

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 9214-CA8JZA
Issue Date: July 26, 2022

Shelter Valley Park & Golf Inc.
1806 Shelter Valley Road
Grafton, Ontario
K0K 2G0

Site Location: Shelter Valley Park and Golf Club
1806 Shelter Valley Road Grafton
Township of Alnwick/Haldimand, County of
Northumberland

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:

Upgrades, modification and expansion to the existing sewage works serving Shelter Valley Park and Golf Club, located at 1806 Shelter Valley Road Grafton, Township of Alnwick/Haldimand, County of Northumberland, with a total maximum daily flow rate of 65,400 L/day, serving the following;

Main Sewage System (serving existing 104 sites and proposed connection to 43 sites), serving following

- 104 existing Trailer Sites presently serviced through the existing (and now upgraded)
- 10 Trailer Sites serviced by existing septic tank (pumped out to the park dumping station)
- 33 sites presently un-serviced Trailer Sites
- Washrooms at the Pro shop for the golf course

Shelter Valley 2 System (Proposed System serving existing 5 private sites)

- serving 5 existing trailer sites

Owner's Residence Sewage System

- serving two bedroom house

Hilltop House Sewage system

- serving two bedroom house

Other Sewage systems

- One existing Comfort station
- One existing Dumping station

and comprising the following;

PROPOSED WORKS

Main Sewage System (54,800 L/day)

Upgrades to the existing Main Sewage System, serving 104 sites, the Golf Course Pro shop washroom to a proposed maximum daily design flow of 54,800 Litres per day, as additional 43 sites (33 sites currently un-serviced, and 10 sites currently on pump out), are to be connected, with a total of 147 sites; the sewage works are located throughout the property, comprising the following;

- One (1) proposed 13,500 L single-compartment precast concrete septic tank equipped with an effluent filter, located near site 120, and receiving the sewage from 54 sites, and discharging to an existing septic tank located on site 119;
- One (1) proposed 27,500 L 2-compartment precast concrete septic equipped with an effluent filter, located near site 119, and receiving the sewage from 65 sites, and discharging to an existing septic tank located on site 119;
- One (1) proposed 11,000 L/day single-compartment precast concrete septic tank equipped with an effluent filter, located near site 106, receiving sewage from 13 sites and effluent from 4,500 L septic tank located on site 160, discharging to an existing septic tank located on site 106;
- One (1) proposed 3,600 L precast pump chamber, located near site 26, and receiving the sewage from 33 sites, complete with a simplex grinder pump rated for 2.4 L/s under a TDH of 5.4 m and discharging to the existing sewers near the site 72 which ultimately discharge to the Main Sewage System;
- One proposed distribution box, receiving sewage flow from the existing 4,500 L pump chamber, and discharging by gravity flow to three cells of the Absorption Trench leaching bed;
- Upgrades to the existing inground Absorption Trench leaching bed serving the Main Sewage System, with a overall proposed design capacity of 54,800 L/day, consisting of two existing and one currently proposed cells, each cell having ten (10) runs of 27.4 m absorption trenches for a total length of 822 m (548m existing and 274m proposed) of 75 mm diameter perforated distribution pipe , spaced 16 m on centre apart centre to centre, installed in clear stone trenches such that the bottom of the absorption trenches is at least 900 mm at all points above the high groundwater table elevation, completed with rock or soil with a percolation time more than 50 min/cm, constructed within native sand having an estimated percolation time of 3 min/cm, all in accordance with the OBC requirements;

Shelter Valley 2 Sewage system (1,000 L/day)

One proposed new Shelter Valley 2 Sewage system to service existing sites 154-158 rated for 1,000 L/day, comprising:

- One (1) proposed 3,600 L 2-compartment precast concrete septic tank, equipped with an effluent, filter;
- One (1) proposed 675 L single-compartment precast concrete pump chamber with a simplex Liberty 280 effluent pump
- One (1) - Proposed inground absorption trench leaching bed rated for 1,000 L/day consisting of 4 runs of 75 mm diameter perforated PVC distribution pipes 25 m in length, for a total distribution pipe length of 100 m;

Owner's Residence Sewage System (1100 L/day)

- **Replacement and relocation of existing inground absorption trench leaching bed serving the Owner's Residence Sewage System**, rated for 1,100 L/day consisting of 5 distribution pipes approximately 23 m in length, for a total distribution pipe length of 115 m;

EXISTING WORKS

Main Sewage System

- Existing Main Sewage System (**Now being upgraded**) rated for 32,400 L/day, serving 104 sites, comprising the following:
 - Existing 4,500 L two compartment pre-cast concrete septic tank located adjacent to site 167, receiving sewage flow from the Pro shop washroom and 5 sites, and discharging to a 4,500 L septic located near site 164;
 - Existing 4,500 L two compartment pre-cast concrete septic tank located adjacent to site 164 and receiving sewage flow from 6 sites and from the septic tank near site 167, and discharging to a 4,500 L septic located near site 160;
 - Existing 4,500 L two compartment pre-cast concrete septic tank located adjacent to site 160 and receiving sewage flow from 4 sites and from the septic tank near site 164, and discharging to a proposed 11,000 L septic tank located near site 106;
 - Existing 9000 L two compartment pre-cast concrete septic tank located adjacent to site 119 and receiving sewage flow from 54 sites and from the proposed 13,500 L septic tank near site 120, and discharging to a 4,500 L pump chamber located near site 104;
 - Existing 9,000 L two compartment pre-cast concrete septic tank located on site 106 and receiving sewage flow from 13 sites and from the proposed 11,000 L septic tank on site 106 and discharging to existing 4,500 L pump chamber;

- One (1) existing 4,500 L concrete pump chamber, located adjacent to site 104, discharging the sewage flow to the existing leaching bed (now being routed to the distribution box);
- One (1) existing Absorption Trench leaching bed (**Now being upgraded**);

Owner's Residence Sewage System (1100 L/day)

- **Existing Owner's Residence** sewage system servicing an existing 2-bedroom home rated for 1,100 L/day consisting of the following:
 - One 2,700 L septic tank;
 - One inground absorption trench leaching bed (**now being replaced and relocated, like for like**) rated for 1,100 L/day consisting of 5 distribution pipes approximately 23 m in length, for a total distribution pipe length of 115 m;

Hilltop House Sewage system (1100 L/day)

Existing Hilltop House Sewage system rated for 3,600 L/day consisting of the following;

- One 3,600 L septic tank;
- One inground absorption trench leaching bed rated for 3,600 L/day consisting of 3 runs of 75 mm diameter perforated PVC distribution pipes approximately 18.2 m in length, for a total distribution pipe length of 54.6 m;

Other Existing Sewage Works

1. Existing Dump Station sewage system servicing the existing dumping station rated for 3,700 L/day consisting of the following:

- one existing 9,000 L concrete septic tank;
- one inground filter bed with a stone area 74 m² and a 74 m² filter sand area;

2. Existing Comfort Station sewage system servicing the existing comfort station rated for 3,700 L/day consisting of the following;

- One 9,000 L concrete septic tank;
- One inground filter bed with a stone area 74 m² and a 74 m² filter sand area;

including all other appurtenances essential for the proper operation of the aforementioned sewage works; all in accordance with the Schedule A.

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. "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;
3. "District Manager" means the District Manager of the Peterborough District;
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. "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;
8. "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;
9. "Owner" means Shelter Valley Park & Golf Inc., and its successors and assignees;
10. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
11. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
12. "Supporting Documentation" means the documents listed in Schedule A of this Approval;
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 **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.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 Informations 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 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.
3. 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.
4. Upon construction of the Works, the Owner shall prepare a set of as-built drawings showing the works "as constructed". "As-built" drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be retained at the site for the operational life of the Works and shall be made available for inspection by Ministry staff.

5. OPERATION, MAINTENANCE AND RECORDING

1. The Owner shall ensure that, at all times, the Works and the related equipment and appurtenances used to achieve compliance with this Approval are properly operated and maintained. Proper operation and maintenance shall include effective performance, adequate funding, adequate staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and regulations, adequate laboratory facilities, process controls and alarms and the use of process chemicals and other substances used in the Works.
 1. The Owner shall ensure that each of the septic tanks is pumped out every 3-5 years or when the tank is one third (1/3rd) full of solids and the effluent filter is cleaned out at minimum once a year (or more often if required).
 2. The Owner shall ensure that flow of treated effluent discharged into the sewage system does not exceed;
 1. 54,800 L/day for the Main Sewage System
 2. 1000 L/day for Shelter Valley 2 Sewage System
 3. 1100 L/day for the Owner's Residence;
 4. 1100 L/day for Hilltop House Sewage system;

5. 3700 L/day for Dump Station
6. 3700 L/day for Comfort Station;
3. The Owner shall ensure that grass-cutting is maintained regularly over the subsurface disposal bed(s), and that adequate steps are taken to ensure that the area of the underground works is protected from vehicle traffic.
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 employ measurement devices to accurately measure quantity of effluent being discharged to the Main Sewage System, including but not limited to water/wastewater flow meters, event counters, running time clocks, or electronically controlled dosing, and shall record the daily volume of effluent being discharged to the subsurface disposal system.

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 dated March 26, 2021 and received on October 1, 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

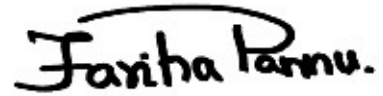
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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**

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 26th day of July, 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

KH/

c: District Manager, MECP Peterborough District.
Jazmyne Woolley, R.J. Burnside & Associates Limited