.

all other controls, electrical equipment, instrumentation, piping, pumps, valves and appurtenances essential for the proper operation of the aforementioned sewage works;

Existing Works

Septic Tank:

- one (1) existing septic tank (previously approved under Use Permit WA-7-82) with a capacity of approximately 13,500 litres, to be equipped with an OBC approved effluent filter (Polylok effluent filter model PL-525 or Approved Equivalent) and to receive the sanitary sewage from the proposed remaining eight (8) park model units [out of total sixteen (16) park model units] and discharging effluent to the existing pumping chamber as described below;

Pumping Tank:

- one (1) existing pumping tank (previously approved under Use Permit WA-7-82) with a capacity of 3,600 litres, complete with effluent pump (to be replaced with a new submersible effluent pump), receiving effluent from the aforementioned septic tank by gravity and discharging to the existing leaching bed;

Note: the existing pump tank to be equipped with a new submersible effluent pump (Little Giant effluent pump model WS50M, 0.5 HP or Approved Equivalent), rated at approximately 72 litres per minute at 8.3 metres (27 feet) of total dynamic head, complete with pump control, audible and visual high water level alarm and access riser(s) with cover installed to grade.

Raised Leaching Bed:

- one (1) raised leaching bed, having a total distribution pipe length of 365 meters, consisting of 12 runs of 30.5 meters long distribution piping, spaced 1.6 meters apart centre to centre, constructed in approximately 1.2 meters of imported sand (with a percolation time of $T = 5$ minutes per centimetre) over native silt/ clay.

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:

1. "Approval" means this entire document and any schedules attached to it, and the application;
2. "Approved Equivalent" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of a named equipment;
3. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;
4. "District Manager" means the District Manager of the District Manager of the appropriate local district office of the Ministry, where the facility is geographically located;

5. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19, as amended;
6. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
7. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
8. "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;
9. "OBC" means the *Ontario Building Code*;
10. "Owner" means Redstone on Lake Rosseau Inc., and its successors and assignees;
11. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;
12. "Professional Engineer" means a person entitled to practice as a Professional Engineer in the Province of Ontario under a licence issued under the *Professional Engineers Act*;
13. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
14. "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. The approval issued by this Approval will cease to apply to those parts of the Works which have not been constructed within five (5) years of the 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 30 days of the change occurring:
 - a. change of Owner;
 - b. change of address of the Owner;
 - c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act* , R.S.O. 1990, c.B17 shall be included in the notification to the District Manager;
 - d. change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the *Corporations Information Act* , R.S.O. 1990, c. C39 shall be included in the notification to the District Manager;
2. In the event of any change in ownership of the Works, other than a change to a successor municipality, 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 and the Director.
3. The Owner shall ensure that all communications made pursuant to this condition refer to the environmental compliance approval number.

4. CONSTRUCTION

1. The Owner shall ensure that the construction of the Works is supervised by a Licensed Installer, as defined in the *Ontario Building Code* 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 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. OPERATIONS, MAINTENANCE, AND RECORDING

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 ensure that the septic tank is pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filter is cleaned out at minimum once a year (or more often if required).
3. The Owner shall ensure that the effluent filters are cleaned out at a minimum frequency of once a year or more often if recommended by the manufacturer.
4. 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.
5. 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.
6. 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. 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 Operation and Maintenance activities required by this Approval.
8. Site Specific Condition: Owner shall ensure that all the necessary repairs and upgrades are done to the Existing Works prior to connecting the Proposed Works.

6. REPORTING

1. One week prior to the start up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start up date.
2. In addition to the obligations under Part X of the *Environmental Protection Act*, 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.

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 require that the Works be properly operated, maintained, and equipped such that the environment is protected.
6. Condition 6 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.

Schedule A

1. Application for Approval of Sewage Works submitted by Kevin Warner, P. Geo. of Cambium Inc., and signed by Daniel Johnson, President, Redstone on Lake Rosseau Inc., dated May 21, 2019, including design report, final plans and specifications and all supporting documentation and correspondence submitted in support of this application.

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.

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

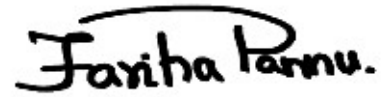
The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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**

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 29th day of January, 2020



Fariha Pannu, P.Eng.

Director

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

SP/

c: District Manager, MECP Barrie
Kevin Warner, Cambium Inc.