

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2834-CG3JPA
Issue Date: August 5, 2022

Parkbridge Lifestyle Communities Inc.
70 Huron Street
Collingwood, Ontario
L9Y 4L4

Site Location: Spring Valley Resort
7489 Side Road 5 E
Lot 11, Concession 6
Township of Wellington North, County of Wellington
N0G 2L0

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:

replacement of the existing sewage Works for the treatment and subsurface disposal of domestic sewage, rated at a daily sewage flow of 111,000 litres per day to service the existing seasonally operated 214 travel trailer sites and 87 park model units located at Spring Valley Resort, and consisting of the following:

Proposed Works

Balancing Tanks

- one (1) 36,000 litre concrete balancing tank, in addition to the three (3) existing balancing tanks, each having a capacity of 27,000 litres, 27,000 litres and 50,000 litres respectively, and a total working capacity of 140,000 litres, having a balanced flow of 111,000 litres per day, equipped with duplex grinder pumps rated 4.20 litres per second at a total dynamic head of 23 metres, receiving raw sewage from the 214 travel trailer sites and 87 park model units, discharging via a 100 millimetre diameter forcemain to the septic tanks;

Septic Tanks

- three (3) 75,000 litre precast concrete septic tanks connected in series, having a total working capacity of 225,000 litres, equipped with OBC approved effluent filter on the outlet of the third septic tank, complete with access risers fitted to grade, receiving raw sewage from the balancing tanks and discharging via gravity

to the proposed dosing tank;

Dosing Tank

- one (1) precast concrete dosing tank, having a volumetric capacity of 40,000 litres, equipped with two sets of duplex submersible effluent pumps with each pair of duplex pumps rated 4.40 litres per second and 5.40 litres per second at total dynamic head of 18 metres and 15 metres respectively, complete with audible and visual alarms, discharging effluent to the absorption trench leaching bed;

Leaching Bed

- one (1) raised absorption trenches leaching bed consisting of sixteen (16) cells, having a treatment capacity of 111,000 litres per day, each cell comprised of eight (8) runs of 75 millimetre diameter perforated pipes, with each run 28 metres long, installed within stone layers wrapped in geotextile filter fabric, overlying imported sand fill with a percolation time of 6 minutes per centimetre;

Decommissioning

- decommissioning all of the existing sewage Works servicing the travel trailer sites and park model units upon commissioning of the Proposed Works;

Existing Works

Mobile Homes (Year-round)

Existing subsurface sewage disposal systems with an approximate Rated Capacity of 4.4 m³/day servicing four (4) mobile residential homes on Lots 19, 20, 34 and 35, of the Spring Valley Estates Subdivision, consisting of:

- One (1) 4500 L septic tank complete with effluent gravity line, flow distribution box and leaching bed together with 5 - 27 m long runs for a total length of 132 m of 100 mm diameter, distribution pipes serving Lot 19;
- One (1) 4500 L septic tank complete with effluent gravity line, flow distribution box and leaching bed together with 5 - 27 m long runs for a total length of 132 m of 100 mm diameter, distribution pipes serving Lot 20;
- One (1) 4500 L septic tank complete with effluent gravity line, flow distribution box and leaching bed together with 6-23 m long runs for a total length of 132 m of 100 mm diameter, distribution pipes serving Lot 34; and
- One (1) 4500 L septic tank complete with effluent gravity line, flow distribution box and leaching bed together with 6-23 m long runs for a total length of 132 m of 100 mm diameter, distribution pipes serving Lot 35.

Estate Lots (Year-round)

Subsurface sewage disposal systems with an approximate Rated Capacity of 37.4 m³/day serving thirty four (34) estate lots located at the Spring Valley Park & Campground, consisting of the following:

- One (1) 3600 L septic tank complete with effluent gravity lines, flow distribution boxes and a leaching bed with a total length of 92 m of distribution pipes serving Estate Lot 1;
- Eight (8) 4500 L septic tanks complete with effluent gravity lines, flow distribution boxes and each leaching bed with a total length of 92 m of distribution pipes serving Estate Lots 2, 3, 4, 5, 6, 7, 8, and 9;
- Ten (10) 4500 L septic tanks complete with effluent gravity lines, flow distribution boxes and each leaching bed with a total length of 128 m of distribution pipes serving Estate Lots 10, 14, 15, 17, 18, 21, 32, 37, 38, and 40;
- Two (2) 4500 L septic tanks complete with effluent gravity lines, flow distribution boxes and each leaching bed with a total length of 160 m of distribution pipes serving Estate Lots 11 and 13;
- Two (2) 4500 L septic tank complete with effluent gravity line, flow distribution box and a leaching bed with a total length of 134 m of distribution pipes serving Estate Lots 12 and 39;
- One (1) 4500 L septic tank complete with effluent gravity line, flow distribution box and a leaching bed with a total length of 138 m of distribution pipes serving Estate Lot 16;
- Six (6) 4500 L septic tanks complete with effluent gravity lines, flow distribution boxes and each leaching bed with a total length of 110 m of distribution pipes serving Estate Lots 24, 25, 26, 27, 28, and 29; and
- Four (4) 4500 L septic tanks complete with effluent gravity lines, flow distribution boxes and each leaching bed with a total length of 122 m of distribution pipes serving Estate Lots 30, 31, 33, and 36.

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 Guelph District Office of the Ministry;
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 Parkbridge Lifestyle Communities 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. "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.
4. The issuance of, and compliance with the Conditions of this Approval does not:
 - a. relieve any person of any obligation to comply with any provision of any applicable statute,

regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority necessary to construct or operate the Works; or

- b. limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

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 Proposed Works is supervised by a Licensed Engineering Practitioner.
2. The Owner shall ensure that the Proposed Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
3. 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 for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.

4. Upon construction of the Proposed Works, the Owner shall prepare a statement, certified by a Licensed Engineering Practitioner, that the Proposed 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 Proposed 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, 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 tank is 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 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 each individual subsurface disposal 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.
8. 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, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

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 R.J. Burnside & Associates Limited, received on March 2, 2022 for the proposed Municipal and Private Sewage Works, including design report, final plans and specifications.
2. Design Report and Engineering Drawings, stamped and dated on March 1, 2022, prepared by R.J. Burnside & Associates Limited.
3. Previous application for Approval of Municipal and Private Sewage Works submitted by Parkbridge Lifestyle Communities Inc. dated April 24, 2009 and technical description and drawings prepared by R. J. Burnside & Associates Ltd., Collingwood, Ontario.
4. Previous application for Approval of Municipal and Private Sewage Works and Sewage System Design Brief, Spring Valley Estates Mobile Home Park, Mount Forest, Ontario, dated October 2002, as prepared and submitted for approval by R. J. Burnside & Associates Limited, Engineering, Hydrogeologists, Environmental Consultants.
5. Previous application for Municipal and Private Sewage Works submitted by 1455155 Ontario Inc. dated June 14, 2004 and a design brief titled "Spring Valley Park and Campground, Proposed Expansion and Replacement of Existing Sewage System" May 2004 prepared by R. J. Burnside & Associates Limited, Orangeville, Ontario.
6. Previous application for Environmental Compliance Approval submitted by Parkbridge Lifestyle Communities Inc. received on November 29, 2017 for the proposed upgrades, decommissioning and new sewage treatment and subsurface system, including Environmental Study Report, design report, final plans and specifications.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 3528-B2SL3W issued on October 17, 2018.

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 Notice") 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:

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

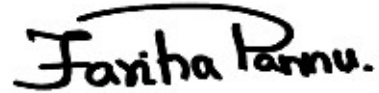
and

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 5th day of August, 2022



Fariha Pannu, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

MO/
c: District Manager, MECP Guelph District Office
Jazmyne Woolley, R.J. Burnside & Associates Limited