

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER A-500-1011036687

Version: 1.0

Issue Date: November 4, 2021

*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:*

DAVID STOCH REALTY HOLDINGS  
INC.

4069 PHEASANT RUN  
MISSISSAUGA ONTARIO  
L5L 2C2

*For the following site:*

1181A Pickerel and Jack Lake Road , Burks Falls, ARMOUR,  
ONTARIO, CANADA, P0C 1A0

*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:*

the establishment, use and operation of sewage works for the treatment and subsurface disposal of domestic sewage from a 3 bedroom dwelling and a children's summer camp consisting of a maximum of 59 overnight campers and 20 daytime staff, rated at a maximum design capacity of 15,000 litres per day (L/d), located at the above noted location, and consisting of the following Works:

**Proposed Septic Tank**

One (1) proposed two-compartment precast concrete septic tank with a minimum working capacity of 3,600 L, servicing the 3 bedroom dwelling, equipped with an OBC approved effluent filter on the outlet pipe and two (2) access risers fitted to grade at the inlet and outlet of the tank with watertight and lockable covers, discharging via a gravity pipe to the proposed pump chamber described below;

**Proposed Pump Chamber**

One (1) proposed precast concrete pump chamber with a minimum volume of 1,500 L, equipped with a high level alarm, low level shut-off, one (1) access riser fitted to grade with a watertight and lockable cover, and one (1) submersible demand-dosed pump (Hydromatic SHEF 42 or Equivalent Equipment) with a rated capacity of approximately 151 L/min at a 5.6 m total dynamic head (TDH), discharging a maximum of 1,600 L/day via a 38 mm forcemain to the proposed balancing tank/pump chamber described below;

**Proposed Balancing Tank/Pump Chamber**

One (1) proposed precast concrete balancing tank/pump chamber with a minimum working capacity of 4,865 L, collecting sewage from the cabins, clubhouse and the pumping chamber described above, equipped with a high level alarm, low level shut-off, two (2) access risers fitted to grade with watertight and lockable covers, and two (2) submersible time-dosed pumps (alternating) (Myers Pentair 3MW or Equivalent Equipment) each with a rated capacity of approximately 208 L/min at a 4.3 m TDH set for dosing on a timed-controlled

basis at a maximum daily sewage flow of 15,000 L/d (approximately 1,135 L/dose with a maximum of 14 doses/day), discharging effluent via a 50 mm forcemain to the proposed septic tanks described below;

### **Proposed Septic Tanks**

One (1) proposed precast concrete single compartment septic tank having a minimum 22,000 L working capacity, equipped with an OBC approved effluent filter, two (2) access risers fitted to grade with watertight and lockable covers, and two (2) submersible time-dosed pumps (alternating) (Orenco PF5005 or Equivalent Equipment) each having a rated capacity of approximately 151 L/min at a 14.1 m TDH set for dosing on a timed-controlled basis at a maximum daily sewage flow of 15,000 L/d (approximately 755 L/dose with a maximum of 20 doses/day), discharging effluent to the septic tank described below via a 38 mm forcemain;

One (1) proposed precast concrete single compartment septic tank having a minimum 11,000 L working capacity, equipped with an OBC approved effluent filter, two (2) access risers fitted to grade with watertight and lockable covers, and two (2) submersible time-dosed pumps (alternating) (Orenco PF5005 or Equivalent Equipment) each having a rated capacity of approximately 189 L/min at a 13.0 m TDH set for dosing on a timed-controlled basis at a maximum daily sewage flow of 15,000 L/d (approximately 310 L/dose with a maximum of 49 doses/day), discharging effluent to the leaching bed described below via a 38 mm forcemain and two (2) precast concrete distribution boxes equipped with an automatic distribution valve;

### **Proposed Equalizer 36 Chamber Leaching Bed**

Proposed raised Equalizer 36 Chamber leaching bed consisting of sixteen (16) cells, each with three (3) runs of 75 mm diameter perforated piping within Infiltrator model Quick4 Equalizer 36 Chambers, each 15.0 m long spaced 1.6 m apart from the centres, located within imported fill (percolation time of 12 min/cm or less) extending a minimum of 750 mm below the chambers, having the bottom of the leaching chambers installed a minimum of 900 mm above the high ground water table, rock, or soil with a percolation time of more than 50 minutes, and having a native soil mantle extending a minimum of 15 m in all directions from the outer leaching chambers;

### **Existing Sewage System**

Existing sewage system consisting of one (1) septic tank and one (1) leaching bed (including pipe and stones) to be decommissioned in accordance with Condition 7; and

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 1** in this Approval.

## **DEFINITIONS**

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

1. "Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;
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;
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. "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;;
7. "Licensed Installer" means a person who is registered under the Building Code 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 Ontario Regulation 332/12: (Building Code), made under the *Building Code Act*, 1992, S.O. 1992, c. 23;
10. "Owner" means David Stoch Realty Holdings Inc. , including any successors and assignees;
11. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40;
12. "Supporting Documentation" means the documents listed in Schedule 1 of this Approval;
13. "Works" means the sewage works described in the Owner's application, and this Approval.

## **TERMS AND CONDITIONS**

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

### **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 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, and the application for approval of the Works.
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 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 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. B.17 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. C.39, 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 or 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 Engineering Practitioner or Licensed Installer, 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, as-built drawing(s) showing the works “as constructed” shall be prepared by the Licensed Installer or a Licensed Engineering Practitioner. The drawing(s) shall be kept up to date through revisions undertaken from time to time and a copy shall be retained at the Works for the operational life of the Works.
5. 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 Licensed Engineering Practitioner or Licensed Installer for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.

#### **5. OPERATIONS, MAINTENANCE, AND RECORDING**

1. The Owner 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 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 filters are 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, 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;

## **REASONS**

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

1. Condition 1 regarding general provisions is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted.
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 ensure that the Ministry records are complete.
7. Condition 7 is included to ensure that any components of un-used Works are properly decommissioned.

## **APPEAL PROVISIONS**

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In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me and the Ontario Land Tribunal, within 15 days after the service of this notice, require a hearing by the Tribunal. You must also provide notice to, the Minister of the Environment, Conservation and Parks in accordance with Section 47 of the *Environmental Bill of Rights, 1993* who will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Notice") shall state:

- I. 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;
- II. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

- I. The name of the appellant;
- II. The address of the appellant;
- III. The environmental compliance approval number;
- IV. The date of the environmental compliance approval;
- V. The name of the Director, and;
- VI. 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:

Registrar\*  
Ontario Land Tribunal

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

655 Bay Street, Suite  
1500  
Toronto, Ontario  
M5G 1E5  
[OLT.Registrar@ontario.ca](mailto:OLT.Registrar@ontario.ca)

and The Minister of the  
Environment,  
Conservation and  
Parks  
777 Bay Street, 5th  
Floor  
Toronto, Ontario  
M7A 2J3

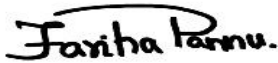
and Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or [www.olt.gov.on.ca](http://www.olt.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 [ero.ontario.ca](http://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 4th day of November, 2021



Fariha Pannu

Director

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

c: Alex Campbell, Tekoa Environmental Limited

The following schedules are a part of this environmental compliance approval:

## **SCHEDULE 1**

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1. Environmental Compliance Approval Application for a Municipal and Private Sewage Works submitted and signed by Ilana Stock, Director of Camp Kodiak, received on December 23, 2020, and all supporting documentation and information.
2. Design Brief, dated July 23, 2020, including calculations and engineering drawings, prepared by Tekoa Environmental Ltd.
3. Emails from Alex Campbell, Tekoa Environmental Limited, to Nick Zambito, Ministry, dated June 9, 2021, June 30, 2021, and August 10, 2021 including all supporting attachments.