

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 4239-D87KN7  
Issue Date: September 25, 2024

Cressview Lakes  
785 Caledon-East Garafraxa Tline  
Caledon, Ontario  
L7K 0G4

Site Location: 785 Caledon-East Garafraxa Townline  
Town of Caledon, Regional Municipality of Peel, Ontario  
L7K 0G4

*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, use and operation of Works for the collection, storage and disposal of sanitary sewage from sixteen (16) existing residences at the above site location, rated at a combined Maximum Daily Flow of 20,200 litres per day, consisting of the following:

**PROPOSED WORKS**

- one (1) proposed 13,500 litre capacity single compartment in-ground precast concrete holding tank equipped with a vent, a high liquid level alarm with audible and visual alerts and an access riser to surface, to replace the existing holding tank servicing an existing residence with a Maximum Daily Flow of 1,725 litres per day at 40 Indian Trail (Lot 40);
- high liquid level alarms with audible and visual alerts to be installed on each existing holding tank described below, where not so equipped;

**EXISTING WORKS**

- one (1) existing 11,250 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,600 litres per day at 8 Sandra Road (Lot 8/13);
- two (2) existing 4,500 litre capacity in-ground precast concrete holding tanks in series, **with the first tank (located under the dwelling) to be decommissioned per Condition 7 and all sewage flow to be directed to the second tank**, servicing an existing residence with a

Maximum Daily Flow of 750 litres per day at 14 Sandra Road (Lot 14);

- two (2) existing 4,500 litre capacity in-ground precast concrete holding tanks connected separately, servicing an existing residence with a Maximum Daily Flow of 1,100 litres per day at 16 Sandra Drive (Lot 16);
- one (1) existing 11,250 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,100 litres per day at 19 Sandra Drive (Lot 19/20);
- one (1) existing 10,000 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,600 litres per day at 30 Lake Road (Lot 30);
- one (1) existing 9,000 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,100 litres per day at 32 Lake Road (Lot 31/32);
- one (1) existing 4,500 litre capacity in-ground precast concrete holding tank servicing the existing residence at 40 Indian Trail (Lot 40), **to be decommissioned per Condition 7 and replaced by the proposed holding tank as described above under the Proposed Works section;**
- one (1) existing 4,500 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,600 litres per day at 42 Indian Trail (Lot 42);
- one (1) existing 4,500 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,100 litres per day at 43 Indian Trail (Lot 43);
- one (1) existing 4,500 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,600 litres per day at 44 Indian Trail (Lot 44);
- one (1) existing 4,500 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,600 litres per day at 52 Indian Trail (Lot 45/51/52);
- one (1) existing 10,000 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,100 litres per day at 46 Indian Trail (Lot 46);
- one (1) existing 4,500 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,100 litres per day at 21 Indian Trail (Lot

21);

- one (1) existing 6,750 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 425 litres per day at 47 Indian Trail (Lot 47);
- one (1) existing 4,500 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,600 litres per day at 49 Indian Trail (Lot 49);
- one (1) existing 4,500 litre capacity in-ground precast concrete holding tank, servicing an existing residence with a Maximum Daily Flow of 1,100 litres per day at 50 Indian Trail (Lot 50);

including 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 appropriate local district office of the Ministry where the Works is geographically located;
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. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
9. "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;
10. "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;

11. "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;
12. "Owner" means Cressview Lakes and its successors and assignees;
13. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
14. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
15. "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 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 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. 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.
4. 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.
2. The Owner shall have a valid agreement with a hauler who is in possession of a Waste Management Systems Approval at all times during operation of the holding tanks;
3. The Owner shall ensure that appropriate mitigative measures are taken should any objectionable odour be generated from any holding tank.
4. A visual inspection shall be conducted and recorded by the hauler prior to sewage removal for any valves and hoses used for the conveyance of sewage that may leak.
5. An operator shall be present and available during any transfer of sewage.
6. The holding tanks shall be locked and secured at all times except during the transfer of sewage to a Ministry certified waste management system for the purposes of approved disposal.
7. The Owner shall ensure that the holding tanks are equipped with audible or other adequate warning device signifying when the holding tanks are seventy-five percent (75%) full.
8. The Owner shall ensure that the following monitoring program is carried out upon commencement of operation of the Works:
  - a. record and maintain a record of emptying the holding tanks;
  - b. record and maintain a record of the date and quantity of sewage being pumped out of the holding tanks; and
  - c. record and maintain a record of all inspections and maintenance performed;
9. The Owner shall visually inspect the general area where the Works are located for break-out **once every month**.
10. In the event a break-out is observed from the Works, the Owner shall do the following:
  - a. sewage discharge to the specific holding tank where a break-out is observed 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. sewage generated at the site shall be safely collected and disposed of through a licensed waste hauler to an approved sewage disposal site.
11. 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.
12. The Owner shall retain for a minimum of **five (5) years** from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this Approval.

## 6. REPORTING

1. **One (1) week** prior to the start up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start up date.
2. In addition to the obligations under Part X of the EPA and O. Reg. 675/98 (Classification and Exemption of Spills and Reporting of Discharges) made under the EPA, the Owner shall, within **fifteen (15) days** of the occurrence of any reportable spill as provided in Part X of the EPA and O. Reg. 675/98, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill, clean-up and recovery measures taken, preventative measures to be taken and a schedule of implementation.

## 7. DECOMMISSIONING OF UN-USED WORKS

1. The Owner shall properly abandon any portion of unused Existing Works, as directed below, and upon completion of decommissioning, report in writing to the District Manager:
  - a. any sewage pipes leading from building structures to unused Works components shall be disconnected and capped;
  - b. any unused septic tanks, holding tanks and pump chambers shall be completely emptied of its content by a licensed hauler and either be removed, crushed and backfilled, or be filled with granular material;
  - c. if the area of the existing leaching bed is going to be used for the purposes of construction of a replacement bed or other structure, all distribution pipes and surrounding material must be removed by a licensed hauler and disposed off site at an approved waste disposal site; otherwise the existing leaching bed may be abandoned in place after disconnecting, if there are no other plans to use the area for other purposes.

*The reasons for the imposition of these terms and conditions are as follows:*

1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review and upon which approval was granted. This condition is also included to emphasize the precedence of Conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. The condition also advises the Owners their responsibility to notify any person they authorized to carry out work pursuant to this Approval the existence of this Approval.
2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to the approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included to ensure that the Works are constructed, and may be operated and maintained such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.
5. Condition 5 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected.
6. Condition 6 is included to ensure the Ministry is given prior notice of the pending start up date of the Works and all reportable spills are properly dealt with, documented and reported.
7. Condition 7 is included to ensure that any components of un-used Works are properly decommissioned.



## **Schedule A**

1. Application for Environmental Compliance Approval dated September 14, 2023 and received on October 4, 2023, submitted by Cressview Lakes for the proposed and existing holding tanks and associated upgrades servicing the on-site residences, including the works inventory, final plans and other supporting information.
2. Technical Memorandum re. Cressview Lakes ECA Application, dated August 30, 2024 and prepared by R.J. Burnside & Associates Limited.

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me, the Ontario Land Tribunal and in accordance with Section 47 of the *Environmental Bill of Rights*, 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Hearing") shall state:

- a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

Registrar\*  
Ontario Land Tribunal  
655 Bay Street, Suite 1500  
Toronto, Ontario  
M5G 1E5  
OLT.Registrar@ontario.ca

and

The Minister of the  
Environment, Conservation  
and Parks  
777 Bay Street, 5th Floor  
Toronto, Ontario  
M7A 2J3

and

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

**\* Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or [www.olt.gov.on.ca](http://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 25th day of September, 2024



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Sherif Hegazy, P.Eng.  
Director  
appointed for the purposes of Part II.1 of the  
*Environmental Protection Act*

SW/

c: District Manager, MECP Halton-Peel District Office  
Brian Zingula, R.J. Burnside & Associates Limited