

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 1608-CKYLXK  
Issue Date: January 18, 2023

Lakhani Holdings Ltd., o/a Shawneeki Golf Club  
18543 Woodbine Ave  
East Gwillimbury, Ontario  
L0G 1V0

Site Location: Shawneeki Golf Club  
18543 Woodbine Ave  
East Gwillimbury Town, Regional Municipality of York  
L0C 1V0

*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, use and operation of Works for the collection, transmission, treatment and subsurface disposal of domestic sewage, with a combined Rated Capacity of 13,985 litres per day, located at the above-noted Site Location, and consisting of the following:

**1. On-course Scotty Pines Portable Toilets**

Proposed Works including three (3) existing on-course Scotty Pine Portable Toilet facilities, with a Rated Capacity of 4,320 litres per day, consisting of the following:

- one (1) 3,028 litre holding tank built into and receiving sewage from the Scotty Pines Portable Deluxe Combo Washroom located on the golf course servicing golfers, equipped with an audible and visual alarm system installed at a 75% full capacity;
- one (1) 3,028 litre holding tank built into and receiving sewage from the Scotty Pines Portable Basic Combo Washroom located on the golf course servicing golfers, equipped with an audible and visual alarm system installed at a 75% full capacity;
- one (1) 3,028 litre holding tank built into and receiving sewage from the Scotty Pines Portable Single Washroom located on the golf course servicing golfers, equipped with an audible and visual alarm system installed at a 75% full capacity;

## 2. Maintenance Shop Sewage Works

Proposed Works servicing the Maintenance Shop facility with up to 17 maintenance staff, including one (1) existing Scotty Pine Portable Toilet, with Rated Capacity of 850 litres per day, consisting of the following:

- one (1) 3,028 litre holding tank built into and receiving sewage from the Scotty Pines Portable Toilet servicing the Maintenance Shop Facility, equipped with an audible and visual alarm system installed at a 75% full capacity;

## 3. Clubhouse Sewage Works

Existing Works with a Rated Capacity of 8,815 litres per day, servicing the existing clubhouse, previously permitted under Regional Municipality of York Certificate of Approval No. 106EG90;

- one (1) 18,927 litre septic tank, receiving raw sewage from the clubhouse and discharging to the pump chamber described below;
- one (1) 5,678 litre pump chamber, equipped with one (1) 31 gallons per minute (117.3 liters per minute) pump discharging to the lower (southern most) leaching bed, and one (1) 95 gallons per minute (359.6 litres per minute) pump discharging to one (1) distribution box that leads to the upper leaching bed;
- one (1) lower leaching bed (absorption trenches), consisting of twelve (12) runs of 100 foot (30.48 metre) septic tile, for a total tile length of 1,200 feet (365.7 metres) in septic sand with percolation rate of 12 minutes per centimetre, with a 50 feet (15.24 metres) mantle extension beyond the centreline of the outer distribution pipes;
- one (1) upper leaching bed (absorption trenches), consisting of twenty (20) runs of 100 foot (30.48 metre) septic tile, for a total tile length of 2,000 feet (609.6 metres) in septic sand with a percolation rate of 12 minutes per centimetre, with a 50 feet (15.24 metres) mantle extending beyond the centreline of the outer distribution pipes;

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. "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 York-Durham District Office;
4. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19, as amended;
5. "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;
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. "Owner" means Lakhani Holdings Limited o/a Shawneeki Golf Club and its successors and assignees;
9. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;
10. "Rated Capacity" means maximum design daily sanitary sewage flow for which the Works are approved to handle;
11. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
12. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
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. 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 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. The Owner shall ensure that all Scotty Pines Portable Toilet units are installed by the authorized manufacturer's installer in accordance with the Manufacturer's Installation Manual.
4. 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.

5. 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. 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 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.

7. The Owner shall employ measurement devices to accurately measure quantity of effluent being discharged to each individual subsurface disposal system, including but not limited to water/wastewater flow meters, event counters, running time clocks, or electronically controlled dosing, and shall record the daily volume of effluent being discharged to the subsurface disposal system.
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 Operation and Maintenance activities required by this Approval.

## 6. 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 prepare an annual performance report and submit to the District Manager of the York-Durham District Office in an electronic format by March 31. The reports shall contain, but shall not be limited to, the following information:
  - a. a summary and interpretation of monitoring data, such as the time and volume of sewage pump-outs from each septic and holding tank(s), in the reporting period;
  - b. a summary of all inspections and maintenance carried out on the Works and required by the approval;
  - c. an overview of the success and adequacy of all Works;
  - d. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
  - e. a summary of all spill, abnormal discharge events, or operating problems and the corrective actions taken; and
  - f. any other information the District Manager requires from time to time

## 7. SPECIAL REQUIREMENT FOR SCOTTY PINES PORTABLE TOILETS

1. The Owner shall ensure that the Scotty Pines Portable Toilets facility is located in accordance with minimum horizontal distances as set out in the OBC Table 8.2.1.6.C. (Minimum Clearances for Holding Tanks).
2. The Owner shall ensure that the Scotty Pines Portable Toilets facility is located only in areas which can be easily accessed by service vehicles (septic hauler & water delivery trucks).
3. The Owner shall ensure that a sign stating “Water Not for Drinking” is permanently posted, above each sink unit and included in any outreach materials for the Shawneeki Golf Club.
4. The owner shall have a valid agreement with a hauled sewage operator who is in possession of a Hauled Sewage Waste Management Systems Certificate of Approval, for the disposal of sanitary sewage from the holding tanks, on as required basis, and shall keep a copy of the valid Agreement at all times during the operation of Works.
5. The Owner shall ensure that there is an alarm system (audible and visual) on all holding tanks to alert the owner to pump out the holding tanks at 75% capacity.
6. The Owner shall ensure that the Scotty Pines Portable Toilet units have clearly marked sewage pump-out port and clean water port, to prevent service/maintenance errors.
7. The owner shall ensure that during the operating season, trained on-site staff shall carry out a visual inspection of the high level alarms on all the Holding Tanks every day to ensure that:
  - a. there is enough capacity in the holding tanks to ensure continuous operation of the facilities;
  - b. the integrity of the tanks is maintained (no leaks);
  - c. the operation of the Works is not causing adverse effects on the environment; and
  - d. that the Works are being operated in compliance with this approval.
  - e. the visual and audible alarms are in working order.

*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 included to ensure that the Works are designed, installed and operated in compliance with special requirements for this facility.



## Schedule A

1. Application for Environmental Compliance Approval submitted by Jordon Hill, Golf Course Superintendent of Shawneeki Golf Club, received on February 3, 2022 for the proposed and existing subsurface disposal works, including Environmental Study Report, design report, final plans and specifications.

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 18th day of January, 2023



---

Fariha Pannu, P.Eng.

Director

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

MS/

c: District Manager, MECP York-Durham District Office  
Galen Woods, Pinchin Ltd.