

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 5882-C4XNGE
Issue Date: November 23, 2021

Mailing Addresses for Owners:

Caledon Ski Club Limited
17431 Mississauga Rd
Caledon, Ontario
L7K 0E9

The Individual Works Owners as Listed in Schedule B

Site Location: CON 4 &5 WHS PT LTS 10,11 RP 43R18509 PTS 1-9,43R2989 PTS8-9 43R18510 PTS 1-16, 43R18511 PTS 1-20, 43R19554 PT1, 43R2989 PTS8-9,
Lot 11, Concession 4
Town of Caledon, Regional Municipality of Peel
L7K 0E9

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 collection, treatment and disposal of domestic sewage from single family homes located on the Parcel consisting of the Individual Works described in Schedule B of this Approval.

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this entire Approval document and any Schedules to it, including the application and Supporting Documentation;
2. "Caledon Ski Club" means Caledon Ski Club Limited, the owner of the Parcel, and its successors and assignees;
3. "CBOD₅" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;

4. "Director" means a person appointed by the Minister pursuant to Section 5 of the EPA for the purposes of Part II.I of the EPA;
5. "District Manager" means the District Manager of the Halton-Peel District Office;
6. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
7. "Grab Sample" means an individual sample of at least 1000 millilitres collected in an appropriate container at a randomly selected time over a period of time not exceeding 15 minutes;
8. "Individual Works" means the sewage works specific to an Individual Works Owner as described in Schedule "B" of this Approval who has entered into an agreement with Caledon Ski Club regarding the use of a lot on the Parcel and the establishment and use of the Individual Works;
9. "Individual Works Owner" means an individual who has entered into an agreement whether by way of license or other legal arrangement with Caledon Ski Club regarding the use of a lot on the Parcel for the establishment and use of the Individual Works;
10. "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;
11. "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;
12. "OBC" means the Ontario Building Code, Ontario Regulation 332/12 (Building Code) as amended to January 1, 2015, made under the *Building Code Act*, 1992, S.O. 1992, c. 23;
13. "Owners" means Caledon Ski Club and the Individual Works Owners;
14. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
15. "Parcel" means the parcel of land legally described as CON 4 &5 WHS PT LTS 10,11 RP 43R18509 PTS 1-9,43R2989 PTS8-9 43R18510 PTS 1-16, 43R18511 PTS 1-20, 43R19554 PT1, 43R2989 PTS8-9 being all of PIN # 14271-0373 ;
16. "Supporting Documentation" means the documents listed in Schedule A of this Approval;
17. "Works" means the approved sewage 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. 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. In respect of each Individual Works, Caledon Ski Club and the Individual Works Owner shall, jointly and severally, ensure that the following conditions are fulfilled:
 - a. Any person authorized to carry out work on or operate any aspect of the Individual Works shall be notified of this Approval and the conditions herein, and that any such person complies with this Approval.
 - b. The Individual Works shall be designed, built, installed, operated and maintained in accordance with the description given in this Approval.

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 date which they were added to Schedule B of this Approval.

3. CHANGE OF OWNERS

1. The Owners 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 ownership of the Parcel;
 - b. change of mailing address of Caledon Ski Club;
 - c. change of ownership of any Individual Works;
 - d. change of any mailing address of any Individual Works Owner;
 - e. change of partners where Caledon Ski Club 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;

- f. change of partners where an Individual Works 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;
 - g. change of name of the corporation where Caledon Ski Club changes its name at any time and a copy of the most current information filed under the *Corporation Information Act* , R.S.O. 1990, c. C39 shall be included in the notification to the District Manager;
 - h. change of name of the corporation where an Individual Works Owner is or at any time becomes a corporation, and a copy of the most current information filed under the *Corporation Information Act* , R.S.O. 1990, c. C39 shall be included in the notifications to the District Manager;
2. In the event of any change in ownership of the Parcel, Caledon Ski Club shall notify in writing the succeeding owner of the Parcel of the existence of this Approval and a copy of such notice shall be forwarded to the District Manager.
 3. In the event of any change of the Individual Works Owner, the former Individual Works Owner shall notify in writing the succeeding owner of the Individual Works of the existence of this Approval and a copy of such notice shall be forwarded to the District Manager.
 4. The Owners shall ensure that all communications made pursuant to this condition will refer to this Approval's number.

4. CONSTRUCTION

In respect of each Individual Work, Caledon Ski Club and the Individual Works Owners shall, jointly and severally ensure, that the following conditions are fulfilled:

1. The construction of the Individual Works is supervised by a Licensed Engineering Practitioner.
2. The Individual Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
3. Upon construction of the Individual Works, a statement certified by a Licensed Engineering Practitioner shall be prepared, that the Individual 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 Individual Works, a set of as-built drawings showing the works “as constructed” shall be prepared and 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 Individual Works and shall be made available for inspection by Ministry staff.

5. OPERATIONS AND MAINTENANCE (for systems that do not have a treatment unit other a septic tank)

In respect of Individual Works that do not have a treatment unit other than a septic tank, Caledon Ski Club and the Individual Works Owner shall, jointly and severally, ensure that the following conditions are fulfilled:

1. The Owners 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 Owners shall ensure that the septic tank(s) is pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filter(s) is cleaned out at minimum once a year (or more often if required).
3. The Owners 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 Owners shall visually inspect the general sewage area 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 Owners 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 Owners 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 Owners 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. OPERATIONS AND MAINTENANCE (for systems that have a treatment unit in addition to a septic tank)

In respect of Individual Works that do have a treatment unit in addition to a septic tank, Caledon Ski Club and the Individual Works Owner shall, jointly and severally, ensure that the following conditions are fulfilled:

1. The Owners 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 Owners shall sign a Service and Maintenance Agreement with the manufacturer or approved agent of the treatment system. The maintenance agreement must be retained at the site for as long as the Works are in operation, kept current and made available for inspection by the Ministry staff.
3. The Owners shall receive from the manufacturer or distributor printed literature that describes the unit in detail and provides complete instructions regarding the operation, servicing, and maintenance requirements of the unit and its related components necessary to ensure the continued proper operation in accordance with the original design and specifications.
4. The Owners shall ensure that the treatment system is at minimum inspected annually by the authorized personnel, and maintained according to the manufacturer's recommendations including minimal yearly effluent sampling for CBOD₅ and Total Suspended Solids to ensure that it meets design objectives of 10 mg/l for both CBOD₅ and Total Suspended Solids in a grab effluent sample before discharge to the subsurface disposal bed;
5. The Owners shall ensure that the septic tank(s) is pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filter(s) is cleaned out at minimum once a year (or more often if required).
6. The Owners 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.
7. The Owners shall visually inspect the general area where sewage works are located for break-out once every month during the operating season.
8. In the event a break-out is observed from a subsurface disposal bed, the Owners 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.
9. The Owners shall maintain a logbook to record the results of Operation and Maintenance activities specified in the above subclauses, and shall keep the logbook at the site and make it available for inspection by the Ministry staff.
10. The Owners 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 Owners 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 Owners 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. All manuals, plans, records, data, plans, records, data, procedures and supporting documentation in relation to the Individual Works shall be made available for inspection by Ministry staff upon request.

8. CALEDON SKI CLUB REPORTING

1. Within eighteen (18) months of the issuance of this Approval, Caledon Ski Club shall submit an application to the Ministry to amend this Environmental Compliance Approval. The application shall be prepared by a Licensed Engineering Practitioner and shall contain, but shall not be limited to, the following information:
 - a. a survey of the Parcel that outlines all of the lots thereon that are used by the Individual Works Owners, including the locations of the buildings and Individual Works at each lot;
 - b. any missing names and addresses of the Individual Works Owners;
 - c. a detailed description of the buildings and the Individual Works located at each lot on the Parcel;
 - d. a detailed assessment of the Individual Works, including any necessary upgrades and/or replacements that are required due to failure (e.g., breakouts) and/or any obvious negative impacts on public health and the environment (e.g., insufficient clearance distances from drinking water wells or surface water bodies);
 - e. a detailed schedule for the necessary upgrades and/or replacements identified in paragraph 1.d, including the order of their urgency.

The reasons for the imposition of these terms and conditions are as follows:

The reason that the terms and conditions are imposed on both Caledon Ski Club and the Individual Works Owners is that Caledon Ski Club owns the Parcel, which under the OWRA and EPA requires that sewage works approvals be issued, and the Individual Works Owners are using, a sewage works on the Parcel. Caledon Ski Club has management and control of the approval process for activity on the Parcel, including but not limited to the approval for an Individual Works Owner to establish, operate and maintain Individual Works. Caledon Ski Club and the Individual Works Owners are in a contractual relationship whereby they are well placed to enter into such agreements as may be required to jointly and severally ensure that the terms and conditions of the Approval are met.

1. Condition 1 is included to emphasize the precedence of Conditions in the Approval and the practice that Approval is based on the most current document, if several conflicting documents are submitted for review. Condition 1 is imposed to ensure that Individual Works are built, installed, operated and maintained in a manner in which they were described for review and upon which approval was granted and that any person authorized to carry out work on or operate any aspect of an Individual Works is notified of this Approval and complies with its requirements.
2. Condition 2 is included to ensure that, when the Individual Works are constructed, the Individual 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 Parcel and the Individual Works.
4. Condition 4 is included to ensure that the Individual Works are constructed, such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.
5. Condition 5 pertains to subsurface systems that do not have a treatment unit in addition to a septic tank. The condition has been included so that the Individual Works be properly operated, maintained, and inspected such that the environment is protected.
6. Condition 6 pertains to subsurface systems that do have treatment unit in addition to a septic tank. The condition has been included to enable the Owners to evaluate and demonstrate the performance of the Individual Works, on a continual basis, so that the Individual Works are properly operated and maintained at a level which is consistent with the design objectives specified in the Approval and the Individual Works does not cause any impairment to the receiving watercourse.
7. Condition 7 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 Owners in resolving any problems in a timely manner.
8. Condition 8 is included to ensure that information is available regarding all of the lots on the Parcel and the persons who have the rights to use the lots and the sewage systems in connection therewith and plans to have them approved by the Ministry and added to this Approval.

Schedule A

List of Supporting Documentation

1. Part 3 of Reference Plan 43R-18511 - Application for Environmental Compliance Approval signed and submitted by Craig McDonald, general manager for Caledon Ski Club, received April 30, 2021 for the proposed Class 4 sewage works, and all supporting documentation and information.
2. Lot 9 - Environmental Compliance Approval Application for a Municipal and Private Sewage Works submitted and signed by Craig MacDonald, General Manager, Caledon Ski Club Limited dated October 9, 2019 and design report entitled "Wastewater Treatment System Design, Mercer Ski-Chalet, Proposed Expansion, Lot 9, Plan 43R-1851, Lower Chalet Road, Caledon Ski Club, Town of Caledon" dated October 9, 2019 prepared by FlowSpec Engineering, and all supporting documentation and information.
3. ECA No. 0231-BUUMZG issued on October 30, 2020 to Caledon Ski Club Limited.

Schedule B

The following described the Individual Works that are the subject matter of this Approval.

Additional Individual Works shall be added form time to time by the Director by an amendment to this Approval.

List of Individual Works by Residence Address of Individual Works:

List of ECA Application Reference Numbers

Lot No.	Address of Works	ECA application reference no.
Part 3, 43R-18511	3 Lower Chalet Road	0361-C2KJVQ
9	9 Lower Chalet Road	9452-BHDQU3

Schedule B - Part 3 of Reference Plan 43R-18511

To: Peter Azzopardi
60 Beechwood Avenue
North York, Ontario
M2L 1J3

Individual Works Location:

3 Lower Chalet Road
Part 3 of Reference Plan 43R-18511
Lot 11, Concession 4
Town of Caledon, Regional Municipality of Peel
L7K 0E9

Description of Individual Sewage Works:

sewage works for the treatment and subsurface disposal of domestic sewage, rated at 2,850 Litres per day (L/d) to service a proposed four (4) bedroom dwelling for a recreational use, located at the above noted location, and consisting of the following:

Septic Tank

one (1) new two-chamber 5,700 Litre capacity septic tank, equipped with an effluent filter that meets OBC specifications, with watertight access risers to grade, receiving sewage from the four (4) bedroom house and discharging by gravity to the filter bed described below;

Filter Bed

one (1) new filter bed consisting of 3 rows of 75 millimetre diameter distribution pipes each with length 10.6 metres spaced a maximum of 1.2 metres apart and installed in stone layer with minimum thickness 275 millimetres with minimum contact area of 42 square metres, overlying filter sand layer with minimum 0.75 metre depth, complete with a underlying native soil mantle with a minimum area of 285 square metres that extends minimum 15 metres beyond out distribution pipes in the direction effluent enters the soil, all in accordance with OBC requirements;

all other controls, electrical equipment, instrumentation, piping, pumps, 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.

Schedule B - Lot 9

To: Jane Rene Mercer
Unit 313, 188 Eglinton Avenue East
Toronto, ON
MP4 2X7

Individual Works Location:

9 Lower Chalet Road
Part 9 of Reference Plan 43R-18511
Lot 11, Concession 4
Town of Caledon, Regional Municipality of Peel
L7K 0E9

Former ECA Number: 0231-BUUMZG dated October 30, 2020

Description of Individual Sewage Works:

sewage works for the treatment and subsurface disposal of domestic sewage from an existing ski chalet, rated at a maximum design capacity of 2,000 litres per day at the above noted Site Location, consisting of the following:

Septic Tank

one (1) two-compartment precast concrete septic tank having a capacity of 4,500 Litres receiving sewage via a 100 millimetre diameter inlet sewer from the ski chalet, equipped with a cartridge filter on the outlet pipe and discharging by gravity to a pump tank as described below;

Pump Tank

one (1) 1,800 Litre capacity single chamber precast concrete pump tank equipped with a small pump and a liquid level control system, complete with a high liquid level float assembly and external audible/visual warning alarm, and discharging via a 50 millimetre diameter to a subsurface infiltration field described below;

Subsurface Disposal System

an in-ground Infiltrator Equalizer 36 Chamber System with a total length of infiltration chambers of approximately 53.4 metres consisting of six (6) parallel rows of infiltration chambers, each approximately 8.9 metres long, complete with a 15 metres natural sand mantle area downstream of the disposal system,

all other controls, electrical equipment, instrumentation, piping, pumps, 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.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 0231-BUUMZG issued on October 30, 2020.

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

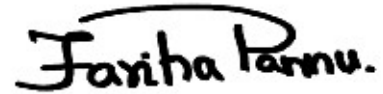
AND

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 23rd day of November, 2021



Fariha Pannu, P.Eng.

Director

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

JW/

c: District Manager, MECP Halton-Peel District Office
Hailey Keast, Van Harten Surveying Inc.