

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4230-CP2KGT
Issue Date: February 28, 2023

1589873 Ontario Limited
71 Highway 52 North
P.O. Box 9, Copetown
Hamilton, Ontario
L0R 1J0

Site Location: Flamborough Hills Golf & Country Club
71 Highway 52 North
Lot 28, Concession 1, Copetown
City of Hamilton

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:

upgrades to the existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from the existing Flamborough Hills Golf & Country Club located at the above site location, consisting of the existing Clubhouse and Restaurant/Banquet Hall Building consisting of the existing three hundred (300) seat Banquet Hall and one hundred twenty (120) seat Restaurant and the existing Maintenance Building, accommodating up to three hundred twenty (320) golfers and up to thirty (30) staff members, rated at a Maximum Daily Flow of of 26,175 litres per day (L/day), consisting of the following:

PROPOSED WORKS

Clubhouse and Restaurant/Banquet Hall Building

upgrades to the existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from the existing Clubhouse and Restaurant/Banquet Hall Building, rated at a maximum design capacity of 32,000 L/day and a balanced maximum design capacity of 24,300 L/day, consisting of the following:

- grease interceptors located inside the kitchen facilities;
- one (1) existing two-compartment pre-treatment tank, receiving raw sewage from the existing Clubhouse and Restaurant/Banquet Hall Building, having a minimum working capacity of 9,000 L, complete with two (2) access risers, discharging via a 150 mm diameter sanitary sewer to the first septic tank;
- three (3) two-compartment septic tanks, operating in series, the first septic tank receiving raw sewage from

the 9,000 L pre-treatment tank, each septic tank having a minimum working capacity of 36,000 L and complete with two (2) access risers, the third septic tank complete with one (1) effluent filter (Polylok PL-525 or Equivalent Equipment) installed on the outlet pipe and discharging via a 150 mm diameter sanitary sewer to an effluent pump/balancing station;

- one (1) effluent pump/balancing station, receiving effluent from the third 36,000 L septic tank, having a minimum working capacity of 36,000 L, housing two (2) alternating submersible effluent pumps (Myers MSB3S or Equivalent Equipment), each pump rated at 5.5 L/s at a total dynamic head (TDH) of 6.2 m, complete with two (2) access risers, a ventilation system, discharge piping, liquid level float switches, including a high liquid level audible and visual alarm system, discharging via two (2) 100 mm diameter forcemains and two (2) totalizer/valve tanks, each forcemain delivering approximately six (6) cycles per day of an approximate volume of 4,050 L/cycle for a total effluent flow of 24,300 L/day via one (1) totalizer/distribution valve tank to one (1) zone of an in-ground absorption trench leaching bed;
- two (2) totalizer/valve tanks, each tank complete with three (3) access risers and housing three (3) totalizer water meters;
- one (1) in-ground absorption trench leaching bed, located north-west of the existing Clubhouse and Restaurant/Banquet Hall Building, rated at a maximum design capacity of 24,300 L/day, consisting of two (2) zones, each zone consisting of three (3) cells, each cell consisting of sixteen (16) runs of 26 m long absorption trenches for a total length of 416 m per cell, 1,248 m per zone and 2,496 m in the leaching bed of 75 mm diameter perforated distribution piping installed in clear stone trenches, spaced at approximately 1.6 m apart from centre to centre, installed within native soil, with the bottom of the absorption trenches at least 900 mm at all points above the high groundwater table, rock or soil with a percolation time (T) more than 50 min/cm, all in accordance with the OBC requirements;

EXISTING WORKS

Maintenance Building

the existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from the existing Maintenance Building accommodating up to fifteen (15) employees, rated at a maximum design capacity of 1,875 L/day, consisting of the following:

- one (1) existing two-compartment septic tank, receiving raw sewage from the existing Maintenance Building, having a minimum working capacity of 5,625 L, complete with two (2) access risers and one (1) effluent filter (OBC approved) installed on the outlet pipe, discharging by gravity to the existing effluent pump chamber;
- one (1) existing pump chamber, receiving effluent from the existing 5,625 L septic tank, having a minimum working capacity of 1,800 L, housing one (1) submersible effluent pump, complete with a watertight access cover, a ventilation system, discharge piping, liquid level float switches, including a high liquid level audible and visual alarm system, discharging via one (1) forcemain delivering approximately twelve (12) cycles per day of an approximate volume of 150 L/cycle for a total effluent flow of 1,875 L/day to an existing raised filter bed;

- one (1) 18 m long and 21 m wide existing raised filter bed, located east of the existing Maintenance Building, rated at a maximum design capacity of 1,875 L/day, receiving effluent from the existing 1,800 L pump chamber, having a top stone area of 50 m² (16.7 m by 3 m and a 275 mm thick layer of crushed stone meeting OBC specifications), an imported sand fill layer base area of 50 m² (16.7 m by 3 m and a minimum 750 mm thick layer of sand fill with a percolation time of 5 min/cm to 10 min/cm and meeting OBC specifications), an imported sand fill expanded contact base area of 88.2 m² (21 m by 4.2 m and a minimum 250 mm thick layer of sand fill with a percolation time of 5 min/cm to 10 min/cm and meeting OBC specifications) and a total of 45.6 m of 75 mm diameter perforated distribution piping installed in six (6) - 7.6 m long runs, spaced at 1.0 m centre to centre, installed in a 275 mm thick crushed stone layer covered with a permeable geo-textile fabric, having a minimum separation distance of 900 mm between the bottom of the crushed stone layer and the high groundwater table, rock or soil with a percolation time greater than 50 min/cm, with the crushed stone layer overlying a minimum 750 mm thick sand fill layer with a percolation time of 5 min/cm to 10 min/cm and meeting OBC specifications, including a minimum 250 mm thick sand fill with a percolation time of 5 min/cm to 10 min/cm mantle extending 15 m beyond the outermost distribution pipes in any direction which effluent will move laterally in the soil away from the filter bed, all in accordance with the OBC requirements;

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. "Commissioned" means the construction is complete and the system has been tested, inspected, and is ready for operation consistent with the design intent;
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 Hamilton District Office;
5. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
6. "Equivalent Equipment" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of a named equipment;
7. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
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 Works 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 1589873 Ontario Limited 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; and
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 Proposed 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 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.
4. Within six (6) months of the Proposed Works being Commissioned, 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. Within six (6) months of the Proposed Works being Commissioned, 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 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 the grease interceptors are inspected and maintained on regular basis as required, and grease is disposed off site by a licensed hauler (e.g. at approved recycling sites).
4. The Owner shall ensure that grass-cutting is maintained regularly over the subsurface disposal beds, and that adequate steps are taken to ensure that the area of the underground Works is protected from vehicle traffic.
5. The Owner shall visually inspect the general area where Works are located for break-out bi-weekly (once every two weeks) during the operating season.
6. 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.
7. 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.
8. The Owner shall employ measurement devices to accurately measure quantity of effluent being discharged to each individual 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.
9. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed

does not exceed 24,300 L/day to the Clubhouse and Restaurant/Banquet Hall Building in-ground absorption trench leaching bed and 1,875 L/day to the Maintenance Building existing raised filter bed.

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.

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.

7. 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 included to ensure that any components of un-used Works are properly decommissioned.

Schedule A forms part of this Approval and contains a list of supporting documentation/information received, reviewed and relied upon in the issuance of this Approval.

SCHEDULE A

1. Environmental Compliance Approval Application submitted by Teika Zilans, BSc (Hons), Environmental Technician, Gunnell Engineering Ltd., dated February 10, 2022 and received on February 12, 2022.
2. The design report titled "SEWAGE SYSTEM DESIGN REPORT, FLAMBOROUGH HILLS GOLF & COUNTRY CLUB, #71 Highway 52 North, City of Hamilton" dated August 2021 and prepared by Gunnell Engineering Ltd.
3. All other information and documentation provided by Gunnell Engineering Ltd.

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

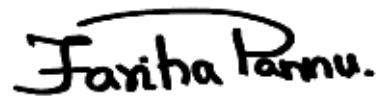
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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**

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 28th day of February, 2023

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

Fariha Pannu, P.Eng.

Director

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

KC/

c: District Manager, MECP Hamilton District Office
Teika Zilans, BSc (Hons), Gunnell Engineering Ltd.