

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 3810-BX9T44
Issue Date: February 19, 2021

Jadoro Investments Limited
1208 Gorham St, No. 8
Newmarket, Ontario
L3Y 8Y9

Site Location: Sunnybrae Golf Club
1430 Highway 7A, Port Perry
Part Lots #14 & 15, Concession # 5
Part Parts 1 & 2, Plan Plan 40R-12425
Township of Scugog, Regional Municipality of Durham,
Ontario
L9L 1B5

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 treatment and subsurface disposal of domestic sewage, with a total daily sanitary sewage design flow of 31,100 litres per day to service a proposed 4-storey, 72-room motel development (21,600 litres per day), a future building (8,400 litres per day) and an existing 2-bedroom residence (1,100 litres per day), located at the above site location, consisting of the following:

PROPOSED WORKS

Oil & Grease Interceptor

- one (1) in-ground 4,400 litre 3-compartment precast concrete oil & grease interceptor (Brooklin Model 100 or Equivalent Equipment), located approximately 26.8 metres southwest of the proposed motel, receiving sewage from kitchen fixtures of the motel building and discharging effluent to the septic tanks described below;

Septic Tanks

- two (2) in-ground 45,500 litre 2-compartment precast concrete septic tanks connected in series with the outlet of the second septic tank equipped with an approved effluent filter, located immediately downstream of the oil & grease interceptor, receiving effluent from the oil & grease

interceptor and raw sanitary sewage from the proposed motel and future building, and discharging effluent to the pump tank described below;

Pump Tank

- one (1) in-ground 30,000 litre pump tank, located immediately downstream of the septic tanks, equipped with two (2) timer controlled submersible effluent pumps (Liberty FL60 or Equivalent Equipment) running in alternating mode and an audible/visual high level alarm, discharging effluent to the absorption trench leaching beds described below via two (2) 76 millimetre diameter forcemains and two (2) totalizer and distribution valve tanks;

Raised Absorption Trench Leaching Beds

Q = 30,000 litres per day

six (6) absorption trench leaching beds, raised approximately 0.75 metres above existing grades, located along the west property line near the southwest corner, receiving a maximum effluent flow of 30,000 litres per day from the pump tank and consisting of the following:

- Raised Absorption Trench Leaching Bed No. 1, 3, 4, 5 & 6, each having a loading area of 840 square metres (30 metres by 28 metres) and consisting of sixteen (16) runs of 75 millimetre diameter perforated PVC pipe spaced at 1.60 metres from centre to centre, installed within the 0.3 metre deep OBC approved clear stone layer of sixteen (16) 13 metre long, 0.6 metre wide and 0.6 metre deep absorption trenches protected with permeable geo-textile fabric, with each run to be 13 metres long for a total distribution pipe length of 208 metres, underlain by 0.9 metre deep imported sand fill with a percolation time of 6-8 minutes per centimetre and backfilled with 200 or 300 millimetres deep topsoil, and complete with a 0.45-1.2 metre deep sand mantle extending generally eastward for 15 metres from the perimeter of the absorption trenches to the existing grades;
- Raised Absorption Trench Leaching Bed No. 2, having a loading area of 1,100 square metres (44 metres by 25 metres) and consisting of twenty-six (26) runs of 75 millimetre diameter perforated PVC pipe spaced at 1.60 metres from centre to centre, installed within the 0.3 metre deep OBC approved clear stone layer of twenty-six (26) 8 metre long, 0.6 metre wide and 0.6 metre deep absorption trenches protected with permeable geo-textile fabric, with each run to be 8 metres long for a total distribution pipe length of 208 metres, underlain by 0.9 metre deep imported sand fill with a percolation time of 6-8 minutes per centimetre and backfilled with 200 or 300 millimetres deep topsoil, and complete with a 0.78-1.18 metre deep sand mantle extending generally eastward for 15 metres from the perimeter of the absorption trenches to the existing grades;

EXISTING WORKS

Septic Tank

- one (1) existing in-ground 3,600 litre septic tank, receiving sewage from the 2-bedroom residence fronting onto Highway 7A and discharging effluent to the absorption trench leaching bed described below;

Absorption Trench Leaching Bed

Q = 1,100 litres per day

- one (1) existing absorption trench leaching bed, consisting of five (5) runs of 15 metre long distribution piping;

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 the supporting documentation submitted to the Ministry as listed in the Schedule A of 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. "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;
3. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;
4. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
5. "Equivalent Equipment" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of a named equipment;
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 Jadoro Investments Limited 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 terms and conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
2. The Owner shall design, construct, operate and maintain the Works in accordance with the conditions of this Approval.
3. Where there is a conflict between a provision of any document referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence.

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 address of Owner;
 - b. change of Owner, including address of new 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 Proposed 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. The Owner shall ensure that an imported soil that is required for construction of any subsurface disposal bed as per this Approval is tested and verified by the Professional Engineer or Licensed Installer for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.
4. 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.
5. 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 the related equipment and appurtenances used to achieve compliance with this Approval are properly operated and maintained. Proper operation and maintenance shall include effective performance, adequate funding, adequate staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and regulations, adequate laboratory facilities,

process controls and alarms and the use of process chemicals and other substances used in the Works.

2. The Owner shall ensure that all septic tanks are pumped out every 3-5 years or when the tank is 1/3 full of solids by a licensed hauler and the effluent filter is cleaned out at minimum once a year (or more often if required).
3. The Owner shall ensure that the oil & grease interceptor is inspected and maintained on a regular basis as required, and grease is disposed off site by a licensed hauler (e.g. at approved recycling sites).
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 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.
8. The Owner shall ensure that flow of treated effluent discharged into the proposed raised absorption trench leaching beds does not exceed 30,000 litres per day.
9. 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.

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 and submit a copy of the "As-built" drawings of the Works to the District Manager.
2. The Owner shall, within **fifteen (15) days** of occurrence of a spill within the meaning of Part X of the EPA, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill, clean-up and recovery measures taken, preventative measures to be taken and schedule of implementation, in addition to fulfilling the requirements under the EPA and O. Reg. 675/98 "Classification and Exemption of Spills and Reporting of Discharges".

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 Environmental Compliance Approval dated May 13, 2020 and received on June 24, 2020, and submitted by Jadoro Investments Limited for the proposed sewage treatment and subsurface disposal systems, including the design brief, final plans, 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

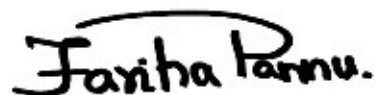
The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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 19th day of February, 2021



Fariha Pannu, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

SW/

c: District Manager, MECP York-Durham District Office
Eric Gunnell, P.Eng., Gunnell Engineering Ltd.