

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8967-CWPRFQ
Issue Date: November 18, 2023

Whispering Springs Inc.
141 Mercer Lane
Alnwick/Haldimand, Ontario
K0K 2G0

Site Location: Whispering Springs Wilderness Retreat
141 Mercer Lane
Township of Alnwick/Haldimand, County of
Northumberland, Ontario
K0K 2G0

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 subsurface sewage disposal Works for the treatment and disposal of domestic sanitary sewage from on-site facilities identified below, including

- one (1) proposed 4-bedroom dwelling;
- twenty-four (24) existing tents;
- one (1) existing 2-bedroom cabin;
- one (1) existing laundry building;
- one (1) existing trailer office;
- one (1) existing pavilion;
- one (1) existing assembly hall; and
- one (1) existing washroom building,

with a total Maximum Daily Flow of **18,525 litres per day**, that are seasonally operated from May to October and located at the above site location, consisting of the following:

PROPOSED WORKS

Expansion of Subsurface Sewage Disposal System No. 6

Q = 2,700 litres per day

expansion of the existing Subsurface Sewage Disposal System No. 6, as described below under Existing Works, to accommodate the additional sewage flows from four (4) existing tents (not approved in the original Permit

#AHA 17-47, Revision #2), having a Maximum Daily Flow of 2,700 litres per day and including the following:

- one (1) proposed 3,600 litre capacity two-compartment septic tank located approximately 15 metres north of the Whisper Cabin, equipped with an OBC approved effluent filter, access risers to grade and riser safety screens, receiving raw sewage from the existing facilities and discharging by gravity to the existing septic tank described below under Existing Works;
- one (1) additional run to be added to the existing filter bed described below under Existing Works, equipped with three (3) Infiltrator Quick4 Equalizer Type II leaching chambers with 75 millimetre diameter perforated distribution pipe;
- the expanded filter bed is to consist of a total of five (5) runs of three (3) Infiltrator Quick4 Equalizer Type II leaching chambers (15 chambers in total, including the 3 chambers proposed above) with 75 millimetre diameter perforated distribution pipe, spaced at 1.0 metres apart, centre to centre, overlying a 6.4 metre long, 6.0 metre wide and 500 millimetre deep effective sand layer meeting the grading requirements as per the OBC, which then overlies a 12.0 metre long, 9.5 metre wide and 250 millimetre deep contact sand layer meeting the grading requirements as per the OBC, which further overlies a 23.0 metre long, 15.0 metre wide and 250 millimetre deep mantle area comprised of imported sand fill with a percolation time of 6 to 10 minutes per centimetre, extending a minimum of 15 metres beyond the centrelines of the outer leaching chambers in the direction in which the effluent entering the leaching bed fill will move horizontally;

Subsurface Sewage Disposal System No. 10

Q = 2,000 litres per day

a proposed subsurface sewage disposal system with a Maximum Daily Flow of 2,000 litres per day, to service a proposed 4-bedroom dwelling with no more than 20 fixture units and no more than 200 square metres of total living space, located within the northeast portion of the site, consisting of the following:

- one (1) proposed 4,500 litre capacity two-compartment septic tank located minimum 1.5 metres south of the proposed dwelling, equipped with an OBC approved effluent filter, access risers to grade and riser safety screens, receiving raw sewage from the dwelling and discharging by gravity to the proposed filter bed as described below;
- one (1) proposed in-ground filter bed further to the south, consisting of a total of six (6) runs of three (3) Infiltrator Quick4 Equalizer Type II leaching chambers (18 chambers in total) with 75 millimetre diameter perforated distribution pipe, spaced at 1.0 metres apart, centre to centre, overlying a 6.7 metre long, 6.0 metre wide and 750 millimetre deep effective and contact sand layer meeting the grading requirements as per the OBC;

Subsurface Sewage Disposal System No. 11

Q = 1,200 litres per day

a proposed subsurface sewage disposal system with a Maximum Daily Flow of 1,200 litres per day, to service three (3) existing tents located within the north portion of the site, consisting of the following:

- one (1) proposed 3,600 litre capacity two-compartment septic tank located to the south of the existing

tents, equipped with an OBC approved effluent filter, access risers to grade and riser safety screens, receiving raw sewage from the tents and discharging by gravity to the proposed filter bed as described below;

- one (1) proposed in-ground filter bed located further to the south, consisting of a total of four (4) runs of two (2) Infiltrator Quick4 Equalizer Type II leaching chambers (8 chambers in total) with 75 millimetre diameter perforated distribution pipe, spaced at 1.0 metres apart, centre to centre, overlying a 5.3 metre long, 4.0 metre wide and 750 millimetre deep effective and contact sand layer meeting the grading requirements as per the OBC;

Upgrades/Modifications to Existing Works

implementation of following upgrades or modifications to Existing Works as follows:

- **Subsurface Sewage Disposal System No. 1:** installation of an OBC approved effluent filter for the septic tank and two (2) additional runs of three (3) Infiltrator Quick4 Equalizer Type II leaching chambers (6 chambers in total) spaced at 1.0 metres apart, centre to centre;
- **Subsurface Sewage Disposal System No. 2:** installation of an OBC approved effluent filter for the septic tank;
- **Subsurface Sewage Disposal System No. 3:** installation of an OBC approved effluent filter for the septic tank;
- **Subsurface Sewage Disposal System No. 5:** installation of an OBC approved effluent filter for the septic tank and two (2) additional runs of two (2) Infiltrator Quick4 Equalizer Type II leaching chambers (4 chambers in total) spaced at 1.0 metres apart, centre to centre;
- **Subsurface Sewage Disposal System No. 7:** removal of three (3) existing tents from the system, to be redirected to the proposed Subsurface Sewage Disposal System No. 11 as described above;

EXISTING WORKS

Subsurface Sewage Disposal System No. 1

Q = 1,200 litres per day

- an existing subsurface sewage disposal system with a Maximum Daily Flow of 1,200 litres per day, receiving sanitary sewage from three (3) existing tents each having a maximum occupancy capacity of 2 persons, located within the central portion of the site and consisting of one (1) existing 3,600 litre capacity septic tank discharging by gravity to one (1) existing filter bed with approximately 31 square metres of effective area;

Subsurface Sewage Disposal System No. 2

Q = 1,200 litres per day

- an existing subsurface sewage disposal system with a Maximum Daily Flow of 1,200 litres per day, receiving greywater from the laundry building located within the northeast portion of the site, consisting

of one (1) existing 10,000 litre capacity single chamber tank discharging by gravity to one (1) existing filter bed with approximately 40 square metres of effective area;

Subsurface Sewage Disposal System No. 3

Q = 950 litres per day

- an existing subsurface sewage disposal system with a Maximum Daily Flow of 950 litres per day, receiving sanitary sewage from the trailer office water closet, located within the northeast portion of the site, consisting of one (1) existing 3,600 litre capacity septic tank discharging by gravity to one (1) existing filter bed with approximately 14.8 square metres of effective area;

Subsurface Sewage Disposal System No. 4

Q = 1,200 litres per day

- an existing subsurface sewage disposal system with a Maximum Daily Flow of 1,200 litres per day, receiving sanitary sewage from three (3) existing tents each having a maximum occupancy capacity of 2 persons, located within the west central portion of the site and consisting of one (1) existing 3,600 litre capacity septic tank discharging by gravity to one (1) existing filter bed with approximately 37 square metres of effective area;

Subsurface Sewage Disposal System No. 5

Q = 300 litres per day

- an existing subsurface sewage disposal system with a Maximum Daily Flow of 300 litres per day, receiving greywater from the pavilion hand water sink located within the central portion of the site, consisting of one (1) existing 1,230 litre capacity single chamber tank discharging by gravity to one (1) existing filter bed with approximately 10 square metres of effective area;

Subsurface Sewage Disposal System No. 6

Q = 1,100 litres per day

- an existing subsurface sewage disposal system approved under Permit #AHA 17-47 issued by Northumberland County and having a Maximum Daily Flow of 1,100 litres per day (to be expanded to 2,700 litres per day, as described above under Proposed Works), receiving sanitary sewage from one (1) existing 2-bedroom cabin (permitted) and four (4) existing tents each with a maximum occupancy capacity of 2 persons (unpermitted), located within the northeast portion of the site and consisting of one (1) existing 3,600 litre capacity septic tank, one (1) 1,100 litre pump chamber, and one (1) existing partially raised filter bed with approximately 21 square metres of effective area, 45 square metres of contact area and 200 square metres of loading area;

Subsurface Sewage Disposal System No. 7

Q = 2,850 litres per day

- an existing subsurface sewage disposal system approved under Permit #AHA 17-40 (Revision #2) issued by Northumberland County and having a Maximum Daily Flow of 2,850 litres per day, receiving sanitary sewage from three (3) tents, one (1) assembly hall and one (1) washroom building, located within the central portion of the site and consisting of one (1) existing 9,000 litre capacity septic tank discharging by gravity to one (1) existing raised filter bed with approximately 36 square metres of effective area, 48 square metres of contact area and 270 square metres of loading area with 15 metres of

constructed mantle;

Subsurface Sewage Disposal System No. 8

Q = 1,725 litres per day

- an existing subsurface sewage disposal system approved under Permit #AHA 17-39 issued by Northumberland County and having a Maximum Daily Flow of 1,725 litres per day, receiving sanitary sewage from three (3) tents each with a maximum occupancy capacity of 2 persons, located within the central portion of the site and consisting of one (1) existing 6,000 litre capacity septic tank servicing two tents and discharging by gravity, one (1) 3,600 litre capacity septic tank servicing one tent and discharging via an associated pump chamber, and one (1) existing filter bed with approximately 31 square metres of effective area, 31 square metres of contact area and 172 square metres of native loading area;

Subsurface Sewage Disposal System No. 9

Q = 2,000 litres per day

- an existing subsurface sewage disposal system with a Maximum Daily Flow of 2,000 litres per day, receiving sanitary sewage from five (5) tents each with a maximum occupancy capacity of 2 persons, located within the west central portion of the site and consisting of one (1) existing 6,000 litre capacity septic tank discharging by gravity and one (1) 3,600 litre capacity septic tank dosing one (1) existing filter bed with approximately 48 square metres of effective area;

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 Peterborough 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. "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;

8. "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;
9. "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;
10. "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;
11. "Owner" means Whispering Springs Inc. and its successors and assignees;
12. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
13. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
14. "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. 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 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 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 tanks are 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 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.

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 ensure the Ministry is given prior notice of the pending start up date of the Works and all reportable spills are properly dealt with, documented and reported.

Schedule A

1. Environmental Compliance Approval Application for Municipal & Private Sewage Works submitted by Cambium Inc. on behalf of Whispering Springs Inc., December 12, 2022 and received on January 26, 2023, including design report, final plans and specifications.
2. Email correspondence from Jeremy Tracey, P.Eng. of Cambium Inc. to Scott Wei, P.Eng. of the Ministry re. technical responses and historical municipal permits, dated November 14 and October 30, 2023, including all attachments.

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 18th day of November, 2023

A handwritten signature in black ink that reads "A. Ahmed". The signature is written in a cursive style and is underlined with a single horizontal line.

Aziz Ahmed, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

SW/

c: District Manager, MECP Peterborough District Office
Jeremy Tracey, P.Eng., Cambium Inc.