

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 9217-C9ATZH  
Issue Date: April 20, 2022

Norvern Shores Association  
897 Etwell Rd  
Huntsville, Ontario  
P1H 2J2

Site Location: Norvern Shores Association  
897 Etwell Rd  
Town of Huntsville, District Municipality of Muskoka  
P1H 2J2

*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, to service 52 new lots and to replace Existing Works on 71 of 75 existing lots, and consisting of the following:

**Proposed Works**

Proposed sewage works for 52 vacant lots and the replacement of existing systems for 71 existing lots.

**Proposed Works #1**

Proposed sewage works for vacant or existing lots with native soil percolation rate between 0 and 15 min/cm and daily sanitary sewage flow of 2000 litres per day or less, consisting of the following:

- *Septic Tank*

- one (1) two-compartment septic tank having a minimum capacity of 4,500 L, equipped with an approved effluent filter on the outlet pipe, collecting from the lot and discharging effluent to an effluent pump chamber or leaching bed as described below;

- *Effluent Pump Chamber*

- one (1) effluent pump chamber (if required) shall be provided. The effluent pump chamber

shall have a minimum capacity of 360 litres and be equipped with an audible and visual high-level alarm system and an effluent pump controlled by an on / off float switch. The effluent pump shall be sized and configured to dose the filter bed or leaching bed described below at a minimum rate of 75% of the distribution piping volume over a period not exceeding 15 minutes;

- *Leaching Bed*

-one (1) filter bed, having a surface loading area of 27 squared metres, consisting of 100 millimetre diameter distribution piping equally spaced 1.0 metres apart, all installed in a 300 millimetre deep continuous stone layer covered with a permeable geo-textile fabric, layered on top of a minimum 750 millimetre deep filter medium with base contact area of 36 squared metres, complete with a minimum 250 millimetre thick soil mantle with an extended loading area of 200 squared metres constructed with imported sand, all in accordance with OBC requirements;

### Proposed Works #2

Proposed sewage works for vacant or existing lots with native soil percolation rate between 16 and 35 min/cm and daily sanitary sewage flow of 2000 litres per day or less, consisting of the following:

- *Septic Tank*

-one (1) two-compartment septic tank having a minimum capacity of 4,500 L, equipped with an approved effluent filter on the outlet pipe, collecting from the lot and discharging effluent to an effluent pump chamber or leaching bed as described below;

- *Effluent Pump Chamber*

-one (1) effluent pump chamber (if required) shall be provided. The effluent pump chamber shall have a minimum capacity of 360 litres and be equipped with an audible and visual high-level alarm system and an effluent pump controlled by an on / off float switch. The effluent pump shall be sized and configured to dose the filter bed or leaching bed described below at a minimum rate of 75% of the distribution piping volume over a period not exceeding 15 minutes;

- *Leaching Bed*

-one (1) new filter bed, having a surface loading area of 27 squared metres, consisting of 100 millimetre diameter distribution piping equally spaced 1.0 metres apart, all installed in a 300 millimetre deep continuous stone layer covered with a permeable geo-textile fabric, layered on top of a minimum 750 millimetre deep filter medium consisting of imported sand of percolation rate of 15 min/cm with base contact area of 83 squared metres, complete with a minimum 250 millimetre thick soil mantle with an extended loading area of 250 squared

metres constructed with imported sand, all in accordance with OBC requirements;

Proposed Works #3

Proposed sewage works for vacant or existing lots with native soil percolation rate between 36 and 50 min/cm and daily sanitary sewage flow of 2000 litres per day or less, consisting of the following:

- *Septic Tank*

-one (1) two-compartment septic tank having a minimum capacity of 4,500 L, equipped with an approved effluent filter on the outlet pipe, collecting from the lot and discharging effluent to an effluent pump chamber or leaching bed as described below;

- *Effluent Pump Chamber*

-one (1) effluent pump chamber (if required) shall be provided. The effluent pump chamber shall have a minimum capacity of 360 litres and be equipped with an audible and visual high-level alarm system and an effluent pump controlled by an on / off float switch. The effluent pump shall be sized and configured to dose the filter bed or leaching bed described below at a minimum rate of 75% of the distribution piping volume over a period not exceeding 15 minutes;

- *Leaching Bed*

-one (1) new filter bed, having a surface loading area of 27 squared metres, consisting of 100 millimetre diameter distribution piping equally spaced 1.0 metres apart, all installed in a 300 millimetre deep continuous stone layer covered with a permeable geo-textile fabric, layered on top of a minimum 750 millimetre deep filter medium consisting of imported sand of percolation rate of 15 min/cm with base contact area of 118 squared metres, complete with a minimum 250 millimetre thick soil mantle with an extended loading area of 334 squared metres constructed with imported sand, all in accordance with OBC requirements;

**Existing Works**

Table 1: Novern Shores existing sewage Works previously approved by Health Unit, Ministry of Environment, or Town of Huntsville to be replaced on an as-needed basis with the proposed sewage works (excluding sites 3 and 5).

Site Number	Address	Permit Number	Daily Design Flow (L/d)	Total # of Bedrooms	Septic Tank Size (L)	Tile Bed *
Public Beach	N/A	161-09-S	2000	N/A	6135	26.6 m <sup>2</sup>
3	1 Centennial Dr.	SD-20-75	1100	2	2700	45.7 m
5	5 Centennial Dr.	SD-10-74	1600	2	2700	61 m
13	31 Maple Leaf Dr.	SD/19/75	1600	2	2700	45.7 m

16	25 Maple Leaf Dr.	020510S	1600	4	4500	20 m <sup>2</sup>
20	26 Maple Leaf Dr.	SD-18-90	1600	2	3600	22 m <sup>2</sup>
23	32 Maple Leaf Dr.	SD-43-89	1100	2	3600	15 m <sup>2</sup>
48	8 Sunset Ridge	051506S	1600	3	4500	24 m <sup>2</sup>
50	4 Sunset Ridge	16-01S	1600	3	3600	21.3 m <sup>2</sup>
59	1 Bluebird Hill	031608S	1600	3	4500	25 m <sup>2</sup>
60	9 Bluebird Hill	SD-16-94	1600	3	3600	23 m <sup>2</sup>
69	35 Brennan Circle	SD-12-95	1100	2	3600	22 m <sup>2</sup>
74	12 Pine Crescent	72-2000S	1100	2	3600	15 m <sup>2</sup>
78	7 Pine Crescent	SD-10-90	1600	3	3600	61 m
79	5 Pine Crescent	SD-10-96 SD-46-90	1600	3	3600	22 m <sup>2</sup>
81	33 Brennan Circle	2012-0379	1600	3	4500	21.3 m <sup>2</sup>
82	31 Brennan Circle	SD-13-78	1600	3	3600	61 m
83	34 Brennan Circle	SD-12-83	1600	3	3600	61 m
86	28 Brennan Circle	SD-18-93	1100	3	3600	61 m
87	26 Brennan Circle	SD-9-97	1600	3	3600	22 m <sup>2</sup>
88	24 Brennan Circle	13-2000S	1600	3	3600	21.3 m <sup>2</sup>
92	7 Lookout Trail	1973 CofA for 6 persons	1600	3	3600	61 m
96	3 Vernon View	73-2000S	1600	3	2600	21 m <sup>2</sup>
97	5 Vernon View	53-2000S	750	1	3600	10 m <sup>2</sup>
113	1 Loon Ridge	2011-0359	1600	3	4500	24 m <sup>2</sup>
114	1 Doe Trail	SD-42-89	1600	3	3600	58.5 m
120	12 Hemlock Ridge	28-01S	1600	3	3600	21.3 m <sup>2</sup>
127	1 Lengra Hollows	SD-15-86	2000	4	3600	22 m <sup>2</sup>
128	2 Brennan Circle	026405S 6846-6EWH4W	1600	3	4500	21.3 m <sup>2</sup>
130	6 Brennan Circle	2015-0480	2000	4	4500	24 m <sup>2</sup>
138	3 Brennan Circle	262-05S	1600	3	4500	21.3 m <sup>2</sup>

		CofA (0892-6EWH4K ) SD-15-94				
142	11 Brennan Circle	155-00	1600	3	3600	18 m <sup>2</sup>
146	21 Brennan Circle	2016-132	1600	2	3600	24 m <sup>2</sup>
165	14 Tall Trees	SD-8-93	1600	3	3600	22.8 m <sup>2</sup>

\* m<sup>2</sup> refers to Filter Bed, m refers to Absorption Trenches

Table 2: Norvern Shores existing sewage Works requiring imminent maintenance or replacement with the proposed sewage works (excluding sites 116 and 118).

Site Number	Address	Permit Number	Daily Design Flow (L/d)	Total # of Bedrooms	Septic Tank Size (L)	Tile Bed *
6	7 Centennial Dr.	N/A	1100	2	nil	nil
7	10 Centennial Dr.	N/A	1600	3	2700	61 m
10	4 Centennial Dr.	025507S	1600	3	4500	24 m <sup>2</sup>
14	33 Maple Leaf Dr.	6138-5DGAR7	1100	2	3600	22.3 m <sup>2</sup>
37	1 Sunset Ridge	SD-17-94	1600	4	3600	23 m <sup>2</sup>
38	3 Sunset Ridge	03804S 6392-63YLJ2	2000	4	3600	21 m <sup>2</sup>
42	11 Sunset Ridge	SD-1-96	1100	1	2700	15 m <sup>2</sup>
46	12 Sunset Ridge	SD-14-79	1600	3	3600	61 m
49	6 Sunset Ridge	N/A	1600	3	nil	nil
52	4 Finch Trail	N/A	1600	3	2700	45.7 m
62	6 Bluebird Hill	N/A	2000	4	3600	42.7 m
63	4 Bluebird Hill	SD-6-B-74	1600	3	2700	61 m
65	36 Brennan Circle	166-00S	1600	3	3600	22 m <sup>2</sup>
67	37 Brennan Circle	100-00 SD-29-89	1600	3	2700	14.7 m <sup>2</sup>
71	9 Pine Crescent	2017-0352	1700	3	nil	nil
75	2 Pine Crescent	N/A	2500	4	2700	45.7 m
77	8 Pine Crescent	137-005	1100	2	4500	15 m <sup>2</sup>
84	32 Brennan Circle	026305S 4361-6EVREN	1600	3	3600	22 m <sup>2</sup>
89	20 Brennan Circle	SD-12-84	1600	N/A	nil	nil
98	7 Vernon View	SD-9-B-74 for 7 people	1600	3	unknown	unknown

103	19 Lookout Pt. Rd.	N/A	1600	3	nil	nil
104	21 Lookout Pt. Rd.	N/A	2000	4	nil	nil
106	8 Shady Lane	439-05S	1600	2	4500	22 m <sup>2</sup>
107	6 Shady Lane	N/A	1100	2	2700	unknown
108	4 Shady Lane	143-01S	1600	3	3600	21.3 m <sup>2</sup>
110	5 Loon Ridge	N/A	1100	2	unknown	unknown
111	3 Loon Ridge	SD-41-92	1600	4	3600	22 m <sup>2</sup>
112	5 Hemlock Ridge	SD-20-A-74	1600	4	unknown	nil
116	10 Hemlock Trail	July 8/70 Septic for 5 People	1600	3	unknown	unknown
118	16 Hemlock Trail	N/A	1600	3	unknown	unknown
119	14 Hemlock Trail	N/A	2000	4	nil	nil
122	4 Doe Trail	N/A	1600	3	nil	nil
123	6 Lengra Hollows	8792-5PFNVG	1600	3	4500	24 m <sup>2</sup>
124	4 Lengra Hollows	033206S	1600	3	4500	22 m <sup>2</sup>
125	2 Lengra Hollows	SD-26-88	1600	3	3600	25.2 m <sup>2</sup>
126	2 Doe Trail	N/A	2000	4	nil	nil
132	10 Brennan Circle	SD-9-89	1600	3	3600	unknown
140	7 Brennan Circle	213-08S 306-98	3000	6	4500	28 m <sup>2</sup>
141	9 Brennan Circle	2011-0247	1100	2	4500	24 m <sup>2</sup>
145	19 Brennan Circle	SD-34-89	1600	3	3600	22 m <sup>2</sup>
166	9 Tall Trees	SD-17-78	1600	3	3600	61 m

\* **m**<sup>2</sup> refers to Filter Bed, **m** refers to Absorption Trenches

*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 Barrie District 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 constructed previously;
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 OBC 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 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;
10. "Owner" means Norvern Shores Association and its successors and assignees;
11. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;
12. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
13. "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 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 within **two (2) years** from the date of issuance of the ECA, bring all systems in Table 2 (excluding sites #116 and #118) into compliance with the most current Ministry's and OBC requirements for on-site sewage systems.
2. The Proposed Works shall not be used for the replacement of Existing works on sites #3, #5, #116 and #118. A separate proposed design consisting of an advanced tertiary treatment system shall be used for the replacement of the Existing Works on these sites which shall be included in a future amendment to this ECA, as explained in condition 6.3.
3. The Owner shall ensure that the construction of the Works is supervised by a Licensed Installer or a Licensed Engineering Practitioner.
4. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.



5. 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.
6. 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.
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 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 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.
3. The Owner shall, within **five (5) years** from the date of issuance of this Approval, submit an ECA application to amend this approval, signed by a Licensed Engineering Practitioner, to include all new sewage works that were constructed on vacant lots and replacement of Existing Works listed in Table 1 and Table 2. The ECA amendment shall include, but not be limited to, the following:
  - a. a detailed assessment of the Works, including all installations and upgrades that have been completed and all replacements that are still required;
  - b. as-built drawings for new constructed sewage Works;
  - c. updated site plan showing the exact location of all components of the Works in relation to the dwellings, lot lines, wells and surface water.
  - d. a new proposed design consisting of an advanced tertiary treatment system for replacement of Existing Works on Sites #3 and #5 listed in Table 1 and Sites #116 and #118 listed in Table 2.

## 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 dated May 8 2021 and received May 21 2021.

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

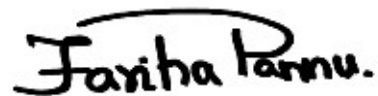
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

\* **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](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 <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 20th day of April, 2022



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Fariha Pannu, P.Eng.

Director

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

ZM/

c: District Manager, MECP Barrie District  
Dan Duke, Duke Engineering