

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2659-CKUPGE
Issue Date: January 17, 2023

Shady Pines Campgrounds Inc.
11316 Petty St
North Middlesex, Ontario
N0M 1A0

Site Location: Shady Pines Campground
11316 Petty St
Municipality of North Middlesex,
County of Middlesex, Ontario
N0M 1A0

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 usage and operation of existing subsurface sewage disposal Works, servicing existing on-site facilities consisting of up to 185 trailer sites, 44 tent sites and several supporting accessory buildings including an office, a washroom facility and a chalet, with an unknown total maximum design capacity, that is seasonally operated from May to October and located at the above site location, consisting of the following:

Individual Pit Privies

- at least 185 pit privies located across the entire campground, each with an approximate working capacity of 250 litres (55 imperial gallons) and individually servicing each campsite, that are emptied by a honeywagon periodically and transferred to the Office & Dump Station Subsurface Sewage Disposal System described below for treatment and disposal;

Northwest Washroom Building Subsurface Sewage Disposal System

one (1) existing subsurface sewage disposal system servicing the washroom building located within the northwest portion of the campground between Walnut Lane and Cherry Lane, consisting of the following:

- one (1) 4,500 litre capacity septic tank with an access riser, located between Sites 96 and 97 on the east side of Walnut Lane, receiving raw sewage from the above washroom and discharging by gravity to the leaching bed described below;

- one (1) in-ground leaching bed of unknown size, located northwest of the washroom on the west side of Walnut Lane;

Chalet Building Subsurface Sewage Disposal System

one (1) existing subsurface sewage disposal system servicing the chalet building located along the west end of the campground (immediately north of Grandma's Lane), consisting of the following:

- one (1) 4,500 litre capacity septic tank with an access riser, located north of the chalet building, receiving raw sewage from the building and discharging by gravity to the leaching bed described below;
- one (1) in-ground leaching bed of unknown size, located further north of the chalet building;

Office & Dump Station Subsurface Sewage Disposal System (to be decommissioned)

one (1) existing subsurface sewage disposal system servicing the office and dump station located near the park entrance, consisting of the following and to be decommissioned upon connection of the office and dump station to the proposed private on-site sewer system for off-site treatment at the Ailsa Craig Wastewater Treatment Plant (contingent upon municipal approval):

- one (1) 36,000 litre capacity septic tank located west of the office building, receiving raw sewage from the building and discharging by gravity to the leaching bed described below;
- one (1) in-ground leaching bed of unknown size, located approximately 110 metres southeast of the office in the club area;

including all other controls, electrical equipment, instrumentation, piping, pumps, valves and appurtenances essential for the proper operation of the aforementioned 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. "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 London District Office;
4. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
5. "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;

6. "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;
7. "Owner" means Shady Pines Campgrounds Inc. and its successors and assignees;
8. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
9. "Works" means the approved sewage 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 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.

3. OPERATIONS, MAINTENANCE, MONITORING 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 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).
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 employ measurement devices to accurately measure the total quantity of effluent being discharged to the Works, and the quantity of effluent being discharged to each individual subsurface disposal bed where feasible, 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 beds.

7. The Owner shall ensure that the operator of the Works possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.
8. The Owner shall ensure that appropriate mitigative measures are taken should any objectionable odour be generated from the Works.
9. The Owner shall maintain and service the Works in such a manner that leaks and spills are prevented, and shall use best efforts to immediately identify and clean up all spills.
10. An operator shall be present and available during any transfer of sewage.
11. A visual inspection shall be conducted and recorded by the operator or hauler prior to sewage removal for any valves and hoses used for the conveyance of sewage that may leak.
12. In the event that the honeywagon becomes inoperative, the Owner shall ensure that sewage generated from the individual private privies is safely collected and disposed of through a licensed waste hauler to the Office & Dump Station Subsurface Sewage Disposal System or an approved off-site sewage disposal site.
13. The Owner shall maintain a logbook to record the results of operation, maintenance and monitoring 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-outs;
 - b. the date and time of the inspection;
 - c. daily volume of effluent being discharged to the Works;
 - d. the date, time and volume of the sewage pump-outs from the individual private privies and/or septic tanks;
 - e. a list of any deficiencies identified or other observations (including locations) of any leaks spills, and/or break-out at or around any component of the Works, including recommendations for remedial actions and the date, time and description of actions taken to mitigate the situation.
14. 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, maintenance and monitoring activities required by this Approval.

4. 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.

5. DECOMMISSIONING OF UN-USED WORKS

1. The Owner shall properly abandon any portion of unused 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 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.
3. Condition 3 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected.

4. Condition 4 is included to ensure that any reportable spills are appropriately dealt with and reported to the Ministry.
5. Condition 5 is included to ensure that any components of un-used Works are properly decommissioned.

Schedule A

1. Application for Environmental Compliance Approval dated July 8, 2022 and received on August 19, 2022, submitted by Development Engineering (London) Ltd. on behalf of Shady Pines Campgrounds Inc. for the existing subsurface sewage disposal Works servicing the existing on-site facilities, including the Sewage System Brief, final plans, specifications and other supporting information.

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me and the Ontario Land Tribunal within 15 days after receipt of this notice, require a hearing by the Tribunal. 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.

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

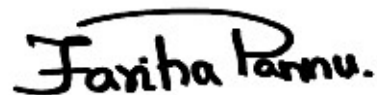
and

The 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

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 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 London District Office
Ryan Hern, P.Eng., Development Engineering (London) Ltd.