

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 8098-CKXLTE  
Issue Date: November 7, 2022

2722746 Ontario Inc.  
3408-1 Yorkville Ave  
Toronto, Ontario  
M4W 0B1

Site Location: 2412 Monck Road  
City of Kawartha Lakes  
K0M 2B0

*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 and upgrade to the sewage works to service existing seasonal trailer Resort "Head Lake RV Resort", having a three (3) bedroom dwelling/park office, a washroom building, one food truck, and 45 trailer sites (including two Park Model Units which are not used as a permanent or part time residence), the facilities have a maximum design daily flow rate of 11,000 L/day, all located at 2412 Monck Road; sewage comprise of:

**PROPOSED WORKS**

- Replacement of existing Holding Tank serving two trailer sites with a 1,400 L pump tank, pumping raw sewage to the inlet of the proposed septic tanks;
- Two new proposed two compartment 18,000 L Septic Tanks, receiving raw sewage by gravity from 43 trailer sites and 2 trailer sites via forcemain from 1,400 L pump tank each with a working volume of 18,193 L for a total combined working volume of 36,386 L, equipped with Polylok PL-525 effluent filter, discharging the effluent to an effluent dosing pump tank;
- One 4,500 L effluent dosing Pump Tank, equipped with duplex 0.5 hp effluent pumps capable of dosing 1,188 L (75% of leaching bed pipe volume) on demand within 15 minutes, receiving the septic tank effluent and discharging to a leaching bed, discharging to a leaching bed;

- One fully raised, like for like replacement leaching bed, constructed in imported sand fill, complete with a distribution box including 1 inlet, 6 outlets, bed with distribution piping comprising 12 runs of 75mm diameter perforated PVC pipe, each 30 m long on 1.2 m centres, and installed with a downward slope of 0.3-0.5%; the bed is complete with washed septic stone, extending 150 mm below the distribution pipe and 75 mm above the distribution pipe for a total stone depth of 300 mm, covered with a permeable geo-textile fabric, the bed has minimum vertical clearance of 900 mm from the bottom of the septic stone to the native soil, imported sand fill is to have a percolation rate of 6 to 10; the bed is covered with 150 mm of imported sand fill and topped with 150 mm of topsoil seeded and/or sodded to direct surface water away from the leaching bed;

**Phosphorus Treatment Works (installed provisionally and to be Operational after exceedance of the Proposed Total Phosphorus Trigger Mechanism)**

A Phosphorus Removal system, designed for total phosphorus removal, operating as required, comprising;

- One chemical dosing pump placed in a container for adding coagulants to the inlet of the first septic tank in order to achieve 1 mg/L of the Total Phosphorus in the final effluent

**EXISTING WORKS**

Existing Sewage works servicing the existing seasonal trailer Resort "Head Lake RV Resort", having a four (4) bedroom dwelling, Park Office, a washroom building, one recreational hall and 45 trailer sites (including two Park Model Units which are not used as a permanent or part time residence), the facilities have a maximum design daily flow rate of 11,000 L/day, all located at 2412 Monck Road; sewage comprise of:

- One existing 1,400 L Holding tank serving 2 trailer sites and pump out by licensed hauler as required. **(Now being replaced with a 1,400 L pump tank conveying raw sewage to the inlet of the proposed septic tank);**
- One (1) septic tank with an approximate volume of 18,000 L, discharging effluent to a 1,400 L effluent pump tank equipped with 1 effluent pump dosing on-demand to a leaching bed **(now being replaced like for like);**
- One existing leaching bed, complete with two headers; the bed has distribution piping comprising 11 runs of 100mm diameter perforated PVC pipe, each 30 m long on 1.2 m centres, and installed with a downward slope of 0.3-0.5%; the bed is complete with washed septic stone, extending 150 mm below the distribution pipe and 50 mm above the distribution pipe for a total stone depth of 300 mm, the bed has existing variable vertical clearance from the bottom of the septic stone to the native soil, imported sand fill with a percolation rate of 6 to 10; the bed is covered with 150 mm of imported sand fill and topped with 150 mm of topsoil seeded and/or sodded to direct surface water away from the leaching bed; **(now being replaced like for like);**

**Food Truck Holding Tank**

One on-board Holding Tank for the Food Truck equipped with a high-level alarm, to be pumped out periodically by a licensed hauler;

all in accordance with the Schedule A.

*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 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 2722746 Ontario 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.

### **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 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.

3. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

#### 4. CONSTRUCTION

1. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
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 for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.
3. Within six (6) months of the completion of 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. MONITORING AND RECORDING

The Owner shall, upon commencement of operation of the Works, carry out the following monitoring program:

1. All samples and measurements taken for the purposes of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the effluent stream over the time period being monitored.
2. Samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Influent Monitoring Table included in **Schedule B**.
3. Samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Effluent Monitoring Table included in **Schedule B**.
4. For first three operating seasons, following the issuance of this Approval, samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Groundwater Monitoring Table included in **Schedule B**.

5. Prior to the startup of the Works, background groundwater quality must be established by collecting groundwater samples and having them analyzed for the parameters listed in the Groundwater Monitoring Table included in **Schedule B**.
6. The Owner shall employ measurement devices to accurately measure quantity of effluent being discharged to the 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.
7. 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 Procedure F-10-1, "Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only), as amended from time to time by more recently published editions;
  - b. the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" (January 1999), ISBN 0-7778-1880-9, as amended from time to time by more recently published editions; and
  - c. the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition), as amended from time to time by more recently published editions.
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 monitoring activities required by this Approval.

## **6. EFFLUENT OBJECTIVES**

1. The Owner shall design and undertake everything practicable to operate the Works in accordance with the following objectives:
  - a. Maximum Daily Influent Flow does not exceed the Maximum Daily Flow Rate of 11,000 Litres per day.
  - b. 1 mg/L Total Phosphorus in the final effluent upon commencement of the operation of the Phosphorus Treatment Works

## **7. TRIGGER MECHANISM**

1. The Owner shall implement Trigger Mechanism for Total Phosphorus in accordance with the

Groundwater Trigger Table and Groundwater Monitoring Table in the **Schedule B**.

2. Upon any exceedance of the Groundwater Trigger (Total Phosphorus), the Owner shall;
  - i. within seven (7) days, report the trigger exceedance to the District office, in writing;
  - ii. within fifteen (15) days, collect verification samples from the drilled wells;
  - iii. within forty five (45) days, provide the District office with a report that includes interpretation and recommendations for next steps including commencement and operation of the Phosphorus Removal System.

## **8. 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 funding, adequate staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and regulations, adequate laboratory facilities, process controls and alarms and the use of process chemicals and other substances used in the Works.
2. The Owner shall ensure that the septic 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 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.

## 9. 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) 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.
3. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
4. 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 (Condition 6);
  - b. a summary and interpretation of groundwater monitoring data including shallow groundwater flow direction, interpretation of analytical results and comparison with the Groundwater Trigger;
  - c. a review and assessment of performance of sewage works, including all treatment units and disposal beds;
  - d. a description of any operating problems encountered and corrective actions taken at all sewage 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;
- j. any other information the District Manager requires from time to time;

## **10. DECOMMISSIONING OF UN-USED WORKS**

1. The Owner shall properly abandon any portion of unused existing 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 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 imposed to ensure that the effluent discharged from the Works to the groundwater meets the Ministry's effluent quality requirements thus minimizing environmental impact on the receiver.
8. Condition 8 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected. As well, the inclusion of an operations manual, maintenance agreement with the manufacturer for the treatment process/technology and a complete set of "as constructed" drawings governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the owner and made available to the Ministry. Such information 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 work.

9. Condition 9 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 10 is included to ensure that any components of un-used Works are properly decommissioned.

## **Schedule A**

1. Application for Environmental Compliance Approval dated October 7, 2021 and received on February 1, 2022.

## Schedule B

### Influent Monitoring Table

<b>Sampling Location</b>	upstream of the Treatment System, at the inlet of the first septic tank
<b>Frequency</b>	Twice per year during the operating season (Spring and Fall)
<b>Sample Type</b>	Grab
<b>Parameters</b>	BOD <sub>5</sub> , Total Suspended Solids (TSS), Total Kjeldahl Nitrogen (TKN), Total Phosphorus (TP)

### Groundwater Trigger

Effluent Parameter (Downgradient Drilled Well as per Figure 2 of the Design Report (Refer to the Schedule A))	Concentration Objective (milligrams per litre unless otherwise indicated)
Filtered Total Phosphorous	2 mg/L

### Effluent Monitoring Table

<b>Sampling Location</b>	final effluent Pump Tank
<b>Frequency</b>	Twice per year during the operating season (Spring and Fall)
<b>Sample Type</b>	Grab
<b>Parameters</b>	CBOD <sub>5</sub> , Total Suspended Solids (TSS), *Total Phosphorus (TP)

\* To be continued after the first three operating seasons if the Phosphorus Treatment Works are made operational subject to Condition No. 7

### Groundwater Monitoring Table\*

<b>Sampling Location</b>	Two drilled wells, as per Figure 2 of the Design Report (Refer to the Schedule A)
<b>Frequency</b>	Twice per year during the operating season (Spring and Fall)*
<b>Sample Type</b>	Grab
<b>Parameters</b>	Filtered Total Phosphorus

\* For the first three operating seasons following the issuance of 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

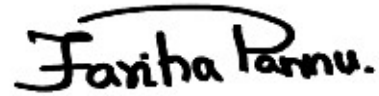
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* 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 7th day of November, 2022

A handwritten signature in black ink that reads "Fariha Pannu." The signature is written in a cursive style with a large, sweeping initial 'F'.

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Fariha Pannu, P.Eng.

Director

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

KH/

c: District Manager, MECP Peterborough  
Stew Dolstra, Cambium Inc.