

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 6897-CFZJTB  
Issue Date: October 24, 2022

Campers Cove Limited  
21097 Campers Cove Road  
Wheatley, Ontario N0P 2P0

Site Location: 21097 Campers Cove Road  
Municipality of Chatham-Kent  
County of Kent, Ontario

*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:*

usage and operation of existing Works, for the treatment and subsurface disposal of sanitary sewage from a seasonal camp/trailer park - Campers Cove Campground, located at the above Site Location and consisting of the following:

**Details of Service Area:**

- a total of 324 Seasonal Campsites (tent sites, or travel trailer sites), 11 cabins, 4 washrooms and 1 laundromat

**Design Capacity - Rated Capacity:**

- a total of 68,000 litres per day

**PROPOSED WORKS**

- replacement of an existing 9,000 litre tank with a new 30,000 litre pump tank, referred to as the Disposal Dosing Tank.

**EXISTING WOKS**

North Treatment Area (Washroom #3)

- two (2) 22,000 litre septic tanks accepting sewage from 113 serviced trailer sites and 2 washrooms (this area also includes 13 unserviced trailer sites and unserviced cabins), with the second tank equipped

with an effluent pump and discharging into a pump tank (North Sand Filter Dosing Tank);

- one (1) 22,000 litre septic tank accepting sewage from North Washroom Building, discharging via gravity into a sand filter North Sand Filter Dosing Tank;
- one (1) 9,100 litre pump tank, referred to as the North Sand Filter Dosing Tank, receiving effluent from the three septic tanks described above, discharging effluent into a filter bed known as North Sand Filter Bed;
- North Sand Filter Bed, consisting of a stone layer and a sand laying having an area of approximately 266 square metres (19 metres by 14 metres) and with eight (8) rows of 100 millimetre diameter distribution pipes installed in the stone layer, completed with under-drains to collect effluent from the bottom of sand layer and discharge by gravity into an effluent tank; and
- one (1) 5,400 litre effluent tank known as North Sand Filter Effluent Tank, and then to a Biofilter Dosing Tank in a Polishing Treatment Area.

#### West Treatment Area (Washroom #1)

- one 5,400 litre pump tank, receiving sewage from 9 trailer sites, discharging into 22,000 septic tank;
- one (1) 22,000 litre septic tank accepting sewage from the 5,400 litre pump tank plus 50 serviced trailer sites, 3 cabins, 1 washroom and 1 laundromat and the effluent from the 5,400 pump tank, discharging via gravity into a sand filter West Sand Filter Dosing Tank;
- one (1) 9,100 litre pump tank, referred to as the West Sand Filter Dosing Tank, discharging effluent into a filter bed known as West Sand Filter Bed;
- West Sand Filter Bed, consisting of a stone layer and a sand laying having an area of approximately 234 square metres (18 metres by 13 metres) and with six (6) rows of 100 millimetre diameter distribution pipes installed in the stone layer, completed with under-drains to collect effluent from the bottom of sand layer and discharge by gravity into an effluent tank; and
- one (1) 9,100 litre effluent tank known as Sand Filter Effluent Tank, discharging the collected filtrate to a Biofilter Dosing Tank in a Polishing Treatment Area.

#### East Treatment Area (Washroom #2)

- one (1) 22,000 litre septic tank accepting sewage from 139 serviced trailer sites and 1 washroom building, discharging into a 9,100 litre pump tank;
- one (1) 9,100 litre pump tank, discharging effluent into a 6,800 litre dosing tank known as East Sand Filter Dosing Tank;
- one (1) 22,000 litre septic tank accepting sewage from 1 washroom building, discharging via gravity to

the East Sand Filter Bed Dosing Tank;

- East Sand Filter Bed Dosing Tank, having a volume capacity of 6,800 litres, equipped with effluent pump discharging into a filter bed;
- one (1) filter bed (East Sand Filter Bed), consisting of a stone layer and a sand layer having an area of approximately 572 square metres (26 metres by 22 metres) and with twelve (12) rows of 100 millimetre diameter distribution pipes installed in the stone layer, completed with under-drains to collect effluent from the bottom of sand layer and discharge by gravity into an effluent tank; and
- one (1) 9,100 litre effluent tank (Sand Filter Effluent Tank), discharging the collected filtrate to a Biofilter Dosing Tank in a Polishing Treatment Area.

#### Polishing Treatment Area (Biofilter Building)

- one (1) 22,000 litre Biofilter Dosing Tank, accepting filter bed effluent from the aforementioned West, East and North Treatment Areas, equipped with duplex pumps, discharging into a treatment system;
- one (1) treatment system - Biofilter Polishing Treatment Unit, housed within a building, consisting of two cells each having dimensions of 3.65 metres by 3.65 metres by 2 metres in height, containing 2.6.6 cubic metres of Biofilter media in each cell for a total of 53.2 cubic metres, with spray nozzles above each cell to distribute effluent over the media and under-drains to collect effluent from the bottom of biofilter cells, discharging via gravity into a Disposal Dosing Tank;
- one (1) 30,000 litre pump tank, referred to as the Disposal Dosing Tank, discharging effluent into a Shallow Buried Trench system, and an absorption trench disposal bed;
- one (1) Shallow Buried Trench system, consisting of stone trenches with a total length of 472 metres.
- one (1) absorption trench disposal bed, consisting of a contact area of approximately 660 square metres.

including all other mechanical system, electrical system, instrumentation and control system, standby power system, piping, pumps, valves and appurtenances essential for the proper, safe and reliable operation of the Works in accordance with this Approval, in the context of process performance and general principles of wastewater engineering only;

all in accordance with the submitted supporting documents listed in 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. "CBOD<sub>5</sub>" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in

an unfiltered sample;

3. "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;
4. "District Manager" means the District Manager of the Windsor/Sarnia District Office;
5. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
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. "Operating Agency" means the Owner, person or the entity that is authorized by the Owner for the management, operation, maintenance, or alteration of the Works in accordance with this Approval;
8. "Owner" means Campers Cove Limited, and its successors and assignees;
9. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;
10. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
11. "Rated Capacity" means maximum daily sanitary sewage flow for which the Works are approved to handle;
12. "Works" means the approved sewage works, and includes Proposed Works, 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. CHANGE OF OWNER

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:
  - a. change of address of Owner;
  - b. change of Owner, including address of new owner;
  - c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act, R.S.O. 1990, c. B.17* shall be included in the notification;
  - d. change of name of the corporation and a copy of the most current information filed under the *Corporations Information Act, R.S.O. 1990, c. C.39* shall be included in the notification.
2. The Owner shall notify the District Manager, in writing, of any of the following changes within thirty (30) days of the change occurring:
  - a. change of address of the Operating Agency;
  - b. change of the Operating Agency, including address of the new Operating Agency.
3. In the event of any change in ownership of the Works, the Owner shall notify the succeeding owner in writing, of the existence of this Approval, and forward a copy of the notice to the District Manager.
4. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

## 3. CONSTRUCTION OF PROPOSED WORKS

1. All Proposed Works in this Approval shall be constructed and installed and must commence operation within five (5) years of issuance of this Approval, after which time the Approval ceases to apply in respect of any portions of the Works not in operation.
2. Upon completion of construction of the Proposed Works, a set of record drawings of the Works shall be prepared or updated. These drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be readily accessible for reference at the Works.

## 4. DESIGN OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Biofilter Polishing Treatment Unit at Polishing Treatment Area in accordance with the effluent objectives listed in the table included in **Schedule B**.

## 5. OPERATIONS AND MAINTENANCE

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 staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and relevant regulations made under the OWRA, process controls and alarms and the use of process chemicals and other substances used in the Works.
2. The Owner shall prepare an operations manual within **six (6) months** of the introduction of sewage to the Works, that includes, but not necessarily limited to, the following information:
  - a. operating procedures for routine operation of all the Works;
  - b. inspection programs, including frequency of inspection, for all the Works and the methods or tests employed to detect when maintenance is necessary;
  - c. repair and maintenance programs, including the frequency of repair and maintenance for all the Works; copies of maintenance contracts for any routine inspections & pump-outs should be included for all the tanks and treatment units;
  - d. procedures for the inspection and calibration of monitoring equipment;
  - e. a spill prevention control and countermeasures plan, consisting of contingency plans and procedures for dealing with equipment breakdowns, potential spills and any other abnormal situations, including notification of the Spills Action Centre (SAC) and District Manager; and
  - f. procedures for receiving, responding and recording public complaints, including recording any follow-up actions taken.
3. The Owner shall maintain an up to date operations manual and make the manual readily accessible for reference at the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.
4. The Owner shall ensure that all 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.
5. The Owner shall ensure that the area of subsurface disposal beds are maintained regularly as appropriate based on the vegetative cover and that adequate steps are taken to ensure that the area of the underground works is protected from traffic.
6. The Owner shall visually inspect the general area where Works are located for break-out once every month during the operating season.
7. In the event a break-out is observed from an area of subsurface disposal bed, the Owner shall do the

following:

- a. effluent discharge to that area of subsurface disposal bed shall be discontinued by closing distributing valves;
  - 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 effluent generated at the site shall not be discharge to the subsurface disposal trench subject to the break-out. Effluent is to be discharged to the remaining areas of subsurface disposal beds, provided those areas are not exhibiting break-outs; and
  - f. if the remaining subsurface disposal areas do not have sufficient capacity to manage the effluent, the effluent generated on site that is in excess of the capacity of the remaining subsurface disposal areas shall be safely collected and disposed of through a licensed waste hauler to an approved sewage disposal site.
8. The Owner shall employ for the overall operation of the Works a person who possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.
  9. 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 operations and maintenance activities required by this Approval.

## 6. MONITORING AND RECORDING

1. The Owner shall, upon commencement of operation of the Works, carry out a scheduled monitoring program of collecting samples at the required sampling points, at the frequency specified or higher, by means of the specified sample type and analyzed for each parameter listed in the tables under the monitoring program included in **Schedule C** and record all results, as follows:
  - a. all samples and measurements are to be taken at a time and in a location characteristic of the quality and quantity of the sewage stream over the time period being monitored.
  - b. definitions and preparation requirements for each sample type are included in document referenced in Paragraph 2.b.
  - c. The measurement frequencies specified in **Schedule C** in respect to any parameter may, after one (1) year of monitoring in accordance with this Condition, be modified by the Director in writing.

2. The methods and protocols for sampling, analysis and recording shall conform, in order of precedence, to the methods and protocols specified in the following documents and all analysis shall be conducted by a laboratory accredited to the ISO/IEC:17025 standard or as directed by the District Manager:
  - a. the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02, as amended;
  - b. the publication "Standard Methods for the Examination of Water and Wastewater", as amended; and
  - c. for any parameters not mentioned in the documents referenced in Paragraphs 2.a and 2.b, the written approval of the District Manager shall be obtained prior to sampling.
3. 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.
4. 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 monitoring activities required by this Approval.

## 7. REPORTING

1. 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) made under the EPA, the Owner shall, within **fifteen (15) days** of the occurrence of any reportable spill as provided in Part X of the EPA and O. Reg. 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.
2. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
3. The Owner shall prepare and submit a performance report, on an annual basis, within **ninety (90) days** following the end of each operational season to the District Manager. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:
  - a. a summary and description of efforts made and results achieved in meeting the Effluent Objectives listed in **Schedule B**;
  - b. a summary and interpretation of surface water monitoring data;
  - c. a review and assessment of performance of Works, including all treatment units and disposal beds;
  - d. a description of any operating problems encountered and corrective actions taken at all Works



located at the property;

- e. a record of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of all Works located at the property including but not limited to: records of maintenance inspections for the treatment system, records of septic tank effluent filters cleaning, records of septic tank pump-outs, records of sludge pump-outs accumulated from the treatment system, records of visual inspections of all disposal systems;
- f. a summary of any effluent quality assurance or control measures undertaken in the reporting period;
- g. a summary and interpretation of all daily flow data and results achieved in not exceeding the maximum daily sewage flow discharged into each one of the subsurface disposal system;
- h. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- i. a summary of all spill or abnormal discharge events; and
- j. any other information the District Manager requires from time to time.

## Schedule A

1. Application for Environmental Compliance Approval dated September 30, 2021 and received on October 5, 2021, and submitted by John Gerrish, President/Owner of Campers Cove Limited, for the sewage treatment and subsurface disposal systems, including groundwater/surface water impact letter/memorandum, design brief and final plans.

## Schedule B

### Effluent Objectives

(for the effluent from the Biofilter Polishing Treatment Unit at Polishing Treatment Area)

Final Effluent Parameter	Averaging Calculator	Concentration Objectives (maximum unless otherwise indicated)
CBOD5	Single Sample Result	10.0 mg/L
Total Suspended Solids	Single Sample Result	10.0 mg/L

**Note:** mg/L means milligrams per litre.

## Schedule C

### Effluent Monitoring

<b>Sample location</b>	the final effluent from the Biofilter Polishing Treatment Unit, prior to discharging into the Shallow Buried Trench System and the absorption trench leading bed
<b>Frequency</b>	Monthly (once every month), during operation season
<b>Sample Type</b>	Grab
<b>Parameters</b>	Total Suspended Solids, CBOD5, Total Phosphorus, Total Kjeldahl Nitrogen, Total Ammonia Nitrogen, and pH

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

1. Condition 1 regarding general provisions is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted.
2. Condition 2 regarding change of Owner and Operating Agency is included to ensure that the Ministry records are kept accurate and current with respect to ownership and Operating Agency of the 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.
3. Condition 3 regarding construction of Proposed Works is included to ensure that the Works are constructed in a timely manner, and also ensure that the Works are constructed in accordance with the Approval and that record drawings of the Works "as constructed" are updated and maintained for future references.
4. Condition 4 regarding effluent objectives is imposed to establish non-enforceable design objectives to be used as a mechanism to trigger corrective action proactively and voluntarily before environmental impairment occurs.
5. Condition 5 regarding operation and maintenance is included to require that the Works be properly operated, maintained, funded, staffed and equipped such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented. As well, the inclusion of a comprehensive operations manual governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the Owner. Such a manual is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training, in proper plant operation and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a benchmark for Ministry staff when reviewing the Owner's operation of the Works.
6. Condition 6 regarding monitoring and recording is included to enable the Owner to evaluate and demonstrate the performance of the Works, on a continual basis, so that the Works are properly operated and maintained at a level which is consistent with the design objectives.
7. Condition 7 regarding reporting 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 this Approval.

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

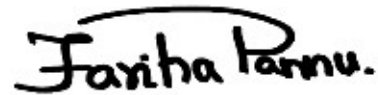
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

\* **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 24th day of October, 2022



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Fariha Pannu, P.Eng.

Director

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

NH/

- c: Area Manager, MECP Windsor Area Office  
c: District Manager, MECP Sarnia District Office  
Sandra Swanton, K. Smart Associates Limited