

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2014-CVKQ9F
Issue Date: June 4, 2024

Ryan Toffan
41 Lakeshore Rd W
Oro-Medonte, Ontario
L0L 2E0

Site Location: 41 Lakeshore Road West
Oro-Medonte Township, County of Simcoe
L0L 2E0
PT LT 26 CON 7 ORO; PT LT 27 CON 7 ORO; PT LT 1
PL 755 ORO; PT LT 2 PL 755 ORO; PT LT 3 PL 755
ORO; PT LT 4 PL 755 ORO; PT LT 9 PL 755 ORO; PT
LT 10 PL 755 ORO; PT LT 11 PL 755 ORO; PT LT 12 PL
755 ORO PTS 1, 2, 3, 5, 6 & 7, 51R10450; S/T
RO723903;S/T & T/W RO1236304; ORO-MEDONTE

PT LT 26 CON 7 ORO AS IN RO1408596; T/W
RO1408596; ORO-MEDONTE

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 of Works for the treatment of sanitary sewage and subsurface disposal of treated effluent rated at a Maximum Daily Flow of 1,950 litres servicing an existing 3-bedroom residential dwelling at 41 Lakeshore Road West, consisting of the following:

PROPOSED WORKS

- one (1) in-ground 2-compartment septic tank with a working capacity of 4,500 litres and to be equipped with an effluent filter meeting the OBC requirements, access risers and safety screens, located in front of the existing dwelling, receiving raw sanitary sewage from the dwelling and discharging effluent by gravity to a pump tank as described below;
- one (1) 3,600 litre single compartment pump tank equipped with a high level audible/visual alarm, floats and one (1) submersible effluent pump (c/w Gould PE31, 1/3HP or Equivalent Equipment) rated at approximately 284 litres per minute, located immediately downstream of the septic tank and discharging to the Eljen GSF system described below dosing 162 litres

every 2 hours via a 38 millimetre forcemain;

- one (1) partially raised Eljen GSF system having a minimum treatment capacity of 1,950 litres per day, consisting of three (3) rows of eight (8) Eljen GSF A42 modules, with a total of 24 modules, equipped with perforated distribution pipe centred over each row of modules and two (2) Eljen pan samplers centred lengthwise with modules (one placed under the first module and the other located near the end of the same row), evenly spaced at minimum 300 millimetres apart, constructed in specified system sand meeting the requirements of BMEC Authorization #20-03-395, as amended, with a minimum thickness of 150 millimetres below the modules, covering an area of 136 square metres (16 metres by 8.5 metres).

EXISTING WORKS

- decommissioning of the existing subsurface sewage disposal system on site -
 - one (1) existing septic tank, and one (1) leaching bed

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 Approval document and any Schedules to it, including the application and Supporting Documentation;
2. "BOD₅" (also known as TBOD₅) means five day biochemical oxygen demand measured in an unfiltered sample and includes carbonaceous and nitrogenous oxygen demand;
3. "CBOD₅" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;
4. "Commissioned" means the construction is complete and the system has been tested, inspected, and is ready for operation consistent with the design intent;
5. "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;
6. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located ;
7. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
8. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
9. "Grab Sample" means an individual sample of at least 1000 millilitres collected in an

appropriate container at a randomly selected time over a period of time not exceeding 15 minutes;

10. "Licensed Engineering Practitioner" means a person who holds a licence, limited licence or temporary licence under the *Professional Engineers Act*, R.S.O. 1990, c. P.28;
11. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
12. "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;
13. "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;
14. "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;
15. "Owner" means Ryan Toffan and its successors and assignees;
16. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
17. "Site" means the properties listed in the Site Location section of this Approval;
18. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
19. "Works" means the approved sewage works, and includes Proposed Works and Existing 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. 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.
2. In the event that completion and commissioning of any portion of the Works is anticipated to be more than five (5) years, the Owner shall submit an application for extension at least **twelve (12) months** prior to the end of the five (5) years from the day of issuance of this Approval. The application shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

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 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 Informations 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 Installer or 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 the Eljen GFS system is installed in accordance with the manufacturer's installation manual.
4. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a statement, certified by a Licensed Installer or 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 AND MAINTENANCE

1. The Owner shall ensure that, at all times, the Works and the related equipment and appurtenances used to achieve compliance with this Approval are properly operated and maintained.
2. The Owner shall sign a Service and Maintenance Agreement(s) with the manufacturer(s) or approved agent(s) of the onsite treatment system(s). The maintenance agreement(s) must be retained at the site for as long as the Works are in operation, kept current and made available for inspection by the Ministry staff.
3. The Owner shall receive from the manufacturer(s) or distributor(s) of the onsite treatment systems printed literature that describes the treatment unit(s) in detail and provides complete instructions regarding the operation, servicing, and maintenance requirements of the treatment unit(s) and its related components necessary to ensure that continued proper operation in accordance with the original design and specifications.
4. The Owner shall ensure that the onsite treatment systems are at minimum inspected **annually** by the manufacturers' authorized personnel, and maintained according to the manufacturers' recommendations including minimal **yearly** effluent sampling for CBOD₅ and Total Suspended Solids to ensure that they meet effluent objectives of 10 mg/L for both CBOD₅ and Total Suspended Solids in a grab effluent sample before discharge to the subsurface disposal beds.
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 filters are 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 bed(s), 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 subclauses, and shall keep the logbook at the site and make it available for inspection by the Ministry staff.
10. The Owner shall retain for a minimum of **five (5) years** from the date of their creation, all records and information related to or resulting from the monitoring activities required by this Approval.

6. REPORTING

1. **One (1) week** prior to the start up of the operation of the Proposed Works, the Owner shall notify the District Manager (in writing) of the pending start up date.
2. The Owner shall report to the District Manager orally as soon as possible any exceedance pursuant to Condition 5.9.a, and in writing within **seven (7) days** of becoming aware of the exceedance.
3. 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.

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

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.

8. REGISTRATION ON TITLE REQUIREMENT

1. Pursuant to Section 197 of the Environmental Protection Act, prior to dealing with any of the properties comprising the Site in any way, the Owner shall provide a copy of this Approval and any amendments, to any person who will acquire an interest in the property as a result of the dealing.
2. Within **sixty (60) calendar days** of the issuance of this Approval, the Owner shall submit to the Director:
 - a. a plan of survey including each property comprising the Site indicating where the Works will be located;
 - b. a completed Certificate of Requirement and its supporting documents containing a registerable description of each property comprising the Site.
3. Within **fifteen (15) calendar days** of receiving a Certificate of Requirement authorized by the Director, the Owner shall:
 - a. register the Certificate of Requirement in the Land Titles Division of the Land Registry Office on the title to each property comprising the Site; and

- b. submit to the Director written verification that the Certificate of Requirement has been registered on title.

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. As well, the inclusion of an operations manual, maintenance agreement with the manufacturer for the treatment process/technology 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.
6. Condition 6 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.
7. Condition 7 is included to ensure that any components of un-used Works are properly decommissioned.
8. Condition 8 is included in order to require the Owner to give notice of this Approval to potential future owners of the property before the property is dealt with.

Schedule A

1. Application for Environmental Compliance Approval submitted by Ryan Toffan received on August 22th, 2023 for the proposed Eljen GSF tertiary sewage treatment system, including Environmental Study Report, design report, final plans and specifications.

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 4th day of June, 2024



Aziz Ahmed, P.Eng.

Director

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

AX/

c: District Manager, MECP Barrie

Eric Gunnell, Gunnell Engineering Ltd.