

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER A-500-7207100849

Version: 1.0

Issue Date: December 15, 2023

Pursuant to section 20.3 of the Environmental Protection Act, Revised Statutes of Ontario (R.S.O.) 1990, c. E. 19 and subject to all other applicable Acts or regulations this Environmental Compliance Approval is issued to:

SUMMERHILL RESORTS LTD.

1133 YONGE STREET 501
 TORONTO ONTARIO
 M4T 2Y7

For the following site:

2057 LAKESHORE Road , DUNNVILLE, HALDIMAND, ONTARIO, CANADA, N1A 2W8

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:

alteration, usage and operation of existing non-municipal Works, for the treatment of sanitary sewage from the site at the above address via a Sewage Treatment Plant (constructed wetlands) and Final Effluent disposal facilities as follows:

Details of Service Area:

- **Type of Occupancy:** Commercial - Seasonal Trailer Park
- **Type and Number of Units:** ninety-seven (97) existing trailer sites;

Design Capacity of Sewage Treatment Plant

Design Capacity with All Treatment Trains in Operation	Existing Works
Rated Capacity	24,250 litres per day

Influent and Imported Sewage

Receiving Location	Types
In Collection System	Sanitary Sewage
At Sewage Treatment Plant	None

PROPOSED WORKS

Wetland Dosing Tank

- one (1) proposed 22,500 litre two-compartment wetland dosing tank located at the north end of the trailer sites, with the first compartment providing pre-treatment by removing solids from the influent and the second compartment housing two (2) sewage pumps (Liberty model LEH150 or Equivalent Equipment, one duty and one standby), each rated for 2.4 litres per second at 17.6 metre total dynamic head, complete with liquid level floats, high level alarms and access risers/hatch to grade, providing equal dosing between the north and south constructed wetlands as described below via two (2) proposed flow meter chambers and existing forcemains;

Flow Meter Chambers

- two (2) proposed flow meter chambers in parallel located immediately downstream of the aforementioned wetland dosing tank, each equipped with a flow meter directly connected to the sewage pump within the wetland dosing tank;

EXISTING WORKS

Pump/Holding Tanks and Forcemains (under Ontario Building Code)

- eleven (11) existing pump/holding tanks regulated under the Ontario Building Code, located at various locations across the trailer area, including six (6) tanks that are pumped automatically and five (5) tanks that are pumped manually and to be converted to pump tanks, discharging to the proposed wetland dosing tank as described above via existing and proposed forcemains;

Sewage Treatment Plant - Constructed Wetlands

- two (2) existing constructed wetlands in parallel, known as the "north" and "south" wetlands, located at the northeast corner of the property, with **each** wetland consisting of the following components:
 - three (3) cells in series (Cells 1, 2 and 3), each measuring approximately 50 metres long and 20 metres wide, with a design depth of 0.6 metres, 1.2 metres and 0.6 metres, respectively;
 - a compacted, natural clay liner across the entire bottom of the cells;
 - a riprap lined pit within the inlet zone of Cell 1, having a depth of 0.6 metres (total depth of 1.2 metres including the design depth above);
 - a 300 millimetre diameter inlet header and manifold with 50 millimetre diameter perforations running the entire width of Cell 1, enclosed in gravel and placed 0.3 metres above the bottom of the riprap lined pit;
 - a 300 millimetre diameter outlet header and manifold with 50 millimetre diameter perforations running the entire width of Cell 3, enclosed in gravel and placed 0.3 metres above the bottom of the cell, discharging to the Final Effluent Disposal Facilities as described below via a 300 millimetre diameter outlet pipe;

Final Effluent Disposal Facilities

- one (1) existing 17,500 litre concrete holding tank, receiving treated effluent from both constructed wetlands with its content to be disposed of off-site at an approved disposal facility;

including all other mechanical system, electrical system, instrumentation and control system, piping, pumps, valves and appurtenances essential for the proper, safe and reliable operation of the Works in accordance with this Approval, in the context of process performance and general principles of wastewater engineering only;

all in accordance with the submitted supporting documents listed in **Schedule 1**.

DEFINITIONS

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

1. "Annual Average Daily Influent Flow" means the cumulative total sewage flow of Influent to the Sewage Treatment Plant during a calendar year divided by the number of days during which sewage was flowing to the Sewage Treatment Plant that year;
2. "Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;
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 appropriate local district office of the Ministry, where the Works is geographically located;
5. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19;
6. "Equivalent Equipment" means alternate piece(s) of equipment that meets the design requirements and performance specifications of the piece(s) of equipment to be substituted;
7. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
8. "Final Effluent" means effluent that is discharged to the environment through the approved effluent disposal facilities;
9. "Influent" means flows to the Sewage Treatment Plant from the collection system;
10. "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
11. "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;
12. "Normal Operating Condition" means the condition when all unit process(es) in a treatment train is operating within its design capacity;
13. "Operating Agency" means the Owner, person or the entity that is authorized by the Owner for the management, operation, maintenance, or alteration of the Works in accordance with this Approval;
14. "Owner" means Summerhill Resorts Ltd, including any successors and assignees;
15. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
16. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
17. "Rated Capacity" means the Annual Average Daily Influent Flow for which the Sewage Treatment Plant is designed to handle;
18. "Sewage Treatment Plant" means all the facilities related to sewage treatment within the sewage treatment plant site excluding the Final Effluent disposal facilities;
19. "Works" means the approved sewage works, and includes Proposed Works and Existing Works.

TERMS AND CONDITIONS

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

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 conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
2. Except as otherwise provided by these conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, and the application for approval of the Works.
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 AND OPERATING AGENCY

1. 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 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. B.17 shall be included in the notification; or
 - 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. The Owner shall notify the District Manager, in writing, of any of the following changes within **thirty (30) days** of the change occurring:
 - a. change of address of Operating Agency;
 - b. change of Operating Agency, including address of new Operating Agency
3. 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.
4. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

3. CONSTRUCTION OF PROPOSED WORKS

1. All Proposed Works in this Approval shall be constructed and installed and must commence operation within **five (5) years** of issuance of this Approval, after which time the Approval ceases to apply in respect of any portions of the Works not in operation. In the event that the construction, installation and/or operation of any portion of the Proposed Works is anticipated to be delayed beyond the time period stipulated, the Owner shall submit to the Director an application to amend the Approval to extend this time period, at least six (6) months prior to the end of the period. The amendment application shall include the reason(s) for the delay and whether there is any design change(s).
2. Upon completion of construction of the Proposed Works, the Owner shall prepare and submit a written statement to the District Manager, certified by a Licensed Engineering Practitioner, that the Proposed Works is constructed in accordance with this Approval.
3. **One (1) week** prior to the commencement of the operation of the Proposed Works, the Owner shall notify the District Manager (in writing) of the pending start-up date.
4. Within **one (1) year** of completion of construction of the Proposed Works, a set of record drawings of the Works shall be prepared or updated. These drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be readily accessible for reference at the Works.

4. DESIGN OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Sewage Treatment Plant such that the Annual Average Daily Influent Flow is within the Design Capacity of the Sewage Treatment Plant.

5. OPERATION AND MAINTENANCE

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 prepare an operations manual for the Existing Works within **six (6) months** of issuance of this Approval and an updated operations manual within **six (6) months** of completion of construction of the Proposed Works. The manual shall include, but not necessarily limited to, the following information:
 - a. operating procedures for the Works under Normal Operating Conditions;
 - b. inspection programs, including frequency of inspection, for the Works and the methods or tests employed to detect when maintenance is necessary;
 - c. repair and maintenance programs, including the frequency of repair and maintenance for the Works;
 - d. procedures for the inspection and calibration of monitoring equipment;
 - e. operating procedures for the Works to handle situations outside Normal Operating Conditions and emergency situations such as a structural, mechanical or electrical failure, or an unforeseen flow condition;
 - f. a spill prevention and contingency plan, consisting of procedures and contingency plans, including notification to the District Manager, to reduce the risk of spills of pollutants and prevent, eliminate or ameliorate any adverse effects that result or may result from spills of pollutants;
 - g. procedures for receiving, responding and recording public complaints, including recording any followup actions taken.
3. The Owner shall maintain an up to date operations manual and make the manual readily accessible for reference at the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.
4. The Owner shall maintain a logbook to record the results of all inspections, repair and maintenance undertaken, calibrations, monitoring and spill response or contingency measures undertaken and shall make the logbook available for inspection by Ministry staff. The logbook shall include the following:
 1. the name of the operator making the entry; and
 2. the date and results of each inspection, repair, maintenance, calibration, monitoring, spill response and contingency measure.
5. The Owner shall ensure that the wetland dosing tank be inspected at least twice per year by a qualified person, and the sewage sludge accumulated in the tank be periodically withdrawn at the frequency required to maintain efficiency of the treatment system.
6. The Owner shall employ for the overall operation of the Works a person who possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.
7. The Owner shall have a valid written agreement with a hauler who is in possession of a Waste Management Systems Approval, for the treatment and disposal of the sludge or holding tank content generated from the Works, at all times during operation of the Works.

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. MONITORING AND RECORDING

1. The Owner shall monitor and record the flow rate and daily quantity using flow measuring devices or other methods of measurement as approved below calibrated to an accuracy within plus or minus 15 per cent (+/- 15%) of the actual flowrate of the Influent flow to the Sewage Treatment Plant by continuous flow measuring devices and instrumentations;
2. 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 monitoring activities required by this Approval.

7. 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), 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.
2. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
3. The Owner shall prepare performance reports on a calendar year basis and submit to the District Manager by **March 31** of the calendar year following the period being reported upon. The reports shall contain, but shall not be limited to, the following information pertaining to the reporting period:
 - a. a summary and interpretation of all Influent monitoring data and a review of the historical trend of flow rates;
 - b. a comparison to the design objectives in this Approval, including an overview of the success and adequacy of the Works;
 - c. a summary of all operating issues encountered and corrective actions taken;
 - d. a summary of all normal and emergency repairs and maintenance activities carried out on any major structure, equipment, apparatus or mechanism forming part of the Works;
 - e. a summary of any effluent quality assurance or control measures undertaken;
 - f. a summary of the calibration and maintenance carried out on all Influent monitoring equipment to ensure that the accuracy is within the tolerance of that equipment as required in this Approval or recommended by the manufacturer;
 - g. a tabulation of the volume of sludge generated, an outline of anticipated volumes to be generated in the next reporting period and a summary of the locations to where the sludge was disposed;
 - h. a summary of any complaints received and any steps taken to address the complaints;
 - i. any changes or updates to the schedule for the completion of construction and commissioning operation of major process(es) / equipment groups in the Proposed Works;
 - j. any other information the District Manager requires from time to time.

REASONS

The reasons for the imposition of these terms and conditions are as follows:

1. Condition 1 regarding general provisions is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted.

2. Condition 2 regarding change of Owner and Operating Agency is included to ensure that the Ministry records are kept accurate and current with respect to ownership and Operating Agency of the 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 regarding construction of Proposed Works is included to ensure that the Works are constructed in a timely manner so that standards applicable at the time of Approval of the Works are still applicable at the time of construction to ensure the ongoing protection of the environment, and that prior to the commencement of construction of the portion of the Works that are approved in principle only, the Director will have the opportunity to review detailed design drawings, specifications and an engineer's report containing detailed design calculations for that portion of the Works, to determine capability to comply with the Ministry's requirements stipulated in the terms and conditions of the Approval, and also ensure that the Works are constructed in accordance with the Approval and that record drawings of the Works "as constructed" are updated and maintained for future references.
4. Condition 4 regarding design objectives is imposed to establish non-enforceable design objectives to be used as a mechanism to trigger corrective action proactively and voluntarily before environmental impairment occurs.
5. Condition 5 regarding operation and maintenance is included to require that the Works be properly operated, maintained, funded, staffed and equipped such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented. As well, the inclusion of a comprehensive operations manual governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the Owner. Such a manual is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training, in proper plant operation and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a benchmark for Ministry staff when reviewing the Owner's operation of the Works.
6. Condition 6 regarding monitoring and recording is included to enable the Owner to evaluate and demonstrate the performance of the Works, on a continual basis, so that the Works are properly operated and maintained at a level which is consistent with the design objectives.
7. Condition 7 regarding reporting 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 this Approval.

APPEAL PROVISIONS

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 the service of this notice, require a hearing by the Tribunal. You must also provide notice to, the Minister of the Environment, Conservation and Parks in accordance with Section 47 of the *Environmental Bill of Rights, 1993* who 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 Notice") shall state:

- I. 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;
- II. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

- I. The name of the appellant;
- II. The address of the appellant;
- III. The environmental compliance approval number;
- IV. The date of the environmental compliance approval;
- V. The name of the Director, and;
- VI. 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:

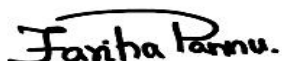
Registrar* Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5 OLT.Registrar@ontario.ca	and	The Minister of the Environment, Conservation and Parks 777 Bay Street, 5th Floor Toronto, Ontario M7A 2J3	and	The Director appointed for the purposes of Part II.1 of the <i>Environmental Protection Act</i> 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 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 15th day of December, 2023



Fariha Pannu

Director

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

c: Ina Rivard, CENTURY BEACH RV RESORT
Bob Garner, R.J. Burnside & Associates Limited

The following schedules are a part of this environmental compliance approval:

SCHEDULE 1

1. Application for Environmental Compliance Approval submitted by Summerhill Resorts Ltd. received on February 3, 2023 for the proposed wetland dosing tank and flow meter chambers, including the design report, final plans and specifications.