

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2219-CZJRRRA
Issue Date: January 24, 2024

2304975 Ontario Ltd.
308 Brennan Harbour Road B
Post Office Box, No. 389
Shedden, Ontario
P0P 2A0

Site Location: Brennan Harbour RV Park
308 Brennan Harbour Road B
Town of Spanish, District of Algoma, Ontario
P0P 2A0

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 of sanitary sewage and subsurface disposal of treated effluent from an existing recreational vehicle (RV) park/resort at the above site location, including

- thirty-seven (37) existing RV trailer sites with a comfort station (washrooms/laundromat);
- one (1) existing 1-bedroom park model unit (PMU) (owner's residence) and RV park office;
- nine (9) existing PMU type cabins;
- one (1) existing lodge with a kitchen, an office and a 21-seat dining hall; and
- one (1) existing 3-bedroom residence,

rated at a combined Maximum Daily Flow of **19,050 litres per day**, that is seasonally operated from May to October (with the exception of Sewage Works #4 below), consisting of the following:

PROPOSED WORKS

Sewage Works #6 (Trailer Park)

Q = 10,175 litres per day

a proposed subsurface sewage disposal system with a Maximum Daily Flow of 10,175 litres per day to service thirty-seven (37) existing RV trailer sites and a comfort station (washrooms/laundromat), located to the north of the trailer sites and consisting of the following:

- one (1) proposed 18,500 litre two-compartment septic tank located to the north of Trailer Site #21, receiving raw sewage from all trailer sites and the comfort station and discharging by gravity to a second proposed septic tank as described below;
- one (1) proposed 18,500 litre two-compartment septic tank located immediately north of the septic tank above, equipped with an OBC approved effluent filter, discharging by gravity to a proposed dosing tank as described below;
- one (1) proposed 9,000 litre dosing tank located immediately north of the second septic tank above, equipped with one (1) submersible effluent pump rated at 180 litres per minute at 5 metres of total dynamic head, time dosed control panel and high level audible and visual alarm, discharging via a forcemain to a proposed absorption trench leaching bed as described below;
- one (1) partially raised absorption trench leaching bed located further north of the septic tanks and dosing tank above, consisting of fourteen (14) runs of 18.3 metre long EZ Flow distribution pipes (total distribution pipe length of approximately 256 metres for the entire bed), spaced at minimum 1.60 metres from centre to centre and installed on top of a 600 millimetre deep imported sand layer within a percolation time (T) of 5 minutes per centimetre, underlain by a 45 metre long, 37.69 metre wide and 250 millimetre deep loading area provided by native soil composed of well-structured forest topsoil with an estimated T time of 15 minutes per centimetre (1,696 square metres in total and extending 25.30 metres southerly from the outermost distribution pipes in the direction flow), and backfilled with a minimum 200 millimetre deep sand layer and then 150 millimetre deep topsoil over the entire system;

Effluent Filters

- one (1) OBC approved effluent filter to be installed in the existing septic tank described below in Sewage Works #1 under Existing Works;
- one (1) OBC approved effluent filter to be installed in the existing septic tank described below in Sewage Works #2 under Existing Works;
- one (1) OBC approved effluent filter to be installed in the septic tank converted from the existing dosing tank as described below in Sewage Works #3 under Existing Works;
- one (1) OBC approved effluent filter to be installed in the existing septic tank described below in Sewage Works #4 under Existing Works;
- one (1) OBC approved effluent filter to be installed in the existing septic tank described below in Sewage Works #5 under Existing Works;

Balancing Tanks

- one (1) proposed 2,273 litre balancing tank, to be installed immediately downstream of the existing septic tank servicing Cabins 1, 2 and 3 (Sewage Works #1), equipped with one (1) submersible pump, time dosed control panel and high level audible and visual alarm, discharging via a forcemain to the

existing absorption trench leaching bed as described below under Existing Works;

- one (1) proposed 2,273 litre balancing tank, to be installed immediately downstream of the existing septic tank servicing Cabins 4, 5 and 6 (Sewage Works #2), equipped with one (1) submersible pump, time dosed control panel and high level audible and visual alarm, discharging via a forcemain to the existing absorption trench leaching bed as described below under Existing Works;
- one (1) proposed 2,273 litre balancing tank, to be installed immediately downstream of the second septic tank (converted from the dosing tank) servicing Cabins 7, 8 and 9 and the lodge (Sewage Works #3), equipped with one (1) submersible pump, time dosed control panel and high level audible and visual alarm, discharging via a forcemain to the existing absorption trench leaching bed as described below under Existing Works;

EXISTING WORKS

Sewage Works #1 (Cabins 1, 2 & 3)

Q = 1,275 litres per day

an existing subsurface sewage disposal system approved under Permit #BR28851-B by Algoma Health Unit with a Maximum Daily Flow of 1,275 litres per day, servicing three (3) existing PMU type cabins (Cabins 1, 2 & 3) and consisting of the following:

- one (1) existing 4,500 litre septic tank located northeast of Cabin 1, receiving raw sewage from all 3 cabins and discharging by gravity to a proposed balancing tank as described above under Proposed Works;
- one (1) existing absorption trench leaching bed located approximately 35 metres north of Cabin 1, comprised of five (5) runs of 75 millimetre diameter, 21.3 metre long perforated distribution pipe (total approximate length of 107 metres);

Sewage Works #2 (Cabins 4, 5 & 6)

Q = 1,275 litres per day

an existing subsurface sewage disposal system approved under Permit #BR28851-C by Algoma Health Unit with a Maximum Daily Flow of 1,275 litres per day, servicing three (3) existing PMU type cabins (Cabins 4, 5 & 6) and consisting of the following:

- one (1) existing 4,500 litre septic tank located south of Cabin 4, receiving raw sewage from all 3 cabins and discharging by gravity to a proposed balancing tank as described above under Proposed Works;
- one (1) existing 900 litre pump tank located next to the septic tank, to be removed and replaced by a proposed balancing tank as described above under Proposed Works;
- one (1) existing absorption trench leaching bed located approximately 75 metres north of Cabin 4, comprised of five (5) runs of 75 millimetre diameter, 21.3 metre long perforated distribution pipe (total approximate length of 107 metres);

Sewage Works #3 (Cabins 7, 8, 9 & Lodge)

Q = 3,900 litres per day

an existing subsurface sewage disposal system approved under Permit #BR28851-D by Algoma Health Unit with a Maximum Daily Flow of 3,900 litres per day, servicing three (3) existing PMU type cabins (Cabins 7, 8 & 9) and a lodge (with a kitchen, an office and a 21-seat dining hall), consisting of the following:

- one (1) existing 6,750 litre septic tank located north of Cabin 7, receiving raw sewage from all 3 cabins and the lodge, discharging by gravity to an existing dosing tank as described below;
- one (1) existing 4,500 litre dosing tank located next to the septic tank above, to be converted into a septic tank with an OBC approved effluent filter as described under Proposed Works, discharging to a proposed balancing tank as described above under Proposed Works;
- one (1) existing absorpotion trench leaching bed located approximately 80 metres north of Cabin 7, comprised of nine (9) runs of 75 millimetre diameter, 21.3 metre long perforated distribution pipe (total approximate length of 192 metres);

Sewage Works #4 (Residence)

Q = 1,600 litres per day

an existing subsurface sewage disposal system with a Maximum Daily Flow of 1,600 litres per day, servicing one (1) existing 3-bedroom residence located east of the lodge and consisting of the following:

- one (1) existing 4,500 litre septic tank located northeast of the residence along the driveway, receiving raw sewage from the residence and discharging by gravity to an existing leaching bed as described below;
- one (1) existing absorpotion trench leaching bed located further northeast of the residence, comprised of seven (7) runs of 75 millimetre diameter, 21.3 metre long perforated distribution pipe (total approximate length of 149 metres);

Sewage Works #5 (PMU/Office)

Q = 825 litres per day

an existing subsurface sewage disposal system with a Maximum Daily Flow of 825 litres per day, servicing one (1) existing PMU/office located east of Trailer Site #14 and consisting of the following:

- one (1) existing 5,700 litre septic tank located immediately north of the PMU, receiving raw sewage from the PMU/office and discharging by gravity to an existing leaching bed as described below;
- one (1) existing absorpotion trench leaching bed located immediately north of the septic tank, comprised of five (5) runs of 75 millimetre diameter, 9.1 metre long perforated distribution pipe (total approximate length of 46 metres);

Greywater Leaching Pits (to be Decommisioned)

- all existing greywater leaching pits servicing the trailer sites to be decommissioned upon commencement

of operation of the proposed Sewage Works #6;

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 Sudbury 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 2304975 Ontario Ltd. 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.

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 all septic tanks are pumped out every 3-5 years or when the tanks are 1/3 full of solids and the effluent filters are cleaned out at minimum once a year (or more often if required).
3. The Owner shall ensure that 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 employ measurement devices to accurately measure quantity of effluent being discharged to the proposed subsurface disposal bed (Sewage Works #6), 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.
 8. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed (Sewage Works #6) does not exceed **10,175 litres per day**.
 9. 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. Application for Environmental Compliance Approval dated February 7, 2023 and received on February 9, 2023, submitted by 2304975 Ontario Ltd. for the proposed and existing subsurface sewage disposal system, including the design report, final plans and specifications.
2. Memorandum re. Brennan Harbour RV Park, Environmental Compliance Approval, Reference Number 9520-CNVLRJ, dated December 15, 2023 and prepared by Gerry Dignard and Andrew Hellebust, P.Eng. of Canadian Shield Consultants Agency.
3. Letter re. Estimation of Soil Percolation Rate, Brennan Harbour Resort, 308 Brennan Harbour Road, TP#1 - Leaching Bed Soil, Spanish, Ontario, dated July 7, 2021 and prepared by Denis Paquette, P. Eng. of Terraprobe Inc.
4. Use Permit for Class 4, 5, 6 Sewage Systems, #BR28851-B, dated August 7, 1997, issued by the Algoma Health Unit.
5. Use Permit for Class 4, 5, 6 Sewage Systems, #BR28851-C, dated August 7, 1997, issued by the Algoma Health Unit.
6. Use Permit for Class 4, 5, 6 Sewage Systems, #BR28851-D, dated August 14, 1997, issued by the Algoma Health Unit.
7. Memorandum re. Brennan Harbour RV Park, Environmental Compliance Approval, Reference Number 9520-CNVLRJ, dated January 15, 2024 and prepared by Gerry Dignard and Andrew Hellebust, P.Eng. of Canadian Shield Consultants Agency.
8. Brennan Harbour Resort ECA Design Brief - August 22 (Revised January 15, 2024), prepared by Gerry Dignard and Andrew Hellebust, P.Eng. of Canadian Shield Consultants Agency.
9. Drawing Titled Brennan Harbor RV Park - ECA Application (1 of 2, Rev 2), revised January 15, 2024 and prepared by Canadian Shield Consultants Agency.

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

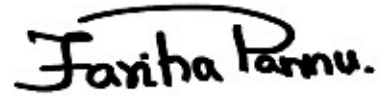
The Director appointed for the
purposes of Part II.1 of the
Environmental Protection Act
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st
Floor
Toronto, Ontario
M4V 1P5

*** 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 24th day of January, 2024



Fariha Pannu, P.Eng.

Director

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

SW/

c: Area Manager, MECP Sault Ste. Marie Area Office

c: District Manager, MECP Sudbury District Office
Gerry Dignard, Canadian Shield Consultants Agency