

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2964-BUJLVP
Issue Date: September 15, 2021

Beckley Beach Cottagers' Corporation
317 Laird St
Caledonia, Ontario
N3W 1G3

Site Location: Beckley Beach
Sherbrooke, Naval Reserve
Part Lot 15 to 78, Plan Registered Plan No. 776
Haldimand 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 and proposed onsite individual sewage works to service sixty six (66) seasonal cottages located at the above site location, consisting of the following:

Proposed Works:

- Conversion of an existing septic tank/tile bed system servicing Lot 17 to a holding tank system with a minimum working capacity of 9,000 litres, equipped with a vent pipe and either a high level alarm system or a pop up alarm system;
- One (1) new Class IV system servicing Lot 75 with a sewage design flow of 2,000 L/day, consisting of one (1) two compartment septic tank with a minimum capacity of 4,500 L, complete with an effluent filter on the outlet, discharging by gravity to an in-ground filter bed, to be constructed in-ground in native sand with a T-time of 2 to 14 min/cm, to consist of a 300 mm stone distribution layer and 750 mm filter sand layer, both with a minimum area of 40 square metres;

Existing Works:

- Thirteen (13) existing septic tank/tile bed systems, each designed as set out in Section 8 of the Ontario Building Code; each tank with working capacity not less than 3,600 litres, collecting raw sewage from a cottage via a gravity pipe to an in-ground conventional leaching bed;

- Fifty one (51) existing holding tanks, each designed as set out in Section 8 of the Ontario Building Code with a working capacity of not less than 9,000 litres, equipped with a vent pipe and either a high level alarm system or a pop up alarm system;

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 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. "Cottage Lot Occupant" means the owner of a cottage and includes its successors and assignees;
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 appropriate local district office of the Ministry where the Works 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 Engineering Practitioner" means a person who holds a licence, limited licence or temporary licence under the *Professional Engineers Act*, R.S.O. 1990, c. P.28;
8. "Licensed Installer" means a person who is registered under the Building Code to construct, install, repair, service, clean or empty on-site sewage systems;
9. "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;
10. "OBC" means the Ontario Building Code;
11. "Owner" means Beckley Beach Cottagers' Corporation and includes their successors and assignees;
12. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c.O40, as amended;
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. 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 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; and
 - 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. C 39 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 Licensed Engineering Practitioner.
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 Licensed Engineering Practitioner 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. OPERATION, 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 prepare and make available for inspection by Ministry staff, an agreement with the each Cottage Lot Occupant for a periodic inspection of their Class IV systems (septic tank and tile bed) by a certified installer to ensure their functionality. Inspections shall be performed within a period not exceeding two (2) years from the date the previous inspection.
3. 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).

4. 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.
5. The Owner shall visually inspect the general area where sewage works are located for break-out once every month during the operating season.
6. 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.
7. The Owner shall maintain records of the frequency of emptying of the holding tanks and measure/estimate the quantity of sewage hauled from the site.
8. The Owner shall maintain a centralized logbook for the sixty six (66) cottages 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.
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 monitoring activities required by this Approval.

6. GROUNDWATER MONITORING AND RECORDING

1. A groundwater monitoring shall be annually performed by the Owner. The monitoring shall include all water wells that are in a functional state within the site.
2. The groundwater samples shall be analyzed for: Total Coliform, *E.Coli* , Nitrate, Nitrite, Ammonia and Organic nitrogen.

3. 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 Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" (January 1999), ISBN 0-7778-1880-9, as amended from time to time by more recently published editions;
 - c. the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition), as amended from time to time by more recently published editions;
 - d. for any parameters not mentioned in the documents referenced in (a) and (b), the written approval of the District Manager shall be obtained prior to sampling.
4. 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.

7. 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.
3. The Owner shall prepare and submit to the District Manager a performance report, on an annual basis, within sixty (60) days following the end of the period being reported upon. The report shall be prepared by a qualified person. The first such report shall cover the first annual period following the date of issuance of this Approval 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. the groundwater monitoring results including both the water level and groundwater sampling data collected, a detailed interpretation of that data and the laboratory certificates of analysis;
 - b. a description of any operating problems encountered and corrective actions taken; and

- c. the results of the inspections activities performed;
- d. any other information required by the District Manager from time to time.

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 require that the Works be properly operated, maintained, and equipped such that the environment is protected.
6. Condition 6 is imposed to ensure that the effluent discharged from the Works to the groundwater meets the Ministry's effluent quality requirements thus minimizing environmental impact on the receiver.
7. Condition 7 is included 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. Amendment Application for Environmental Compliance Approval for a Municipal and Private Sewage Works submitted by Beckley Beach Cottager's Corporation dated April 23, 2020 and received June 24, 2020, including all supporting documentation and information.
2. Application for Approval of Municipal and Private Sewage Works dated February 02, 2009, including all supporting documentation and information.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 4803-7S2QF3 issued on June 10, 2009.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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

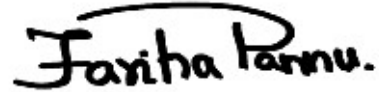
AND

The 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**

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

DATED AT TORONTO this 15th day of September, 2021

A handwritten signature in black ink that reads "Fariha Pannu." The signature is written in a cursive style with a horizontal line above the name.

Fariha Pannu, P.Eng.

Director

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

JY/

c: District Manager, MECP Hamilton - District
Anne Egan, R.J. Burnside & Associates Limited