

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 0246-CHNNU9  
Issue Date: November 17, 2022

Larbermoe Trailer Park Inc.  
12 Parkside Ave RR4 Warton, No. 7  
South Bruce Peninsula, Ontario  
N0H 2T0

Site Location: Larbermoe Trailer Park  
12 Parkside Avenue  
Town of South Bruce Peninsula  
County of Bruce, 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:*

replacement, usage and operation of Works for the storage, treatment and disposal of sanitary sewage from an existing seasonal trailer park - Larbermoe Trailer Park, located at 12 Parkside Avenue, in the Town of South Bruce Peninsula, and consisting of the following:

**Details of Service Area:**

- a total of 45 seasonal trailer sites, and one comfort station
- one (1) office building
- one (1) apartment building (two 1-bedroom apartments and two 2-bedroom apartments)

**Proposed Works**

one (1) sewage treatment and subsurface disposal system serving the office building and apartment building, having a Rated Capacity of 3,925 litres per day, consisting of the following:

- one (1) 7,850 litre septic tank, receiving sanitary sewage from the office building and apartment building, equipped with an effluent filter, discharging into a pump chamber;
- one (1) 1,200 litres pump chamber, discharging into two (2) Peat Moss Biofilter Units (Model ST570);
- two (2) Peat Moss Biofilter (Model ST570) units, each having a treatment capacity of 2,195 litres per day, discharging into a Type A Dispersal Bed located underneath the two (2) Peat Moss Biofilter units;

- one (1) Type A Dispersal Bed, consisting of a stone layer with a minimum area of 78.5 square metres and a minimum thickness of 200 millimetres, and an imported sand layer with a minimum area of 98 square metres and a minimum thickness of 600 millimetres, complete with a sand mantle that is extending at least 15 metres with a minimum thickness of 250 millimetres;

### **Existing Works**

one (1) holding tank accepting sanitary sewage from the 45 trailer sites and comfort station, consisting of the following:

- one (1) 40,000 litres holding tank, complete with high water level float with visual/audible alarm system, inlet pipe, access chambers and related appurtenances;

including all other mechanical system, electrical system, instrumentation and control 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. "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 Owen Sound District Office;
4. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
5. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
6. "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. "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;
8. "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;
9. "Owner" means Larbermoe Trailer Park 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. "Rated Capacity" means maximum daily sanitary sewage flow for which the Works are approved to handle;
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. 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. The Owner shall ensure that the construction of the Proposed Works is supervised by a Licensed Installer or 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 or Licensed Installer 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 Installer or a Licensed Engineering Practitioner, that the Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry staff.
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.

### **4. OPERATIONS, MAINTENANCE, AND RECORDING**

1. The Owner shall ensure that, at all times, the Works and the related equipment and appurtenances used to achieve compliance with this Approval are properly operated and maintained. 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 have a valid written agreement with a hauler who is in possession of an adequate waste

management systems approval, for the disposal of the sludge generated from the 40,000 litres holding tank, at all times during operation of the Works.

3. The Owner shall, upon the construction, prepare and make available for inspection by Ministry staff, a maintenance agreement with the manufacturer for the Peat Moss Biofilter Units or its authorized agent. The maintenance agreement must be retained at the site and kept current for the operational life of the Proposed Works.
4. 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).
5. 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.
6. The Owner shall visually inspect the general area where Works are located for leaks, spills and break-out once every month during the operating season.
7. The visual inspection holding tank shall be conducted to ensure that:
  - a. there is enough capacity in the holding tank to ensure continuous operation of the campsite;
  - b. the integrity of the holding tank is maintained (no leaks);
  - c. the operation of the site is not causing adverse effects on the environment; and
  - d. that the holding tank is being operated in compliance with this Approval.
8. 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.

9. 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. The logbook shall include, but not limited to, the following information:
  - a. the name and signature of the person that conducted the inspection or responsible for the sewage pump out;
  - b. the date and time of the inspection;
  - c. the remaining capacity in the holding tank at the time of the inspection;
  - d. the date, time and volume of the sewage pump out from the holding tank and/or septic tanks;
  - e. a list of any deficiencies discovered or other observations (including location) of any leaks spills, and/or break-out at or around any component of the Works; and
  - f. recommendations for remedial action and the date, time and description of actions taken to mitigate the situation.
10. The Owner shall ensure that the Operating Agency possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.
11. 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.

## **5. 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.

## **6. DECOMMISSIONING OF UN-USED SEWAGE SYSTEM(S)**

1. The Owner shall properly abandon any portion of unused existing sewage system(s), 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.

## **Schedule A**

1. Application for Environmental Compliance Approval dated September 20, 2021 and received on October 27, 2021, and submitted by Paul Bilton of Larbermoe Trailer Park Inc. for the existing holding tank system and proposed sewage treatment and subsurface disposal system serving the seasonal campground - Larbermoe Trailer Park, including design report, final plans and specifications.



*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 Proposed Works are constructed in a timely manner and 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 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.
5. Condition 5 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.
6. Condition 6 is included to ensure that any components of un-used sewage system(s) are properly decommissioned.

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

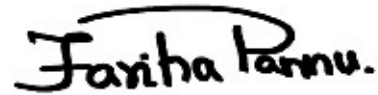
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* 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 17th day of November, 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: District Manager, MECP Owen Sound District Office  
Rakesh Sharma, GSS Engineering Consultants Ltd.