Ontario

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

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 9175-CV8R6T
Issue Date: September 29, 2023

Willow Cove Park Inc.
568 County Road 39
Consecon, Ontario
K0K 1T0

Site Location: Willow Cove Park
568 County Road 39
Part of Lot 10, Registered Plan 1
County of Prince Edward
K0K 1T0

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 sixty two (62) existing fully serviced RV/Trailer camping sites, five (5) existing cottages/cabins, one (1) existing two-bedroom dwelling (Blue House), one (1) existing portable dwelling (Park Model Trailer), one (1) existing recreational hall (Annex Building), one (1) existing washhouse and one (1) existing washroom building located within the existing seasonally operated from May to October campground located at the above site location, rated at a total Maximum Daily Flow of 31,270 litres per day (L/day), consisting of the following:

Phase 1

upgrades to the existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from thirteen (13) existing fully serviced RV/Trailer camping sites, five (5) existing cottages/cabins, one (1) existing two-bedroom dwelling (Blue House), one (1) existing portable dwelling (Park Model Trailer), one (1) existing recreational hall (Annex Building) and one (1) existing washroom building, rated at a Maximum Daily Flow 10,445 L/day, consisting of the following:

- one (1) existing two-compartment septic tank, located east of the existing two-bedroom dwelling (Blue House), receiving raw sewage from the existing two-bedroom dwelling (Blue House) and the existing RV/Trailer camping site (S29), having a minimum working capacity of 4,000 L, complete with risers and access hatches and one (1) effluent filter (OBC approved) installed on the outlet pipe, discharging by gravity to a 900 L pump chamber;

- one (1) one-compartment pump chamber, located south-east of the existing portable dwelling (Park Model Trailer), receiving effluent from the existing 4,000 L septic tank and raw sewage from the existing portable dwelling (Park Model Trailer) and the existing recreational hall (Annex Building), having a minimum working capacity of 900 L, housing one (1) submersible grinder pump, complete with risers and access hatches, liquid level float switches, including a high liquid level alarm system connected to an audible and visual warning alarm and discharge piping, discharging via one (1) 50 mm diameter forcemain to a temporary 9,000 L holding tank located north-west of the existing cottage/cabin (C1) and north-east of the existing cottage/cabin (C2);

- three (3) one-compartment temporary underground holding tanks, one located north-west of the existing cottage/cabin (C1) and north-east of the existing cottage/cabin (C2), receiving raw sewage from the 900 L pump chamber and two (2) existing cottages/cabins (C1 and C2), one located north of the existing RV/Trailer camping site (S51) and south of the existing RV/Trailer camping site (S53), receiving raw sewage from eight (8) existing RV/Trailer camping sites and one located south-east of the existing cottage/cabin (C3), receiving raw sewage from three (3) existing cottages/cabins (C3, C4 and C5) and four (4) existing RV/Trailer camping sites, each holding tank having a minimum working capacity of 9,000 L and complete with a watertight access cover, a venting system and a high liquid level alarm system connected to an audible and visual warning alarm, the temporary holding tanks pumped out on an as required basis;

Phase 2

upgrades to the existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from thirty four (34) existing fully serviced RV/Trailer camping sites, five (5) existing cottages/cabins, one (1) existing two-bedroom dwelling (Blue House), one (1) existing portable dwelling (Park Model Trailer), one (1) existing recreational hall (Annex Building), one (1) existing washhouse and one (1) existing washroom building, rated at a Maximum Daily Flow of 19,370 L/day, consisting of the following:

- one (1) existing two-compartment septic tank, located east of the existing two-bedroom dwelling (Blue House), receiving raw sewage from the existing two-bedroom dwelling (Blue House) and the existing fully serviced RV/Trailer camping site (S29), having a minimum working capacity of 4,000 L, complete with risers and access hatches and one (1) effluent filter (OBC approved) installed on the outlet pipe, discharging by gravity to a 900 L pump chamber,

- one (1) one-compartment pump chamber, located south-east of the existing portable dwelling (Park Model Trailer), receiving effluent from the existing 4,000 L septic tank and raw sewage from the existing portable dwelling (Park Model Trailer) and the existing recreational hall (Annex Building), having a minimum working capacity of 900 L, housing one (1) submersible grinder pump, complete with risers and access hatches, liquid level float switches, including a high liquid level alarm system connected to an audible and visual warning alarm and discharge piping, discharging via one (1) 50 mm diameter forcemain to a 9,000 L pump chamber located north-west of the existing cottage/cabin (C1) and north-east of the existing cottage/cabin (C2);

- three (3) one-compartment pump chambers (constructed in Phase 1 as temporary underground holding tanks), one located north-west of the existing cottage/cabin (C1) and north-east of the existing cottage/cabin

(C2), receiving raw sewage from the 900 L pump chamber and two (2) existing cottages/cabins (C1 and C2), one located north of the existing RV/Trailer camping site (S51) and south of the existing RV/Trailer camping site (S53), receiving raw sewage from eight (8) existing RV/Trailer camping sites and one located south-east of the existing cottage/cabin (C3), receiving raw sewage from three (3) existing cottages/cabins (C3, C4 and C5) and four (4) existing RV/Trailer camping sites, each pump chamber having a minimum working capacity of 9,000 L, housing one (1) submersible grinder pump, complete with a watertight access cover, a venting system and a high liquid level alarm system connected to an audible and visual warning alarm and discharging via one (1) or two (2) 50 mm diameter forcemain(s) to a 39,000 L septic tank located south-west of the existing RV/Trailer camping site (S37);

- one (1) one-compartment pump chamber, located adjacent to the existing RV/Trailer camping site (S45), receiving raw sewage from the existing washhouse and twenty one (21) existing RV/Trailer camping sites, having a minimum working capacity of 1,700 L, housing one (1) submersible grinder pump, complete with risers and access hatches, liquid level float switches, including a high liquid level alarm system connected to an audible and visual warning alarm and discharge piping, discharging via two (2) 50 mm diameter forcemains to a 39,000 L septic tank located south-west of the existing RV/Trailer camping site (S37);

- one (1) two-compartment septic tank, located south-west of the existing RV/Trailer camping site (S37), receiving raw sewage from four (4) pump chambers, having a minimum working capacity of 39,000 L, complete with risers and access hatches and one (1) effluent filter (OBC approved) installed on the outlet pipe, discharging by gravity to a 9,000 L pump chamber;

- one (1) one-compartment pump chamber, located south-west of the existing RV/Trailer camping site (S37), receiving effluent from the 39,000 L septic tank, having a minimum working capacity of 9,000 L, housing two (2) submersible effluent pumps, complete with risers and access hatches, liquid level float switches, including a high liquid level alarm system connected to an audible and visual warning alarm and discharge piping, discharging via one (1) 76 mm diameter forcemain and seven (7) distribution boxes to a raised absorption trench leaching bed;

- one (1) 48.75 m by 66.5 m raised absorption trench leaching bed, located in the south-western section of the campground, rated at a maximum design capacity of 19,370 L/day, having a contact area of 3,241 m^2, consisting of forty (40) runs of 29.1 m long absorption trenches for a total length of 1,163 m of 100 mm diameter perforated distribution piping installed in clear stone trenches, spaced at approximately 1.6 m apart from centre to centre, installed within imported leaching bed sand having a percolation time (T) of 12 min/cm, 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, including a minimum 250 mm thick imported leaching bed sand having a percolation time (T) of 12 min/cm mantle extending approximately 17.7 m beyond the outermost distribution pipes in any direction which effluent will move laterally in the soil away from the absorption trench leaching bed, all in accordance with the OBC requirements;

Phase 3

upgrades to the existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from twenty eight (28) existing fully serviced RV/Trailer camping sites, rated at a Maximum Daily Flow of

11,900 L/day, consisting of the following:

- two (2) existing two-compartment septic tanks, located north of the existing RV/Trailer camping site (S18) and east of the existing RV/Trailer camping site (S24), operating in parallel, one (1) septic tank receiving raw sewage from eighteen (18) existing RV/Trailer camping sites and one (1) septic tank receiving raw sewage from ten (10) existing RV/Trailer camping sites, each septic tank having a minimum working capacity of 4,000 L, complete with risers and access hatches and one (1) effluent filter (OBC approved) installed on the outlet pipe, the septic tanks discharging by gravity to a 15,800 L septic tank located north-east of the existing RV/Trailer camping site (S18) and east of the existing RV/Trailer camping site (S24);

- one (1) two-compartment septic tank, located north-east of the existing RV/Trailer camping site (S18) and east of the existing RV/Trailer camping site (S24), receiving effluent from two (2) existing 4,000 L septic tanks located north of the existing RV/Trailer camping site (S18) and east of the existing RV/Trailer camping site (S24), having a minimum working capacity of 15,800 L, complete with risers and access hatches and one (1) effluent filter (OBC approved) installed on the outlet pipe, discharging by gravity to a 5,000 L pump chamber located north-east of the existing RV/Trailer camping site (S18) and east of the existing RV/Trailer camping site (S24);

- one (1) one-compartment pump chamber located north-east of the existing RV/Trailer camping site (S18) and east of the existing RV/Trailer camping site (S24), receiving effluent from the 15,800 L septic tank, having a minimum working capacity of 5,000 L, housing two (2) submersible effluent pumps, complete with risers and access hatches, liquid level float switches, including a high liquid level alarm system connected to an audible and visual warning alarm and discharge piping, discharging via one (1) 76 mm diameter forcemain and five (5) distribution boxes to a raised absorption trench leaching bed;

- one (1) 47.5 m by 42 m raised absorption trench leaching bed, located in the south-eastern section of the campground, rated at a maximum design capacity of 11,900 L/day, having a contact area of 1,995 m^2, consisting of twenty four (24) runs of 29.75 m long absorption trenches for a total length of 714 m of 100 mm diameter perforated distribution piping installed in clear stone trenches, spaced at approximately 1.6 m apart from centre to centre, installed within imported leaching bed sand having a percolation time (T) of 12 min/cm, 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, including a minimum 250 mm thick imported leaching bed sand having a percolation time (T) of 12 min/cm mantle extending approximately 15.8 m beyond the outermost distribution pipes in any direction which effluent will move laterally in the soil away from the absorption trench leaching 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 Kingston District Office;

5. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19, as amended;

6. "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;

7. "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;

8. "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;

9. "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;

10. "Owner" means Willow Cove Park Inc. and its successors and assignees;

11. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;

12. "Works" means the sewage works described in the Owner's applications, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval

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 a 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. Prior to the operation of the Works, the Owner shall enter into a written Agreement with a licensed hauled sewage system operator for the disposal of sanitary sewage from the holding tanks, on an as required basis, and shall keep a copy of the valid Agreement at the site at all times during the operation of the Works.

3. In the event a leak is observed from any component of a holding tank, the Owner shall ensure that the sewage discharge to the tank is discontinued and that the incident is immediately reported verbally to the District Manager, followed by a written report within one (1) week. The Owner shall ensure that during the time remedial actions are taking place, the sewage generated at the site shall not be allowed to discharge to a surface water body or to the environment, and safely collected and disposed of through a licensed waste hauler to an approved waste disposal site.

4. The Owner shall maintain a logbook and keep the logbook at the site for inspection by the Ministry staff. The logbook shall include the following:

    a. the date, time and volume of the sewage pump out from each holding tank; and

    b. observances (including location) of any leaks and/or spills at or around any component of each holding tank, including recommendations for remedial action and the actions taken to mitigate the situation.

5. The Owner shall ensure that all septic tanks are 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).

6. 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.

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

8. 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.

9. 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.

10. 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.

11. The Owner shall ensure that the flow of treated effluent discharged into the Phase 2 subsurface disposal bed does not exceed 19,370 L/day and into the Phase 3 subsurface disposal bed does not exceed 11,900 L/day.

12. 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 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.

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

SCHEDULE A

1. Environmental Compliance Approval Application submitted by Jeremy Hein, Groundwork Engineering Limited, dated September 27, 2022 and received on September 29, 2022, including all supporting information.

2. The design report titled "Design Brief, Willow Cove Park Inc." dated February 2021, revised September 2022, and prepared by Groundwork Engineering Limited.

3. All other information and documentation provided by Groundwork Engineering Limited.

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 29th day of September, 2023

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

KC/
c: Area Manager, MECP Belleville Area Office
c: District Manager, MECP Kingston District Office
Martin Burger P.Eng., Groundwork Engineering Limited