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 9561-D4UNEB
Issue Date: June 3, 2024

1150068 Ontario Inc.
310 Jatoba Pvt, No. 102
Stittsville, Ontario
K2V 0E7

Site Location: J&J's Big Rideau Lake Resort
Part Lot 21 and Part Lot 22, Burg Concession 2
4350 County Road #43, Portland
Township of Rideau Lakes, United Counties of Leeds and Grenville
K0G 1V0

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 existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from nineteen (19) existing seasonal RV trailer sites, two (2) existing three-bedroom seasonal cottages and two (2) existing two-bedroom seasonal cottages and for the collection and storage of sanitary sewage from one (1) existing two-bedroom seasonal cottage, located within the existing J&J's Big Rideau Lake Resort at the above site location, rated at a total Maximum Daily Flow of 12,250 litres per day (L/day), consisting of the following:

Seasonal RV Trailer Sites

the existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from nineteen (19) existing seasonal RV trailer sites, rated at a Maximum Daily Flow of 5,950 L/day, consisting of the following:

- one (1) two-compartment precast concrete septic tank, receiving raw sewage from nineteen (19) existing seasonal RV trailer sites, having a minimum working capacity of approximately 19,125 L, complete with access risers and one (1) effluent filter (OBC approved) installed on the outlet pipe, discharging by gravity to a pump tank;

- one (1) one-compartment precast concrete pump tank, receiving effluent from the approximately 19,125 L septic tank, having a minimum working capacity of approximately 2,900 L, housing one (1) submersible sewage pump (Hydromatic Model WSV52H or Equivalent Equipment), complete with access risers and

liquid level float switches, including a high liquid level alarm system connected to an audible and visual warning alarm, discharging via a distribution box to an absorption trench leaching bed;

- one (1) leaching bed, rated at a maximum design capacity of 5,950 L/day, receiving effluent from the approximately 2,900 L pump tank, consisting of eight (8) runs of 28 m long perforated distribution piping, spaced at 1.5 m apart from centre to centre, for a total length of 224 m of perforated distribution piping, installed within an approximately 0.3 m thick layer of stone, the bottom of stone layer having a minimum separation distance of 900 mm from the high groundwater table, rock or soil with a percolation rate (T) greater than 50 min/cm, the stone layer overlying a minimum 1.1 m thick layer of the native silty sand mixture material having a percolation rate (T) of 7 min/cm, all in accordance with the OBC requirements;

Cottages No. 1 and No. 2

the existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from one (1) existing three-bedroom seasonal cottage and one (1) existing two-bedroom seasonal cottage, rated at a Maximum Daily Flow of 2,700 L/day, consisting of the following:

- one (1) one-compartment polyethylene pump tank, receiving raw sewage from one (1) existing three-bedroom seasonal cottage, having a minimum working capacity of approximately 475 L, housing one (1) submersible sewage pump (Hydromatic Model SK50 or Equivalent Equipment), complete with access risers and liquid level float switches, including a high liquid level alarm system connected to an audible and visual warning alarm, discharging to a 7,200 L septic tank;

- one (1) one-compartment precast concrete pump tank, receiving raw sewage from one (1) existing two-bedroom seasonal cottage, having a minimum working capacity of approximately 1,100 L, housing one (1) submersible sewage pump (Hydromatic Model SKV40 or Equivalent Equipment), complete with access risers and liquid level float switches, including a high liquid level alarm system connected to an audible and visual warning alarm, discharging to a 7,200 L septic tank;

- one (1) two-compartment precast concrete septic tank, receiving raw sewage from the 475 L pump tank and the 1,100 L pump tank, having a minimum working capacity of 7,200 L, complete with access risers and one (1) effluent filter (Tuf-Tite EF6 or Equivalent Equipment) installed on the outlet pipe, discharging by gravity to a filter bed;

- one (1) approximately 6.0 m by 8.0 m filter bed, rated at a maximum design capacity of 2,700 L/day, receiving effluent from the 7,200 L septic tank, having a top septic stone area of approximately 36 m^2 (approximately 6.0 m by 6.0 m and a 300 mm thick layer of septic stone meeting OBC specifications), an expanded filter sand layer base area of approximately 48 m^2 (approximately 6.0 m by 8.0 m and a minimum 750 mm thick layer of filter sand meeting OBC specifications) and a total of 36 m of 100 mm diameter perforated distribution piping installed in six (6) - 6 m long runs, spaced at 0.83 m centre to centre, installed in a 300 mm thick septic stone layer covered with a permeable geo-textile fabric, having a minimum separation distance of 900 mm between the bottom of the septic stone layer and the high groundwater table, rock or soil with a percolation time greater than 50 min/cm, with the septic stone layer overlying a minimum 750 mm thick filter sand layer, all in accordance with the OBC requirements;

Cottages No. 3 and No. 5

the existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from one (1) existing three-bedroom seasonal cottage and one (1) existing two-bedroom seasonal cottage, previously approved by the Township of Rideau Lakes Permit Number: NP 2018-0525 dated October 23, 2018, rated at a Maximum Daily Flow of 2,500 L/day, consisting of the following:

- one (1) one-compartment precast concrete pump tank, receiving raw sewage from one (1) existing three-bedroom seasonal cottage, having a minimum working capacity of approximately 1,100 L, housing one (1) submersible sewage pump (Hydromatic Model SK40 or Equivalent Equipment), complete with access risers and liquid level float switches, including a high liquid level alarm system connected to an audible and visual warning alarm, discharging to a 6,000 L septic tank;

- one (1) one-compartment precast concrete pump tank, receiving raw sewage from one (1) existing two-bedroom seasonal cottage, having a minimum working capacity of approximately 1,100 L, housing one (1) submersible sewage pump (Hydromatic Model SKHS50 or Equivalent Equipment), complete with access risers and liquid level float switches, including a high liquid level alarm system connected to an audible and visual warning alarm, discharging to a 6,000 L septic tank;

- one (1) two-compartment precast concrete septic tank, receiving raw sewage from one (1) existing three-bedroom seasonal cottage and one (1) existing two-bedroom seasonal cottage, having a minimum working capacity of 6,000 L, complete with access risers and one (1) effluent filter (Tuf-Tite EF6 or Equivalent Equipment) installed on the outlet pipe, discharging by gravity to a filter bed;

- one (1) approximately 5.0 m by 8.8 m filter bed, rated at a maximum design capacity of 2,500 L/day, receiving effluent from the 6,000 L septic tank, having a top septic stone area of approximately 44 m^2 (approximately 5.0 m by 6 m and a 300 mm thick layer of septic stone meeting OBC specifications), a filter sand layer base area of approximately 44 m^2 (approximately 5.0 m by 8.8 m and a minimum 750 mm thick layer of filter sand meeting OBC specifications) and a total of 48 m of 100 mm diameter perforated distribution piping installed in a 300 mm thick septic stone layer covered with a permeable geo-textile fabric, having a minimum separation distance of 900 mm between the bottom of the septic stone layer and the high groundwater table, rock or soil with a percolation time greater than 50 min/cm, with the septic stone layer overlying a minimum 750 mm thick filter sand layer, all in accordance with the OBC requirements;

Cottage No. 4

the existing Works for the collection and storage of sanitary sewage from one (1) existing two-bedroom seasonal cottage, rated at a Maximum Daily Flow of 1,100 L/day, consisting of the following:

- one (1) underground concrete holding tank, receiving raw sewage from one (1) existing two-bedroom seasonal cottage, having a minimum working capacity of 1,100 L and complete with watertight access openings and a high liquid level float connected to an audible and visual warning alarm system, the holding tank pumped out on an as required basis;

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. "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;

3. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;

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

5. "Equivalent Equipment" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of a named equipment;

6. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;

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 1150068 Ontario 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 application and 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. 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.

3. CONSTRUCTION

1. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.

2. 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 Installer for the percolation time (T) and the written records are kept at the site.

3. Within **six (6) months** of the issuance date of this Approval, the Owner shall prepare a statement, certified by a Licensed Installer, that the Works are constructed in accordance with this Approval,

and upon request, shall make the written statement available for inspection by Ministry staff.

4. Within **six (6) months** of the issuance date of this Approval, 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.

4. 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. When the leaching bed located near the western property boundary requires replacement in the future, then an alternate location should be considered to increase on-site attenuation of sewage-related contaminants.

3. The Owner shall ensure that the septic tanks are pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filters are cleaned out at minimum once a year (or more often if required).

4. 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.

5. The Owner shall maintain and service the Works in such a manner that leaks and spills are prevented, and shall use best efforts to immediately identify and clean up all leaks and spills.

6. Within **one (1) month** of the issuance date of this Approval, the Owner shall enter into a written Agreement with a licensed hauled sewage system operator for the disposal of sanitary sewage from the holding tank, 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.

7. 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 the holding tank; and

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

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

9. In the event a break-out is observed from any component of the Works, 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.

10. 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.

11. 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.

5. 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.

6. 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 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.

3. Condition 3 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.

4. Condition 4 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected.

5. Condition 5 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.

6. Condition 6 is included to ensure that any components of un-used Works are properly decommissioned.

Schedule A forms part of this Approval and contains a list of supporting documentation/information received, reviewed and relied upon in the issuance of this Approval.

SCHEDULE A

1. Environmental Compliance Approval Application submitted by Barbara Cucheran, Director, J&Js Big Rideau Lake Resort, dated March 11, 2021 and received on May 4, 2023, including all supporting information.

2. The design report titled "Engineering Services Proposal - Class IV Sewage System Assessment (CCO-21-1006), J&J's Big Rideau Lake Resort, Portland" dated November 20, 2020, and prepared by McIntosh Perry Consulting Engineers Ltd.

3. The design report titled "Engineering Services Proposal - Class V Holding Tank Assessment (CCO-21-1006), J&J's Big Rideau Lake Resort, Portland" dated November 30, 2020, and prepared by McIntosh Perry Consulting Engineers Ltd.

4. The design reports dated June 21, 2020, and prepared by Thompson's Septic & Gravel.

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 3rd day of June, 2024

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

KC/
c: District Manager, MECP Kingston District Manger
Terry Thompson, Thompson's Septic & Gravel