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Ministry of the Environment, Conservation and Parks
Ministère de l'Environnement, de la Protection de la nature et des Parcs

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8185-CSYGNW

Issue Date: July 18, 2023

The Osler Bluff Ski Club Limited
795534 Blue Mountains Clearview Townline
The Blue Mountains, Ontario
L9Y 0R7

Site Location: The Osler Bluff Ski Club Limited
795534 Blue Mountains Clearview Townline
Town of the Blue Mountains, County of Grey

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 of sewage works for the treatment and subsurface disposal of domestic sewage, rated at a Maximum Daily Flow of 4,650 litres per day, to service the residential dwelling located at the above site location, part of the Osler Bluff Ski Club, consisting of the following Proposed Works:

Septic Tank

One (1) two-compartment septic tank having a minimum total capacity of 9,300 litres, equipped with lockable access risers and effluent filter;

Pump Chamber

One (1) 2,900 L effluent pump chamber equipped with 1/3 HP effluent pump and high level alarm, discharging to the Eljen GSF system identified below;

Subsurface disposal system (Eljen GSF system)

One (1) Eljen GSF system having a minimum treatment capacity of 4,650 litres per day, comprising of 49 in ground Eljen GSF A42 modules (7 rows with 7 modules per row evenly spaced at minimum 300 millimetres apart), constructed in specified system sand meeting requirement of Table 2.7 of BMEC #20-03-395 with a minimum thickness of 150 millimetre below the modules, covering a minimum area of 596 square metres and consist of a sand layer with percolation rate ranging from 6-10 minutes per centimetres at a minimum thickness of 450 millimetres, and bottom of the module is at a minimum of 450 millimetres above the high ground water table;

decommissioning of un-used Works;

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 supporting documentation submitted to the Ministry as listed in **Schedule A** in this Approval.

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;
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 appropriate local district office of the Ministry where the Work is geographically located;
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. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
7. "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;
8. "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;
9. "Owner" means The Osler Bluff Ski Club Limited, and includes their successors and assignees;
10. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c.O40, as amended;

11. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;

12. "Works" means the approved sewage Works, and includes Proposed 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

2. 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 conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

3. The Owner shall design, construct, operate and maintain the Works in accordance with the conditions of this Approval.

4. Where there is a conflict between a provision of any submitted document referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence.

5. EXPIRY OF APPROVAL

6. This Approval will cease to apply to those parts of the Works which have not been constructed within five (5) years of the issuance date of this Approval.

7.

CHANGE OF OWNER

8. 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 Owner

b. change of address of the 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 where the Owner is or at any time becomes a 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 to the District Manager;

9. In the event of any change in ownership of the Works, 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.

10. **CONSTRUCTION**

11. The Owner shall ensure that the construction of the Works is supervised by a Licensed Installer or a Licensed Engineering Practitioner.

12. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.

13. The Owner shall ensure that an imported soil and sand 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.

14. 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.

15. 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.

16. **OPERATIONS AND MAINTENANCE AND RECORDING**

17. The Owner shall ensure that at all times, the Works and related equipment and appurtenances which are installed or used to achieve compliance with this Approval are properly operated and maintained.

18. The Owner shall sign a Service and Maintenance Agreement with the manufacturer or approved agent of the Eljen GSF system. The maintenance agreement must be retained at the site for as long as the Works are in operation, kept current and made available for inspection by the Ministry staff.

19. The Owner shall receive from the manufacturer or distributor of Eljen GSF system printed literature that describes the unit in detail and provides complete instructions regarding the operation, servicing, and maintenance requirements of the unit and its related components necessary to ensure the continued proper operation in accordance with the original design and specifications.

20. The Owner shall ensure that the treatment system is at minimum inspected annually by the Eljen GSF system authorized personnel, and maintained according to the manufacturer's recommendations including minimal yearly effluent sampling for CBOD₅ and Total Suspended Solids to ensure that it meets design objectives of 10 mg/l for both CBOD₅ and Total Suspended Solids in a grab effluent sample before discharge to the subsurface disposal bed.

21. The Owner shall ensure that the septic tank(s) is pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filter(s) is cleaned out at minimum once a year (or more often if required).

22. 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.

23. The Owner shall visually inspect the general area where sewage works are located for break-out once every month during the operating season.

24. 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.

25. 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.

26. 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.

27.

REPORTING

28. 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 of the Works.

29. 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), the Owner shall, within **fifteen (15) days** of the occurrence of any reportable spill as provided in Part X of the EPA and Ontario Regulation 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.

30. DECOMMISSIONING OF UN-USED SEWAGE WORKS

31. The Owner shall properly abandon any portion of unused existing sewage 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 sewage 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.
- 6.
7. Condition 5 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected.
8. Condition 6 is included to ensure that the Ministry records are complete.
9. Condition 7 is included to ensure that any components of un-used Works are properly decommissioned.

Schedule A

1. Environmental Compliance Approval Application for a Municipal and Private Sewage Works submitted and signed by The Osler Bluff Ski Club Limited dated April 21, 2023 and received May 24, 2023, and all supporting documentation including design brief and engineering drawings prepared by Tatham Engineering.

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:

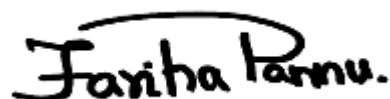
Registrar*		The Director appointed for the purposes of
Ontario Land Tribunal		Part II.1 of the <i>Environmental Protection Act</i>
655 Bay Street, Suite 1500		Ministry of the Environment, Conservation
Toronto, Ontario	and	and Parks
M5G 1E5		135 St. Clair Avenue West, 1st Floor
OLT.Registrar@ontario.ca		Toronto, Ontario
		M4V 1P5
	The Minister of the Environment,	
	Conservation and Parks	
	777 Bay Street, 5th Floor	and
	Toronto, Ontario	
	M7A 2J3	

*** 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 18th day of July, 2023



Fariha Pannu, P.Eng.
Director

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

JY/

c: District Manager, MECP Owen Sound
Evan Lundquist, Tatham Engineering Limited