

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 6195-CEHHBT  
Issue Date: July 25, 2022

Innisfree Park Goderich Holdings Inc.  
1324 Rex Street, City of Sarnia,  
Ontario, N7V 3N3

Site Location: Innisfree Park Goderich Holdings Inc.  
Part 11 to 24, Reference Plan 22R-5317  
Lot 10, Concession 1, Municipality of Central Huron,  
County of Huron  
Ontario, N7A 3X8

*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:*

establishment of a seasonal on-site sewage Works servicing Innisfree Park Goderich Holdings Inc. (a collective of nine (9) cottage owners) for the treatment of domestic sewage and subsurface effluent disposal; all together designed for a Rated Capacity of 13,400 litres per day, consisting of the following:

**Proposed Works:**

1. located at 33532 Rowcliffe Drive, Kensit Cottage, estimated sewage flow  $Q = 1600$  L/day: consisting of the following:

- a. one (1) two compartment 4,000 L capacity septic tank with effluent filter;
- b. one (1) 1800 L capacity pump tank with one (1) submersible pump to discharge effluent into a septic bed as follows:
- c. a proprietary designed subsurface septic bed, named Advanced Treatment Leachfield (Infiltrator ATL, OBC and applicable Building Materials Evaluation Commission "BMEC" authorization No. 18-03-384). The Infiltrator ATL bed is to treat and discharge effluent in the subsurface bed consisting of a series of Infiltrator ATL conduits which are laid above the existing ground-surface and placed within imported Infiltrator "specified system sand" on an area of 207 m<sup>2</sup> via a pipe length of 85.4 m consisting of 28 conduits;

**Existing Works** (previously approved by PHU and are listed as follows):

1. located at 79642 Elrick Lane (Inspected on Aug. 19, 2005, for Q = 1600 L/day): one (1) 3,600 L capacity septic tank coupled with an 60 m long pipe in the inground absorption trench bed;
2. located at 79640 Elrick Lane (Use Permit No. E125/74 issued on Sept. 20, 1974, for Q= 1100 L/day): one (1) 2,700 L capacity septic tank coupled with an inground area bed with distribution pipe length of 48 m (4 lines of 12 m);
3. located at 79648 Scotchmer Lane (Use Permit No. 183/89 for Q = 1600 L/day; issued on June 28, 1989): one (1) 3,600 L capacity septic tank coupled with a partially raised absorption trench bed with distribution pipe length of 50 m (4 lines of 12.5 m);
4. located at 79645 Scotchmer Lane Inspected on Aug. 19, 2005, Q = 1,600 L/day): one (1) 3,600 L capacity septic tank coupled with an in-ground absorption trench bed;
5. located at 79642 Scotchmer Lane Use Permit No. E268/79 for Q = 1100 L/day issued on Sept. 24, 1979): one (1) 3,600 L capacity septic tank coupled with an inground area bed with distribution pipe length of 60 m;
6. located at 79643 Strickland Lane Use Permit No. 079-10N for Q =1600 L/day, issued in 2010): one (1) 4,500 L capacity septic tank with a pump tank and a raised absorption trench bed with distribution pipe length of 32 m (8 lines of 4 m) and sand fill;
7. located at 33528 Rowcliffe Drive Use Permit No. E231/74 for Q = 1600 L/day, issued on October 1, 1974): one (1) 2,700 L capacity septic tank coupled with an inground area bed with distribution pipe length of 48 m (4 lines of 12 m);
8. located at 33520 Rowcliffe Drive Use Permit No. 065-16R for Q = 1600 L/day, issued in 2016): one (1) Norweco advanced treatment system (model Singulair Green 960, rated for a maximum peak wastewater flow of 2,270 L/day) coupled with a pump tank and a shallow buried trench bed with distribution pipe length of 32 m (3 lines of 10.7 m);

including all other controls, electrical equipment, instrumentation, piping, pumps, valves and appurtenances essential for the proper operation of the aforementioned sewage works;

all in accordance with Supporting Documentation submitted to the Ministry as listed in the **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 [, *insert specific office* ];
4. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19, as amended;
5. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
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. "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;
8. "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;
9. "Owner" means Innisfree Park Goderich Holdings Inc. and its successors and assignees;
10. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;
11. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
12. "Rated Capacity" means design daily sanitary sewage flow for which the Works are approved to handle;
13. "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. 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 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 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 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 or Licensed Installer for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.
4. Upon construction of the Works, 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. Upon construction of the proposed Works, 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 the septic tank is pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filter is 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 sewage 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.
7. 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. 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 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), the Owner shall, within **fifteen (15) days** of the occurrence of any reportable spill as provided in Part X of the EPA and Ontario Regulation 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.

*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 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. Application for Environmental Compliance Approval submitted by David Morlock, P.Eng. of FlowSpec Engineering Ltd., dated February 23, 2022 and received on April 6, 2022, for the proposed on-site sewage Works to service Mr. Kensit's ( Innisfree Park Goderich Holdings Inc.) nine (9) cottages, including Design Brief, 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

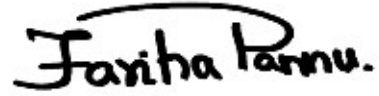
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* 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](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 July, 2022

A handwritten signature in black ink that reads "Fariha Pannu." The signature is written in a cursive style with a large, sweeping initial 'F'.

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Fariha Pannu, P.Eng.

Director

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

MN/

c: District Manager, MECP Owen Sound  
David Morlock, P.Eng., FlowSpec Engineering Ltd.