

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2853-CBHKHE
Issue Date: April 13, 2022

Pine Haven Cottages Inc.
2251 Silverdale Road
St. Anns, ON
L0R 1Y0

Site Location: Pine Haven Cottages
1601 Pickerel and Jack Lake Road
Township of Armour, District of Parry Sound
P0A 1C0

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 of sewage Works for the treatment and subsurface disposal of domestic sewage, having a total maximum design capacity of 26,200 L/day, to service twelve (12) cottages, four (4) trailer sites and one (1) residence located within the Pine Haven Cottages, at 1601 Pickerel and Jack Lake Road, Township of Armour, consisting of the following:

System No. 1

the establishment of sewage works for the treatment and subsurface disposal of domestic sewage, to service one (1) 3-bedroom house, having a daily design sanitary sewage flow of 1,600 L/day, consisting of the following:

- one (1) two-compartment precast concrete septic tank, receiving raw sewage from one (1) 3-bedroom house, having a minimum working capacity of 3,600 L and two (2) access covers, discharging via a concrete distribution box to a filter bed;
- one (1) filter bed located in the north east portion of the site, receiving effluent from the 3,600 L septic tank, having a top stone area of 21.4 m² (4 metres long by 5.35 metres wide and a 350 mm thick layer of clear stone meeting OBC specifications), a contact base area of 161 m² (23 metres long by 7 metres wide and a minimum 750 mm thick layer of imported filter sand meeting OBC specifications) and a total length of 15.5 m of 75 mm diameter perforated distribution piping installed in four (4) - 4.35 m long parallel runs, spaced at 1.0 m centre to centre, installed in the 350 mm thick clear stone layer covered with a permeable geo-textile fabric, having a minimum separation distance of 900 mm between the bottom of the clear stone

layer and the high groundwater table, rock or soil with a percolation time greater than 50 min/cm, with the clear stone layer overlying a minimum 750 mm thick approved filter media layer, all in accordance with the OBC requirements;

System No. 2

the establishment of sewage works for the treatment and subsurface disposal of domestic sewage, to service one (1) 2-bedroom cottage, five (5) 3-bedroom cottages and one (1) 4-bedroom cottage, having a total daily design sanitary sewage flow of 11,100 L/day, consisting of the following:

- one (1) two-compartment precast concrete septic tank, receiving raw sewage from one (1) 2-bedroom cottage, five (5) 3-bedroom cottages and one (1) 4-bedroom cottage, having a minimum working capacity of 22,750 L and two (2) access covers, discharging via gravity to a pump chamber;
- one (1) one-compartment precast concrete pump chamber receiving effluent from the 22,750 L septic tank, having a minimum working capacity of 1,365 L, housing one (1) effluent pump rated at 1.07 L/s at 9 m THD, complete with a vent, an access opening, liquid level float switches, including a high liquid level audible and visual alarm system, discharging via one (1) 75 mm diameter forcemains, delivering approximately six (6) cycles per day of an approximate volume of effluent of 958 L/dose/cycle to one (1) zone of an absorption trench leaching bed;
- one (1) approximately 480 m² (30 m long by 16 m wide) absorption trench leaching bed with a contact base area of approximately 1100 m² (44 m long x 25 m wide) located in the north east portion of the site, rated at a maximum design capacity of 11,100 L/day, consisting of two (2) large distribution boxes, one (1) small distribution box and two (2) independently dosed zones of distribution piping, each zone consisting of ten (10) runs of 14 m long absorption trenches for a total length of 140 m per zone and 280 m in the leaching bed of of 75 mm diameter perforated distribution piping installed in 275 mm deep and minimum 600 mm and maximum 1,000 mm wide clear stone trenches, spaced 1.6 m apart from centre to centre, with the bottom of the absorption trenches at least 900 mm at all points above the high groundwater table, rock or soil with a percolation time more than 50 min/cm, all in accordance with the OBC requirements;

System No. 3

the establishment of sewage works for the treatment and subsurface disposal of domestic sewage, to service three (3) 3-bedroom cottages and two (2) trailer sites, having a total daily design sanitary sewage flow of 5,650 L/day, consisting of the following:

- one (1) two-compartment precast concrete septic tank, receiving raw sewage from three (3) 3-bedroom cottages and two (2) trailer sites, having a minimum working capacity of 13,650 L and two (2) access covers, discharging via gravity to a pump chamber;
- one (1) one-compartment precast concrete pump chamber receiving effluent from the 13,650 L septic tank, having a minimum working capacity of 648 L, housing one (1) effluent pump rated at 0.54 L/s at 5 m THD, complete with a vent, an access opening, liquid level float switches, including a high liquid level audible and

visual alarm system, discharging via one (1) 75 mm diameter forcemains, delivering approximately twelve (12) cycles per day of an approximate volume of effluent of 486 L/dose/cycle to one (1) zone of an absorption trench leaching bed;

- one (1) approximately 240 m² (15 m long by 16 m wide) absorption trench leaching bed with a contact base area of approximately 565 m² (28.25 m long x 20 m wide) located in the north east portion of the site, rated at a maximum design capacity of 5,650 L/day, consisting of one (1) distribution box and one (1) dosed zone of distribution piping, consisting of ten (10) runs of 14.2 m long absorption trenches for a total length of 142 m in the leaching bed of 75 mm diameter perforated distribution piping installed in 275 mm deep and minimum 600 mm and maximum 1,000 mm wide clear stone trenches, spaced 1.6 m apart from centre to centre, with the bottom of the absorption trenches at least 900 mm at all points above the high groundwater table, rock or soil with a percolation time more than 50 min/cm, all in accordance with the OBC requirements;

System No. 4

the establishment of sewage works for the treatment and subsurface disposal of domestic sewage, to service two (2) 4-bedroom cottages and two (2) trailer sites, having a total daily design sanitary sewage flow of 4,850 L/day, consisting of the following:

- one (1) two-compartment precast concrete septic tank, receiving raw sewage from two (2) 4-bedroom cottages and two (2) trailer sites, having a minimum working capacity of 13,650 L and two (2) access covers, discharging via gravity to an absorption trench leaching bed;
- one (1) approximately 208 m² (13 m long by 16 m wide) absorption trench leaching bed with a contact base area of approximately 485 m² (24.25 m long x 20 m wide) located in the north east portion of the site, rated at a maximum design capacity of 4,850 L/day, consisting of one (1) distribution box and one (1) dosed zones of distribution piping, consisting of ten (10) runs of 12.2 m long absorption trenches for a total length of 122 m in the leaching bed of 75 mm diameter perforated distribution piping installed in 275 mm deep and minimum 600 mm and maximum 1,000 mm wide clear stone trenches, spaced 1.6 m apart from centre to centre, with the bottom of the absorption trenches at least 900 mm at all points above the high groundwater table, rock or soil with a percolation time more than 50 min/cm, all in accordance with the OBC requirements;

System No. 5

the establishment of sewage works for the treatment and subsurface disposal of domestic sewage, to service one (1) 5-bedroom cottage, having a daily design sanitary sewage flow of 3,000 L/day, consisting of the following:

- one (1) two-compartment precast concrete septic tank, receiving raw sewage from one (1) 5-bedroom cottage, having a minimum working capacity of 6,135 L and two (2) access covers, discharging via a concrete distribution box to a filter bed;
- one (1) filter bed located in the north west portion of the site, receiving effluent from the 6,135 L septic tank,

having a top stone area of 40m² (8 metres long by 5 metres wide and a 350 mm thick layer of clear stone meeting OBC specifications), a contact base area of 300 m² (20 metres long by 15 metres wide and a minimum 750 mm thick layer of imported filter sand meeting OBC specifications) and a total length of 42 m of 75 mm diameter perforated distribution piping installed in six (6) - 7 m long parallel runs, spaced at 1.0 m centre to centre, installed in the 350 mm thick clear stone layer covered with a permeable geo-textile fabric, having a minimum separation distance of 900 mm between the bottom of the clear stone layer and the high groundwater table, rock or soil with a percolation time greater than 50 min/cm, with the clear stone layer overlying a minimum 750 mm thick approved filter media layer, all in accordance with the 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.

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 Sudbury District Office;
4. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
5. "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;
6. "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;
7. "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;
8. "Owner" means Pine Haven Cottages Inc. and its successors and assignees;
9. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
10. "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. 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 Engineering Practitioner.
2. **The Owner shall ensure that the approved and future septic beds are setback as far as practical from surface waters, at minimum 30 meters.**
3. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
4. Upon construction of the Works, the Owner shall prepare a statement, certified by 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.
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 tanks are 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 beds, 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 un-used Works are properly decommissioned.

Schedule A

1. Application for Environmental Compliance Approval submitted by owner of Pine Haven Cottages received on November 5, 2021 for the proposed sewage Works, including Environmental Study Report, design report, final plans and specifications.

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me, the Ontario Land 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 ("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:

Registrar*
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5
OLT.Registrar@ontario.ca

and

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

and

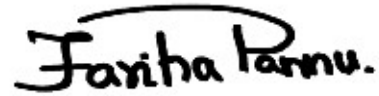
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* **Further information on the 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**

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 13th day of April, 2022

Handwritten signature of Fariha Pannu in black ink, featuring a stylized cursive font with a prominent arch over the 'F' and 'P'.

Fariha Pannu, P.Eng.

Director

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

JW/

c: Area Manager, MECP North Bay Area Office

c: District Manager, MECP Sudbury District Office
Steve Gagne, GHD Limited