

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2383-CEXRCN
Issue Date: January 31, 2023

Le Villageois de Lafontaine
333 rue Lafontaine ouest
Tiny, Ontario
L9M 0H1

Site Location: Le Villageois de Lafontaine
333 Lafontaine Road West
Township of Tiny, County of Simcoe, Ontario
L9M 0H1

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:

the establishment, usage and operation of Proposed and Existing Works for the treatment of domestic sewage and subsurface disposal of treated sewage effluent from Le Villageois de Lafontaine senior's residential housing complex at the above location, including the existing 16 one-bedroom units, 22 two-bedroom units, 24 bachelor units and other public facilities (2 washrooms, 1 guest suite, 3 kitchenettes, 1 office and 1 chapel), and the proposed additional 3 two-bedroom units and 36 bachelor units, with a maximum design capacity of **38,349 litres per day**, consisting of the following:

PROPOSED WORKS

- one (1) phosphorus removal system, consisting of a chemical dosing pump, a chemical storage tank, spill containment, tubing and a control system, to inject alum (or approved alternate) to the inlet side of the second stage of dual septic tanks described below;

EXISTING WORKS

- one (1) existing 27,000 litre capacity precast concrete single chamber balancing tank, discharging to a pump chamber described below via twin 1.3 metre long 200 millimetre diameter gravity sewer pipes;
- one (1) 1.2 metre diameter precast concrete pump chamber equipped with two (2) submersible pumps, each rated at 23.6 litres per second at 2.5 metre total dynamic head (TDH) (together with a spare third pump stored on site), discharging via two (2) independent 50 millimetre diameter forcemains to the septic

tanks described below, complete with a quick connect, check valve, liquid level float system together with an audible/visual alarm, and two (2) gooseneck air vents capped with bird screen;

- four (4) interconnected precast concrete septic tanks, each having a capacity of 27,000 litres, arranged as two parallel trains with two septic tanks each, with discharge from each train of septic tanks equipped with an effluent filter described below and accessible by a utility hatch for maintenance, combining to form a common 100 millimetre diameter outlet discharging to a pump chamber described below;
- two (2) effluent filters, each rated at 17,000 litres per day, installed on the internal side of the discharge pipe for each of the two parallel septic tank trains and situated directly below a maintenance utility hatch in the septic tank;
- one (1) 22,700 litre capacity precast concrete septic tank utilized as a pump dosing chamber, equipped with two (2) submersible effluent pumps, each pump rated at 5.2 litres per second at 11.5 metre TDH, discharging via a common 50 millimetre diameter forcemain to a 1.2 metre diameter flow meter tank described below;
- one (1) 1.2 metre diameter flow meter tank equipped with a 50 millimetre diameter electromagnetic flow totalizing meter, discharging via approximately 656 metre long 50 millimetre diameter forcemains to a subsurface disposal bed described below via a flow distribution chamber, complete with a check valve, quick connect, liquid level float system together with an audible/visual alarm;
- one (1) in-ground conventional absorption trench leaching bed rated for a Maximum Design Flow of 34,000 litres per day, located approximately 660 metres south of the main building complex, comprised of six (6) cells, each cell having seven (7) runs of perforated distribution piping at 1.6 metre spacing, approximately 31 metres long placed in clear aggregate and covered with native soil, for a total of 1,302 metres of distribution piping;

including 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 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 document and any schedules attached to it, and the application;
2. "CBOD5" 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.1 of the EPA;
4. "District Manager" means the District Manager of the Barrie District Office;

5. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19, as amended;
6. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
7. "Grab Sample" or "Grab" means an individual sample of at least 1000 millilitres collected in an appropriate container at a randomly selected time over a period of time not exceeding 15 minutes;
8. "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;
9. "Maximum Daily Flow" means the largest volume of flow to be received during a one-day period for which the sewage treatment process unit or equipment is designed to handle;
10. "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;
11. "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;
12. "Owner" means Le Villageois de Lafontaine and its successors and assignees;
13. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;
14. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
15. "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;
 - 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.
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 construction of the Works is supervised by a Licensed Engineering Practitioner.
2. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
3. Upon construction of the Works, the Owner shall prepare a statement, certified by a Licensed Engineering Practitioner, that the Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry staff.
4. Upon construction of the Works, the Owner shall prepare a set of as-built drawings showing the Works "as constructed" by a Licensed Engineering Practitioner. "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. EFFLUENT OBJECTIVE

1. The Owner shall design and undertake everything practicable to operate the Works in accordance with the effluent parameter design objective listed in the Effluent Objective Table included in **Schedule B**.
2. For the purposes of subsection 1, the concentrations of total phosphorus named in Column 1 of Effluent Objective Table listed in **Schedule B**, as measured at each monitoring event, should be compared to the corresponding concentration set out in Column 2 of Effluent Objective Table listed in **Schedule B**.

6. 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 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 the 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 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 break-out once every month during the operating season.
7. 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.
8. The Owner shall provide for the overall operation of the Works with an operator who holds a licence in accordance with Ontario Regulation 129/04.
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.
10. 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.
11. The Owner shall maintain a minimum 3,000 square metre vacant reserve area free from any structure, stockpile of materials or underground utilities, located immediately northwest of the existing subsurface disposal bed, as a contingency measure for future design, approval and

construction of an additional or replacement subsurface disposal bed, in accordance with the supporting documentation listed in Item 2 of **Schedule A**.

7. 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 Effluent Monitoring Table included in **Schedule B** 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. definitions for frequency:
 - i. Monthly means once every month;
 - d. The measurement frequencies specified in the Effluent Monitoring Table included in **Schedule B** in respect to any parameter may, after **three (3) years** 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 Procedure F-10-1, "Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only), as amended;
 - b. the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02, as amended;
 - c. the publication "Standard Methods for the Examination of Water and Wastewater", as amended; and
 - d. for any parameters not mentioned in the documents referenced in paragraphs 2.a, 2.b and 2.c, the written approval of the District Manager shall be obtained prior to sampling.
3. The Owner shall employ measurement devices to accurately measure the quantity of effluent being discharged to the subsurface disposal bed, 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 bed.

4. The Owner shall ensure that flow of treated effluent discharged into the subsurface disposal bed does not exceed the Maximum Daily Flow of **34,000 litres per day**.
5. 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.

8. REPORTING

1. **One (1) 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 year 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 objective of Condition 5, including an overview of the success and adequacy of the Works;
 - b. a review and assessment of the performance of the Works, including all treatment units and the subsurface disposal bed;
 - c. a description of any operating problems encountered and corrective actions taken at all Works located at the property;
 - d. 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;
 - e. a summary of any effluent quality assurance or control measures undertaken in the reporting period;

- f. a summary and interpretation of all daily flow data and results achieved in not exceeding the Maximum Daily Flow of 34,000 litres per day discharged into the subsurface disposal bed;
- g. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- h. a summary of all spill or abnormal discharge events;
- i. any other information the District Manager requires from time to time.

9. RESPONSIBILITY AGREEMENT

1. In accordance with the Ministry Procedure D-5-2 entitled "Application of Municipal Responsibility for Communal Water and Sewage Services", the Owner has entered into a duly signed Responsibility Agreement with The Corporation of the Township of Tiny for the Works approved herein.

10. CERTIFICATE OF REQUIREMENT

1. Pursuant to Section 197 of the EPA, no person having an interest in the Property shall deal with the Property in any way without first giving a copy of this Approval to each person acquiring an interest in the Property as a result of the dealing.
2. The Owner shall:
 - a. within **sixty (60) days** of the date of the issuance of this Approval, submit to the Director for their review, two copies of a completed Certificate of Requirement and a registerable description of the Property; and
 - b. within **ten (10) calendar days** of receiving the Certificate of Requirement authorized by the Director, register the Certificate of Requirement in the appropriate Land Registry Office on title to the Property and submit to the Director the duplicate registered copy immediately following registration.
3. For the purposes of this condition, Property shall mean the property located at Part of the North half and South half of Lot 18, Concession 15 and being all of PIN 58421-0289(LT); and Part of the North half and South half of Lot 18, Concession 15, designated as Parts 3 and 4, 51R-32678, being all of PIN all of PIN 58421-0193(LT) and Part of PIN 58421-0106; All being in the Township of Tiny, County of Simcoe.

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 imposed to establish non-enforceable effluent quality objectives which the Owner is obligated to use best efforts to strive towards on an ongoing basis. These objectives are to be used as a mechanism to trigger corrective action proactively and voluntarily before environmental impairment occurs.
6. Condition 6 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, 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.
7. Condition 7 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 specified in the Approval and that the Works does not cause any impairment to the receiving watercourse.
8. Condition 8 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.

9. Condition 9 is included to ensure that there is a Responsibility Agreement in place between the Owner and the Municipality prior to construction of the Works so that, in the event that the Owner is unable to continue to provide sewage service, the Municipality may be able to assume ownership and operation of the Works.
10. Condition 10 is included in order to require the Owner to give notice of this Approval to potential future owners of the property before the property is dealt with.

Schedule A

1. Application for Environmental Compliance Approval for Municipal and Private Works, dated December 21, 2021 and received on January 5, 2022, submitted by Le Villageois de Lafontaine, including the design brief, final plans, specifications and all supporting documentation submitted in support of this application.
2. Email correspondence from Jackie Coughlin, P.Eng. of Azimuth Environmental Consulting, Inc, dated October 13, 2022, including the attachments titled "Layout of Reserve Bed", "Septic Layout Reserve Bed" and "Proposed Reserve Bed Layout", all dated October 2022 and prepared by Azimuth Environmental Consulting, Inc.

Schedule B

Effluent Objective Table

Effluent Parameter (tested on outlet from the septic tanks)	Averaging Calculator	Concentration Objective (milligrams per litre unless otherwise indicated)
Total Phosphorous	Single Sample Result	4.0

Effluent Monitoring Table

Sampling Location	Downstream of the septic tanks prior to discharge to the subsurface disposal bed
Frequency	Monthly
Sample Type	Grab
Parameters	CBOD ₅ Total Suspended Solids (TSS) Total Phosphorus (TP) Total Ammonia Nitrogen (TAN) Nitrate Nitrogen Nitrite Nitrogen

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).
7227-8QKKRA issued on January 16, 2012.**

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

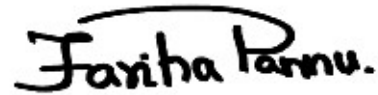
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* **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 31st day of January, 2023



Fariha Pannu, P.Eng.

Director

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

SW/

c: District Manager, MECP Barrie District Office
Jackie Coughlin, P.Eng., Azimuth Environmental Consulting, Inc.