

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2439-BZTKZY
Issue Date: May 26, 2021

West Lake Willows Properties Inc.
2028 County Road 12, Prince Edward County,
Ontario, K0K 2T0.

Site Location: West Lake Willows
2028 County Road 12
Prince Edward County.

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:

amendment to the existing Environmental Compliance Approval (0222-ACMJZ2) for modifications to the existing subsurface disposal works servicing the seasonally operated sewage facilities at West Lake Willows Resort, to effect reduction of a total of 73 trailer sites to 57 trailer sites with a reduced daily design sanitary sewage flow of 31,125 litres per day from previously approved capacity of 37,925 L/day. The proposed works include elimination of the use of holding tanks and configuring treatment in four (4) systems, each with septic tanks with effluent filters and absorption trench disposal beds, as follows:

PROPOSED AND EXISTING SEWAGE WORKS

Sewage System # 1:

1A- Sites: 11 Trailers (Sites 47 -57):- rated at 6,875 L/day to collect into two (2) 5,800 L capacity dual chamber septic tanks, each with an effluent filter to discharge effluent into two (2) new 2,700 L capacity pump chambers, each complete with a 1/2HP float and alarm controlled duplex pump to discharge via a 51 mm diameter PE forcemain into a new septic bed as described later on:

1B- Sites: Residences A & B:- rated at 2,200 L/day to discharge into a 5,800 L capacity two chamber septic tank with an effluent filter to discharge effluent via a 76 mm diameter gravity pipe into the 1,370 L capacity pump chamber, complete with a 1/2HP float and alarm controlled pump to discharge via a 51 mm diameter PE forcemain into a new septic bed as described below:

Absorption Trench Disposal Bed:- an in-ground absorption type leaching bed complete with ten (10) runs of 26 m long 76 mm diameter perforated distribution pipes laid in native sandy soil with a

percolation rate of $T = 6$ minute per centimetre, in individual trenches centered at 1.6 m;

Sewage System # 2:

Sites: Residence and Laundry: - rated at 4,700 L/day discharging into the existing 9,100 L capacity dual chamber septic tank with an effluent filter to discharge effluent into an existing absorption type leaching bed as follows:

Absorption Trench Disposal Bed (previously approved by City Health Unit permit no. 2013-04):- one (1) existing raised absorption type leaching bed and mantle on a land area of 15 m X 20 m complete with eight (8) 9.2 m long 76 mm diameter perforated distribution pipes, laid in individual trenches at 1.6 m on centre in imported sand bed (granular material) with percolation rate $T = 6$ min/cm, including 15 m long sand mantle downgradient of the bed with a minimum sand depth of 300 mm;

Sewage System # 3:

Sites: 23 Trailers (Nos. 1 - 23):- rated at 9,775 L/day discharging into two (2) 9,100 L capacity dual chamber new septic tanks with effluent filters to discharge effluent into a 2,700 L capacity pump chamber complete with a 1/2 HP float and alarm controlled duplex pump to discharge via a 51 mm diameter forcemain into a new absorption type leaching bed as follows:

Absorption Trench Disposal Bed: - an in-ground absorption type leaching bed comprised of 9 runs of 76 mm diameter perforated PVC distribution pipes laid in lengths of 29.9 metres each, in native sandy soil with a percolation rate of T equals 6 min/cm, with individual trenches centred at minimum 1.6 metres;

Sewage System # 4:

Sites: 23 Trailers (No 24- 46):- rated at 9,775 L/day to collect into one (1) existing 9,100 L capacity dual chamber and one (1) new 14,800 L capacity dual chamber septic tanks, each fitted with effluent filter to discharge effluent into one (1) 2,700 L capacity pump chamber, complete with a 1/2HP float and alarm controlled duplex pump to discharge via a 51 mm diameter forcemains into an absorption type leaching bed as follows:

Absorption Trench Disposal Bed:- a new in-ground absorption type leaching bed comprised of 9 runs of 76 mm diameter perforated PVC distribution pipes laid in lengths of 29.9 metres each, in imported sand fill bed with a percolation rate of T equals to 6 min/cm, with individual trenches at 1.6 metres on-centres;

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

DECOMMISSIONING OF UN-USED SEWAGE WORKS

Sewage System # 5:

Sites: 31 Trailers (the 'Purple' sites as described in previous approval # 0222-ACMJZ2): disconnect sewers from the trailers, remove all holding tanks, any other pipe works and make good of the disturbed areas, seed and sod as necessary;

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. "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 Kingston Office.
4. EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19, as amended;
5. "Existing Works" means those portions of the Works included in the Approval that have been previously approved and constructed;
6. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
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. "Owner" means West Lake Willows Properties Inc. and its successors and assignees;
10. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;
11. "Proposed Works" means those portions of the new Works included in the Approval that are under construction or to be constructed;
12. "Rated Capacity" means design daily sanitary sewage flow for which the Works are approved to handle;
13. "Regional Director" means the Regional Director of the Eastern Region of the Ministry;
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.

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, as defined in the *Professional Engineers Act* .
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 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 grass-cutting is maintained regularly over the subsurface disposal bed(s), and that adequate steps are taken to ensure that the area of the underground works is protected from vehicle traffic.
4. The Owner shall visually inspect the general area where sewage works are located for break-out once every month during the operating season.
5. In the event a break-out is observed from a subsurface disposal bed, the Owner shall do the following:
 - a. sewage discharge to that subsurface disposal system shall be discontinued;

- b. the incident shall be **immediately** reported verbally to the Spills Action Centre (SAC) at (416) 325-3000 or 1-800-268-6060;
 - c. submit a written report to the District Manager within **one (1) week** of the break-out;
 - d. access to the break-out area shall be restricted until remedial actions are complete;
 - e. during the time remedial actions are taking place the sewage generated at the site shall not be allowed to discharge to the environment; and
 - f. sewage generated at the site shall be safely collected and disposed of through a licensed waste hauler to an approved sewage 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.

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 EPA and O. Reg. 675/98 (Classification and Exemption of Spills and Reporting of Discharges), the Owner shall, within **fifteen (15) days** of the occurrence of any reportable spill as provided in Part X of the EPA and Ontario Regulation 675/98, 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 a schedule of implementation.

7. 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 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.
7. Condition 7 is included to ensure that any components of unused Works are properly decommissioned.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 0222-ACMJZ2 issued on January 31, 2017.

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

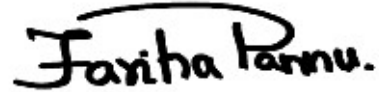
The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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**

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 26th day of May, 2021



Fariha Pannu, P.Eng.

Director

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

MN/

c: Area Manager, MECP Belleville

c: District Manager, MECP Kingston - District
Charles Mitz, P.Eng. of Greer Galloway Inc.