

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER: 0001123648

Version: 1.0

Issue Date: 06/26/2020

Pursuant to section 20.3 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 and subject to all other applicable Acts or regulations this Environmental Compliance Approval is issued to:

Client Name: 2472971 ONTARIO LTD.**Address:** Street Information: 41 FOREST HEIGHTS Street
City/Town: Whitby
Municipality: CLARINGTON
State/Province: ONTARIO
Postal Code: L1R 1T7
Country: Canada

For the following site:

Site Name: 21-39 Bayview Drive**Site Location:** Lot Number: 13
Concession Number: BROKEN FRONT
Geographic Township: SIDNEY
Municipality: QUINTE WEST
County/District: HASTINGS
City/Town:
State/Province: Ontario
Postal/Zip Code: K8V 5P5
MECP District/Area Office: Peterborough District Office

This Environmental Compliance Approval includes the following:

Section	Contents
1	Activity Description
2	Definitions
3	Terms and Conditions
4	Reasons
5	Schedules

Section 1: Activity Description

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:

subsurface sewage disposal Works for the collection, transmission, treatment and subsurface disposal of domestic sewage with a daily sanitary sewage flow of **11,000 litres per day** located at the above Site Location, consisting of the following:

Septic Tank 1

- one (1) dual compartment septic tank having a minimum capacity of 6,800 litres, equipped with an innertube and an internal pump chamber (complete with a submersible effluent pump operating on a timer) receiving daily sanitary sewage flow of 3,300 litres per day from three (3) two-bedroom residences (21, 23 and 25 Bayview Drive) and pumping effluent to the pump tank described below.

Septic Tank 2

- one (1) dual compartment septic tank having a minimum capacity of 9,000 litres, equipped with an innertube receiving daily sanitary sewage flow of 3,300 litres per day from three (3) two-bedroom residences (35, 37 and 39 Bayview Drive) and discharging effluent to the pump tank described below by gravity.

Septic Tank 3

- one (1) dual compartment septic tank having a minimum capacity of 13,500 litres, equipped with an innertube and an internal pump chamber (complete with a submersible effluent pump operating on a timer) receiving daily sanitary sewage flow of 4,400 litres per day from four (4) two-bedroom residences (27, 29, 31 and 33 Bayview Drive) and pumping effluent to the pump tank described below.

Pump Tank

- one (1) single-compartment pump tank having a minimum capacity of 9,000 litres, equipped with two (2) submersible effluent pumps (operating on an alternating timer), audio/visual alarm system, receiving wastewater from the septic tanks (described above) and pumping the wastewater to the proposed treatment systems described below.

Treatment System

- one (1) Waterloo Biofilter treatment unit (containing two wire mesh baskets, each filled with biofilter media and housed in a tank), having a minimum design capacity of 11,000 litres per day complete with:

Recirculation Pump: one (1) submersible effluent pump to recirculate 50 percent of the biofilter effluent to the inlet of the pump tank, and

Dosing Pump: one (1) submersible effluent pump pumping the remaining biofilter effluent to the subsurface sewage disposal system described below.

Type A Bed

- one (1) above-ground *type A bed* of a minimum 1,250 millimetre deep x 30m wide x 45m long washed septic stone layer protected with a permeable geo-textile fabric, with ten (10) runs of 12m of 75 millimetre diameter perforated distribution pipes (for a total of 120 metres long perforated distribution pipes) installed 1.2 metre apart, centre to centre, overlying a sand area of 1,375 square metres consisting of a layer of sand with a minimum thickness of 600 millimetres below the stone layer and a minimum thickness of 300 millimetres in the remainder of the sand contact area, and a percolation rate of 6 to 10 minutes per centimetre complete with a sand mantle extending a minimum of 15 metres beyond the outermost distribution pipes in any direction which the effluent will move laterally in the soil away from the dispersal bed.

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

all in accordance with supporting documents listed in Schedule 'A'.

Section 2: Definitions

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. "Works" means the sewage works described in the Owner's application, this Approval.
3. "BOD₅" (also known as TBOD₅) means five day biochemical oxygen demand measured in an unfiltered sample and includes carbonaceous and nitrogenous oxygen demand;
4. "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;
5. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the site is geographically located;
6. "EPA" means the *Environmental Protection Act, R.S.O. 1990, c.E.19*, as amended;
7. "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;
8. "OBC" means the Ontario Building Code;
9. "OWRA" means the *Ontario Water Resources Act, R.S.O. 1990, c. O.40*, as amended;
10. "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*; and
11. "CBOD₅" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;
12. "Owner" means 2472971 ONTARIO LTD., and its successors and assignees;

Section 3: Terms and Conditions

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

1. **GENERAL CONDITION**

- (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 submitted documents and the application, the application shall take precedence, unless it is clear that the purpose of the documents was to amend the application.
- (5) The Conditions of this Approval are severable. If any Condition of this Approval or the application of any requirement of this Approval to any circumstance is held invalid or unenforceable, the application of such condition 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 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 refer to this Approval's number.

4. **CONSTRUCTION**

- (1) The Owner shall ensure that the design and construction of the Works is supervised by a Professional Engineer.
- (2) 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.
- (3) Within **six (6) months** of the construction of the Works, a set of as-built drawings showing the Works "as constructed" shall be prepared. These drawings shall be kept up to date through revision undertaken from time to time and a copy shall be retained for the operational life of the Works.

5. **OPERATION AND MAINTENANCE**

- (1) The Owner shall prepare and make available for inspection by Ministry staff, a maintenance agreement with the manufacturer of the treatment technology and a complete set of "as constructed" drawings within one (1) year of completion of construction of the Works. The maintenance agreement and drawings must be retained at the site and kept current.
- (2) The Owner shall ensure that adequate steps are taken to ensure that the area of the Works are protected from all forms of vehicle traffic and are not used for any purpose other than sewage disposal.
- (3) In the event a break-out is observed from the bed, the Owner shall do the following:
 - (a) sewage discharge to that subsurface disposal system shall be discontinued;
 - (b) incident immediately reported verbally to the Spills Action Centre (SAC) at (416) 325-3000 or 1-800-268-6060;
 - (c) followed by a written report to the District Manager within of the one (1) week break-out;
 - (d) 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
 - (e) sewage generated at the site shall be safely collected and disposed of through a licensed waste hauler to an approved sewage disposal site.

6. **OPERATIONS MANUAL**

- (1) In furtherance of, but without limiting the generality of the obligation imposed by condition 5, the Owner shall prepare an operation manual prior to the commencement of the operation of the Works.
- (2) The Owner shall ensure that the manual includes:
 - (a) operating procedures for routine operation of the Works;
 - (b) inspection programs, including frequency of inspection, for 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 the Works;
 - (d) procedures for the inspection and calibration of monitoring equipment;
 - (d) 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 procedures for notifying the District Manager; and
 - (e) procedures for receiving, responding and recording public complaints, including recording any follow-up actions taken.
- (3) The Owner shall maintain the operations manual current, at the location of the Works for as long as they are in operation. Upon request, the Owner shall make the manual available for inspection and copying by Ministry personnel.

7. **EFFLUENT OBJECTIVES**

- (1) The Owner shall use best efforts to design, construct, operate and maintain the Works with the objective that the concentrations of the materials named as effluent parameters in the Effluent Objectives Table listed in Schedule B are not exceeded in the effluent from the Works.
- (2) The Owner shall use best efforts to:
 - (a) operate the Works within the daily sanitary sewage flow of 11,000 litres per day.
- (3) In the event of an exceedance of the objectives set out in Subsection (1), the Owner shall,
 - (a) notify the District Manager as soon as possible during normal working hours
 - (b) take immediate action to identify the source of contamination, and
 - (c) take immediate action to prevent further exceedance.
- (4) The Owner shall include in the report submitted in accordance with the Reporting condition a summary of the efforts made and results achieved under this condition.

8. **MONITORING**

- (1) The Owner shall, upon commencement of operation of the Works, carry out the following monitoring program:

- (2) All samples and measurements taken for the purposes of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the effluent stream over the time period being monitored.
- (3) Samples shall be collected at the sampling point, at the sampling frequencies and using the sample type specified for each parameter listed in the Influent Monitoring Table included in Schedule B.
- (4) Samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Effluent Monitoring Table included in Schedule B.
- (5) The methods and protocols for sampling, analysis and recording shall conform, in order of precedence, to the methods and protocols specified in the following:
 - (a) the Ministry's Procedure F-10-1, "Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only), as amended from time to time by more recently published editions.
 - (b) the publication "Standard Methods for the Examination of Water and Wastewater" (23rd edition) as amended from time to time by more recently published editions.
 - (c) for any parameters not mentioned in the documents referenced in (a) and (b), the written approval of the Director shall be obtained prior to sampling.
- (6) The Owner shall install and maintain continuous flow measuring devices, to measure the flowrate of the effluent from the Works with an accuracy to within plus or minus 15 per cent (+/- 15%) of the actual flowrate for the entire design range of the flow measuring device and record the flowrate at a daily frequency.
- (7) The Owner shall retain for a minimum of **five (5) years** from the date of their creation, or longer if requested in writing by the District Manager, all records and information related to, or resulting from, the monitoring, inspection and maintenance activities required by this Approval.

9. REPORTING

- (1) One (1) 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 EPA, the Owner shall, within ten (10) working days of the occurrence of any reportable spill as defined in Ontario Regulation 675/98 as amended, 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.
- (3) The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

- (4) The Owner shall prepare and submit a performance report to the District Manager on an annual basis, within ninety (90) days following the end of the period being reported upon. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall be submitted to cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:
- (a) a summary and interpretation of all monitoring data and including an overview of the success and adequacy of the Works;
 - (b) a description of any operating problems encountered, and corrective actions taken;
 - (c) a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works;
 - (d) a summary of any effluent quality assurance or control measures undertaken in the reporting period;
 - (e) a summary of the calibration and maintenance carried out on all effluent monitoring equipment;
 - (f) a description of efforts made, and results achieved in meeting the Effluent Objectives of condition 7;
 - (g) a tabulation of the daily flows recorded;
 - (h) a summary of any complaints received during the reporting period and any steps taken to address the complaints; and
 - (i) any other information the District Manager requires from time to time.

Section 4: Reasons

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.
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 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 ensure that the works will be operated and maintained in a manner enabling compliance with the terms and conditions of this Approval, such that the environment is protected and deterioration, loss, injury or damage to any person or property is minimized and/or prevented.
6. Condition 6 is included to ensure that an operations manual governing all significant areas of operation, maintenance and repair is prepared, implemented and kept current by the Owner and made available to the Ministry, upon request. Such a manual is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a bench-mark for Ministry staff when reviewing the Owner's operation of the Works.
7. Condition 7 is imposed to establish non-enforceable effluent quality objectives which the Owner is obligated to use best efforts to meet on an ongoing basis. Also imposed are procedures to be followed to minimize environmental impact in the event the objectives are exceeded.
8. Condition 8 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 and effluent limits specified in the Approval and that the Works does not cause any impairment to the receiving watercourse.
9. Condition 9 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.

Section 5: Schedules

- Schedule A

Environmental Compliance Approval Application for Industrial Sewage Works uploaded by Curtis Vreugdenhil, P.Eng., of Three Hills Engineering LTD., certified by Ian Turnbull, of 2472971 ONTARIO LTD., dated January 16, 2020, and all supporting documentation and information.

- Schedule B

Effluent Objectives Table

Effluent Parameter	Concentration (milligrams per litre unless otherwise indicated)
cBOD ₅	10
Total Suspended Solids	10

Influent Monitoring Table

Sampling Location	Pump Tank
Frequency	Twice per year
Sample Type	Grab
Parameters	BOD ₅ , pH, Total Suspended Solids, Total Phosphorus, and Total Kjeldahl Nitrogen.

Effluent Monitoring Table

Sampling Location	Outlet of the treatment system before the septic bed
Frequency	Twice per year
Sample Type	Grab
Parameters	cBOD5, Total Suspended Solids, Total Phosphorus, Nitrate Nitrogen, Nitrite Nitrogen, and Total Ammonia Nitrogen.

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, S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner 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 Environmental
Commissioner
1075 Bay Street, Suite 605
Toronto, Ontario
M5S 2B1

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 www.ebr.gov.on.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 26th day of June, 2020

c: Ian Turnbull
Curtis Vreugdenhil



Fariha Pannu
Director

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