

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 1986-CGPNT8  
Issue Date: April 28, 2023

Summerhill Resorts Ltd.  
1133 Yonge Street, 5th floor  
Toronto, Ontario  
M4T 2Y7

Site Location: O'Reilly Lake Resort  
1091 O'Reilly Lake Lane  
Township of Central Frontenac, County of Frontenac  
K0H 2E0

*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:*

replacement and upgrade through the Proposed Works and continued operation of the Existing Works to service existing and proposed facilities for the seasonal trailer Resort "O'Reilly Lake Resort", having an area of 38.71 ha area including the facilities described below, having an existing maximum design daily flow rate of 67,560 L/day, and balanced flow of 50,000 L/day, all located at 1091 O'Reilly Lake Lane, Township of Central Frontenac, comprising of:

Existing Site Facilities

126 RV/trailer  
30 Park Model Unit camping sites  
One office/store  
One Recreational Hall  
Three sheds  
Five washroom/shower (two comfort stations)

**PROPOSED WORKS**

**Sewage Works 10**

One new proposed class 4 sewage system, located at the south corner of the site, adjacent to O'Reilly Lake Lane, to supplement the existing works currently in place, with a balanced daily capacity of 50,000 L/day comprising of a dump station, balancing tank (70,000 L), two (2) septic tanks (75,000 L each), pump chamber (15,000 L) and two (2) partially raised leaching beds comprised of chambers, treating the sewage flow from one

hundred and twenty six (126) RV/trailer and thirty (30) Park Model Unit sites;

#### Dump Station

One (1) Dumping Station, located at the south corner of site, adjacent to O'Reilly Lake Lane, collecting sewage generated by permanent/seasonal sites collecting the sewage by means of a portable tank operated by campground staff which collects sewage from the RV/trailer/Park Model Unit sites located throughout the campground, designed (along with the balancing tank) to mitigate the effects of overloading the septic tank by flow balancing, having a capacity of 67,560 L, consisting of a self-closing lockable cap at the ground surface and conveying the sewage into the balancing tank by means of gravity, complete with a concrete pad sloping towards the dump station sewer inlet;

#### Balancing Tank

One (1) 70,000 L balancing tank located at south corner of site, adjacent to O'Reilly Lake Lane, equipped with duplex time dose sewage pumps, with a total dynamic head of 2.59 m designed to dose 2,084 L every hour, discharging a balanced flow of 50,000 L/day, to two septic tank over a 24 hour period via a 50 mm diameter forcemain;

#### Septic Tank

Two (2) new proposed, 75,000 L each septic tanks, located at the south corner of site, adjacent to O'Reilly Lake Lane, two compartment septic tank equipped with an effluent filter, discharging by gravity to a new 15,000 L pump chamber;

#### Effluent Pump Chamber

One (1) effluent pump chamber, located at south corner of site, adjacent to O'Reilly Lake Lane, having a volume of 15,000 L, discharging the effluent through alternating duplex demand dose effluent pumps with a TDH of 8.92 m and a flow rate of 231 Litres per minute and a 76 mm diameter forcemain; the pump chamber will be equipped with duplex alternating demand dose effluent pumps, designed to discharge a dose of at least 75% of the internal volume of the leaching beds distribution pipe within a time period not exceeding 15 minutes;

#### Distribution Box

Distribution box, located at the head of the leaching beds, to provide even distribution to each of the seventy two laterals of the two leaching beds, to treat the balanced daily flow of 50,000 L/day;

#### Leaching Bed No. 1 (LB1) (Q= 25,000 L/day)

One (1) new partially raised leaching bed, located at the south corner of site, on the north side of O'Reilly Lake Lane, towards the west of the Office/Store, designed for a total design flow of 25,000 L/day, comprising of absorption trenches with a distribution pipe length of 1,010 m, having thirty-six (36) laterals that consist of 76 mm diameter perforated PVC pipe, spaced 1.6 m apart at 28.06 m lengths secured inside Type 2 leaching chambers; each row to consist of twenty-three (23) Infiltrator Quick4 Equalizer 36' chambers or approved equivalent.

#### Leaching Bed No. 2 (LB2) (Q= 25,000 L/day)

One (1) new partially raised leaching bed, located at the south corner of site, on the south side of O'Reilly Lake

Lane, designed for a total design flow of 25,000 L/day, comprising of absorption trenches with a distribution pipe length of 1,010 m, having thirty-six (36) laterals that consist of 76 mm diameter perforated PVC pipe, spaced 1.6 m apart at 28.06 m lengths secured inside Type 2 leaching chambers; each row to consist of twenty-three (23) Infiltrator Quick4 Equalizer 36' chambers or approved equivalent.

#### **Sewage Works 4 Upgrades**

Upgrades to the existing sewage Works No. 4, located on the northern boundary of the property, with a maximum daily flow of 3,690 L/day, receiving sewage from comfort station located in the northern portion of the campground, comprising;

- One new pump chamber with a capacity of 450 L complete with demand dose effluent pump dosing effluent to leaching bed 4;
- New 50 mm diameter forcemain, with a total length of 38.5 m, from the new pump chamber (pump chamber 1), to a new header, that receives effluent from septic tank 5;
- Replacement of the existing header to ensure effluent enters leaching bed 4 efficiently;

#### **Sewage Works 5 Upgrades**

- Holding tank No.1 to be equipped with a device to produce an audible and visual warning when the sewage is nearing capacity;

#### **Sewage Works 6 Upgrades**

- Holding tank No. 2 to be equipped with a device to produce an audible and visual warning when the sewage is nearing capacity;

#### **Sewage Works 7 Upgrades**

- Holding tank No. 3 to be equipped with a device to produce an audible and visual warning when the sewage is nearing capacity;

#### **Sewage Works 8 Upgrades**

- Holding tank No. 4 to be equipped with a device to produce an audible and visual warning when the sewage is nearing capacity;

#### **Sewage Works 7 Upgrades**

- Holding tank No. 5 to be equipped with a device to produce an audible and visual warning when the sewage is nearing capacity;

## **EXISTING WORKS**

### **Sewage Works 1**

Existing sewage Works No. 1, located north of the Recreation Hall, with a maximum daily flow of 8,160 L/day, receiving sewage from the Office/Store and Recreation Hall, comprising;

- One Septic Tank 1, serving the Office/Store and Recreation Hall, having a volume of 4,000 liters. Effluent from ST1 is conveyed by gravity to leaching bed 1
- One in ground conventional leaching bed 1, located north of the Recreation Hall, consisting of twelve (12) runs of distribution piping, each run having a total length of 18 m, with a total distribution pipe length of 216 m

### **Sewage Works 2 (now being decommissioned)**

Existing sewage Works No. 2, located by the pump house at the top of a hill to the east of the office/store, with a maximum daily flow of 800 L/day, receiving sewage from one camping site, comprising;

- One Septic Tank 2, serving one (1) camping site, having a volume of 5,200 litre, discharging the effluent by gravity to the leaching bed 2;
- One in ground conventional Leaching Bed 2, located by the pump house at the top of a hill to the east of the office/store, consisting of two runs of distribution piping, each run having a total length of 7 m on 1.5 m centres, with a total distribution pipe length of 14 m;
- Septic tank 2 is to be decommissioned;

### **Sewage Works 4 (now being upgraded as per the Proposed Works)**

Existing sewage Works No. 4, located on the northern boundary of the property, with a maximum daily flow of 3,690 L/day, receiving sewage from comfort station located in the northern portion of the campground, comprising;

- One Septic Tank 4, serving the northern comfort station, having a volume of 4,250 litre discharging the effluent to leaching bed 4 by gravity;
- One Septic Tank 5, serving the northern comfort station, having a volume of 5,200 litre discharging the effluent to leaching bed 4 by gravity;

- One in ground conventional Leaching Bed 4, located on the northern boundary of the property, consisting of two (2) headers and ten (10) laterals of 100 mm diameter perforated PVC pipe, each run having a total length of 21 m, with a total distribution pipe length of 210m;
- One (1) pump chamber and forcemain;
- existing header for leaching bed 4;

#### **Sewage Works 5 (Now being upgraded)**

Existing sewage Works No. 5, located at site 304, with a maximum daily flow of 425 L/day, receiving sewage from one RV/trailer site, comprising of one Holding Tank No 1, with a maximum storage volume of 1300 L, emptied periodically on an as needed basis to the Proposed Works No. 10;

#### **Sewage Works 6 (Now being upgraded)**

Existing sewage Works No. 6, located at site 23D, with a maximum daily flow of 425 L/day, receiving sewage from one RV/trailer site, comprising of one Holding Tank No 2, with a maximum storage volume of 1,000 L, emptied periodically on an as needed basis to the Proposed Works No. 10;

#### **Sewage Works 7 (Now being upgraded)**

Existing sewage Works No. 7, located at site 24A, with a maximum daily flow of 425 L/day, receiving sewage from one RV/trailer site, comprising of one Holding Tank No 3, with a maximum storage volume of 2,000 L, emptied periodically on an as needed basis to the Proposed Works No. 10;

#### **Sewage Works 8 (Now being upgraded)**

Existing sewage Works No. 8, located at site 26, with a maximum daily flow of 425 L/day, receiving sewage from one RV/trailer site, comprising of one Holding Tank No 4, with a maximum storage volume of 1,400 L, emptied periodically on an as needed basis to the Proposed Works No. 10;

#### **Sewage Works 9 (Now being upgraded)**

Existing sewage Works No. 9, located at site 500, with a maximum daily flow of 425 L/day, receiving sewage from one RV/trailer site, comprising of one Holding Tank No 5, with a maximum storage volume of 1,600 L, emptied periodically on as needed basis to the Proposed Works No. 10;

all other monitoring and control systems, electrical equipment, mechanical components, instrumentation, piping, pumps, valves and appurtenances essential for the proper operation of the aforementioned sewage Works, all in accordance with 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 Peterborough District;
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 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;
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 Summerhill Resorts Ltd., 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. "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 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.
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 Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.

2. The Owner shall ensure that all 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 for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.
3. Within six (6) months of the completion of construction of the Works, the Owner shall prepare a statement, certified by 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. Upon construction of the 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. OPERATION, MONITORING 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 tanks are pumped out every 3-5 years or when the tanks are 1/3 full of solids and the effluent filters are 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 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.
6. 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.
  7. The Owner shall employ measurement devices to accurately measure quantity of effluent being discharged to each individual subsurface disposal bed, including but not limited to water/wastewater flow meters, event counters, running time clocks, or electronically controlled dosing, and shall record the daily volume of effluent being discharged to the subsurface disposal bed.
  8. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed does not exceed 25,000 litres per day to Leaching Bed No. 1 (LB1) and 25000 litres per day to Leaching Bed No. 2 (LB2).
  9. 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) 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 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.
8. 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 July 4, 2022 and received on July 5, 2022.

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

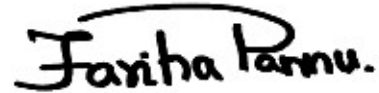
**\* Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or [www.olt.gov.on.ca](http://www.olt.gov.on.ca)**

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 28th day of April, 2023



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Fariha Pannu, P.Eng.

Director

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

KH/

c: District Manager, MECP Kingston District.  
Martin Burger, P.Eng., Groundwork Engineering Limited