

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 6198-D54PNV
Issue Date: May 23, 2024

Karma Tekchen Zabsal Ling
13900 Leslie St
Aurora, Ontario
L4G 7C8

Site Location: 13900 Leslie Street
Town of Aurora, Regional Municipality of York
L4G 7C8

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:

Expansion of on-site sewage works for the collection, transmission, treatment and disposal of sewage from a new accessory residential building and the existing two (2) storey religious institution building (including temple and residence) located at 13900 Leslie Street in the Town of Aurora, with a total daily maximum flow of 12,310 L/day, consisting of the following:

PROPOSED WORKS

new sewage works servicing the new 8-bedroom accessory residential building with 153 sq.m of living area, with a daily maximum flow of 4,000 L/day, consisting of the following:

Anaerobic Digestion Tank

One (1) two-compartment pre-cast concrete anaerobic digestion tank, with a capacity of 13,600 L, complete with OBC approved effluent filter at the outlet of the tank, an internal hanging pump chamber equipped with effluent dosing pump, two insulated lids, high level alarms, and timer/demand control panel etc., discharging to a Waterloo biofilter tank as described below;

Waterloo Biofilter

One (1) 13,600 L pre-cast concrete biofilter tank Model BA-40, completed with two (2) wire mesh baskets and a minimum of 5.6 cubic meters of biofilter foam medium, equipped with one (1) effluent pump (pump Model WSV50HM or equivalent) recirculating a portion of the treated effluent back to the inlet of the Septic Tank and pumping the effluent to the dispersal bed;

Type A Dispersal Bed

One (1) proposed partially raised Type A dispersal bed rated for 4,000 L/day, constructed using imported sand with a T-time of 6 to 10 min/cm, with a total stone area of 80 m² (300 mm thick) and a total sand area of 288 m² (minimum 600 mm thick for area under the stone layer), equipped with perforated PVC distribution piping (a total of 8 runs of 9 m long pipe) spaced at 1.2 m centre to centre and installed in the stone layer covered with a geotextile filter fabric and 200 mm top soil, having a minimum separation distance of 600 mm between the bottom of the stone layer and the high groundwater table, rock or native soil with a percolation time of 25 min/cm, with the dispersal bed having a minimum of 300 mm thick sand mantle extending a minimum of 15 metres down-gradient beyond the outermost distribution pipes in any direction in which the effluent will move laterally;

EXISTING WORKS

existing on-site sewage works for the collection, transmission, treatment and disposal of sewage from the existing two (2) storey religious institution building (including temple and residence), with a maximum daily flow of 8,310 L/day, consisting of the following:

Septic Tank

One (1) two-compartment pre-cast concrete Septic Tank, with a capacity of 18,000 L, discharging by gravity to the pump tank as described below;

Pump Tank

One (1) raw sewage pump tank with a capacity of 4,500 L, equipped with one (1) dosing pump, discharging effluent to the Waterloo biofilter;

Waterloo Biofilter

One (1) 18,000 L pre-cast concrete biofilter tank completed with two (2) wire mesh baskets and a minimum of 11.34 cubic meters of biofilter foam medium, equipped with one (1) pump (Monarch pump Model WS50M or equivalent) recirculating a portion of the treated effluent back to the inlet of the Septic Tank and pumping the effluent to the dispersal bed;

Type A Dispersal Bed

One (1) existing partially raised Type A dispersal bed rated for 8,310 L/day, constructed using imported sand with a T-time of 6 to 10 min/cm, with a total stone area of 168 m² (300 mm thick) and a total sand area of 522 m² (minimum 600 mm thick for area under the stone layer), equipped with perforated PVC distribution piping (a total of 12 runs of 13 m long pipe) spaced at 1.2 m centre to centre and installed in the stone layer covered with a geotextile filter fabric and 200 mm top soil, having a minimum separation distance of 600 mm between the bottom of the stone layer and the high groundwater table, rock or native soil with a percolation time of 25 min/cm, with the dispersal bed having a minimum of 300 mm thick sand mantle extending a minimum of 15 metres

down-gradient beyond the outermost distribution pipes in any direction in which the effluent will move laterally;

All in accordance with the supporting documents set out in Schedule "A" attached to this Approval.

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

"Approval" means this entire document and any schedules attached to it, and the application;

"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;

"District Manager" means the District Manager of the York-Durham District office of the Ministry;

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

"Existing Works" means those portions of the Works included in the Approval that have been constructed previously;

"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;

"Owner" means Karma Tekchen Zabsal Ling and their successors and assignees;

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

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

"Works" means the sewage works described in the Owner's application, and this Approval, and includes Proposed Works and Previous 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 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 in the schedule referred to in this Approval and the conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the documents in the schedule, the document bearing the most recent date shall prevail.

(4) Where there is a conflict between the documents listed in the Schedule submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.

(5) The Conditions of this Approval are severable. If any Condition of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.

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 thirty (30) days of the change occurring:

(a) change of Owner;

(b) change of address of the Owner;

(c) change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager;

(d) change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager;

(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.

4. CONSTRUCTION

(1) The Owner shall ensure that the construction of the works is supervised by a Licensed Installer as defined in the Ontario Building Code or a Professional Engineer, as defined in the

Professional Engineers Act.

(2) Upon construction of the Works, the Owner shall prepare a statement, certified by a Licensed Installer or a Professional Engineer, that the Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry staff and staff of the local municipality.

5. EFFLUENT LIMITS

(1) The Owner shall operate and maintain the Works such that the concentrations of the materials named below as effluent parameters are not exceeded in the effluent being discharged from the biofilter treatment systems to the Leaching Beds.

Table 1 - Effluent Limits (for samples collected on the outlet from the two treatment systems upstream of the subsurface disposal fields)	
Effluent Parameter	Concentration Limit (milligrams per litre unless otherwise indicated)
CBOD ₅	10.0
Total Suspended Solids (TSS)	10.0

(2) For the purposes of determining compliance with and enforcing subsection (1):

(a) The Annual Average Concentration of a parameter named in Column 1 of subsection (1) shall not exceed the corresponding maximum concentration set out in Column 2 of subsection (1).

(b) The pH of the effluent shall be maintained between 6.0 to 9.5, at all times.

(3) Paragraphs (a) to (b) of subsection (2) shall apply upon the Substantial Completion of the Works.

6. MONITORING AND RECORDING

The Owner shall, upon commencement of operation of the Works, carry out the following monitoring program:

(1) All samples and measurements taken for the purposes of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the effluent stream over the time period being monitored.

(2) For the purposes of this condition, the following definitions apply:

(a) Quarterly means once every three months;

(3) Samples shall be collected at the following sampling points, at the frequency specified, by

means of the specified sample type and analyzed for each parameter listed and all results recorded:

Table 2 - Raw Sewage Monitoring		
(Samples to be collected at the outlet of the first septic tank/anaerobic digester tank)		
Parameters	Sample Type	Frequency
BOD ₅	Grab	Quarterly
Total Suspended Solids	Grab	Quarterly
Total Phosphorus	Grab	Quarterly
Total Kjeldahl Nitrogen	Grab	Quarterly
Alkalinity	Grab	Quarterly
pH	Grab	Quarterly

Table 3 - Effluent Monitoring		
(Samples to be collected at the outlet of waterloo biofilter of each septic system)		
Parameters	Sample Type	Frequency*
CBOD ₅	Grab	Quarterly
Total Suspended Solids	Grab	Quarterly
Total Phosphorus	Grab	Quarterly
Nitrite Nitrogen	Grab	Quarterly
Nitrate Nitrogen	Grab	Quarterly
Temperature	Grab	Quarterly
pH	Grab	Quarterly

(4) pH and temperature of the Final Effluent shall be determined in the field at the time of sampling.

7. OPERATIONS AND MAINTENANCE

(1) The Owner shall prepare an Operations Manual within six (6) months of the start up of the Works, that includes, but is not necessarily limited to, the following information:

- (a) operating procedures for routine operation of the Works;
- (b) procedures for the inspection and calibration of monitoring equipment;
- (c) inspection programs, including frequency of inspection, for the Works and the methods or tests employed to detect when maintenance is necessary.
- (d) repair and maintenance programs, including the frequency of repair and maintenance for the sewage Works;
- (e) contingency plans and procedures for dealing with equipment breakdowns, potential spills and any other abnormal situations, including notification of the District Manager; and

- (f) complaint procedures for receiving and responding to public complaints.
- (2) The Owner shall maintain the Operations Manual current and retain a copy at the location of the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.
- (3) 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.
- (4) The Owner shall exercise due diligence in ensuring that, at all times, the Works and the related equipment and appurtenances used to achieve compliance with this Approval, are properly operated and maintained.
- (5) The Owner shall maintain and service the Works in such a manner that leaks and spills are prevented.
- (6) The Owner shall test the proposed effluent dosing pumps installed upstream of the leaching bed to verify capacity and pump(s) running time as per this Approval.
- (7) The Owner shall ensure that septic tanks/anaerobic digestion tanks are inspected at a minimum frequency of once every year and pumped out if necessary, with a minimum pump-out frequency of at least once per 3-5 year period (when sludge accumulation reaches one-third of the effective volume).
- (8) The Owner shall ensure that the effluent filters are cleaned out at a minimum frequency of once a year or more often if recommended by the manufacturer.
- (9) The Owner shall, upon the construction, prepare and make available for inspection by Ministry staff, a maintenance agreement with the manufacturer for the treatment process/technology. The maintenance agreement must be retained at the site and kept current for the operational life of the Works.
- (10) The Owner shall ensure that the drainage operations in the subsurface disposal bed on the property are observed on a monthly basis for breakouts and results recorded in a log book.
- (11) The Owner shall ensure that in the event a breakout is observed from the subsurface disposal bed, the discharge to the bed is immediately discontinued and the incident immediately reported verbally to the District Manager, followed by a written report within one (1) week. The Owner shall also ensure that during the time remedial actions are taking place the discharge from the Works is collected and disposed off-site through a licensed waste hauler to an approved waste disposal site.
- (12) In the event a break-out is observed from any 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.

(13) 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.

8. REPORTING

(1) One week prior to the start up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start up date.

(2) In addition to the obligations under Part X of the Environmental Protection Act, the Owner shall, within 10 working days of the occurrence of any reportable spill as defined in Ontario Regulation 675/98, loss of any product, by-product, intermediate product, oil, solvent, waste material or any other polluting substance into the environment, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill or loss, clean-up and recovery measures taken, preventative measures to be taken and schedule of implementation.

(3) The Owner shall report to the District Manager any non-compliance with the effluent limits, and in writing within seven (7) days of non-compliance.

(4) The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

(5) The Owner shall prepare, and submit upon request, a performance report, on an annual basis, within ninety (90) days following the end of the period being reported upon. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall be submitted to cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:

- (a) a summary and interpretation of all monitoring data and a comparison to the effluent limits outlined in Condition 6, including an overview of the success and adequacy of the Works;
- (b) a tabulation of the daily volumes of effluent disposed through the subsurface disposal system during the reporting period;
- (c) a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works; and
- (d) a description of any operating problems encountered and corrective actions taken.
- (e) a summary of any Notifications and Contingency Plan undertaken during the reporting period and a discussion regarding their adequacy;
- (f) a summary and interpretation of all flow data and results achieved in meeting the maximum daily flows for each sewage Works as approved under this Approval.
- (g) a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- (h) a summary of all spill or abnormal discharge events; and
- (i) any other information the District Manager requires from time to time.

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 regarding compliance limits is imposed to ensure that the Final Effluent discharged from the Works to the environment meets the Ministry's effluent quality requirements.
6. Condition 6 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 and that the Works does not cause any impairment to the receiving watercourse.
7. Condition 7 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected. As well, the inclusion of an operations manual and a complete set of "as constructed" drawings governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the owner and made available to the Ministry. Such information 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 work.
8. Condition 8 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 all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

SCHEDULE "A"

1. Environmental Compliance Approval Application for Municipal and Private Sewage Works, dated November 4, 2023 and received on November 29, 2023.
2. Onsite Subsurface Sewage Disposal System Design Brief along with drawings, dated November 6, 2023 and prepared by BJH Engineering Ltd.
3. Revised design and drawings from BJH Engineering Ltd., received by the Ministry on May 13, 2024.

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 23rd day of May, 2024

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

YZ/

c: District Manager, MECP York-Durham District Office
BRIAN (JIN) HONG, BJH Engineering Ltd.