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Ministry of the Environment and Climate Change
Ministère de l'Environnement et de l'Action en matière de changement climatique

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 3900-AETL68

Issue Date: November 22, 2016

Andrew McMurrich, Deborah Elise Beatty, David Andrew Beatty, Deborah Ann Beatty, Judith Ann Cochand, Marion Wendy Gilbert, Jennifer Wardrop, George Pepall, John Thompson Pepall, Bruce Roberts, Brian Roberts, Wendy Katherine Roberts, James Gordon Roberts, Mary Roberts, and John Alexander Wardrop
Post Office Box No. 377
Lefroy, Ontario
L0L 1W0

Site Location: De Grassi Point

617 McMurrich Place, Innisfil, Ontario, L0L 1K0;
625 McMurrich Place, Innisfil, Ontario, L0L 1K0;
938 3rd Line, Innisfil, Ontario, L0L 1K0;
972 3rd Line, Innisfil, Ontario, L0L 1K0;
974 3rd Line, Innisfil, Ontario, L0L 1K0;
978 3rd Line, Innisfil, Ontario, L0L 1K0;
986 3rd Line, Innisfil, Ontario, L0L 1K0;
607 Degrassi Place, Innisfil, Ontario, L0L 1K0;
616 Degrassi Place, Innisfil, Ontario, L0L 1K0;
617 Degrassi Place, Innisfil, Ontario, L0L 1K0;
609 Rogers Place, Innisfil, Ontario, L0L 1K0;
611 Rogers Place, Innisfil, Ontario, L0L 1K0; and
615 Rogers Place, Innisfil, Ontario, L0L 1K0

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:

modifications to existing sewage works at the Site Locations described above for the collection, transmission, treatment and disposal of domestic sewage with a total daily design sanitary sewage flow of **23,900 litres per day** to service thirteen (13) existing cottages, consisting of the following:

Sewage System 1 - 9,600 litres per day

an on-site sewage subsurface disposal system to be located north-east of Cottage No. 14, having a total daily design sanitary sewage flow of approximately 9,600 litres per day, servicing Cabin Nos. 8-14, consisting of the following:

- one (1) existing concrete septic tank, comprised of two compartments, having a minimum capacity of approximately 8,054 litres, provided with inlet, outlet risers and lids accessible at grade and equipped with an approved effluent filter at the outlet, receiving sewage from Cottage Nos. 8-14 via gravity, and discharging the effluent via gravity to the 4,500 litres septic tank described below;

- one (1) existing concrete septic tank, comprised of two compartments, having a minimum capacity of

approximately 4,500 litres, provided with inlet, outlet risers and lids accessible at grade and equipped with an approved effluent filter at the outlet, receiving sewage from the 8,054 litres septic tank described above, and discharging the effluent via gravity to the dosing chamber described below;

- one (1) existing concrete dosing chamber, having a minimum capacity of approximately 3,637 litres, complete with an audible/visual high level alarm system and two (2) alternating effluent pumps, receiving sewage via gravity from the 4,500 litres septic tank described above, and discharging the effluent via a 50 millimetres diameter forcemain to one of two (2) distribution boxes, each of which dose one cell of the leaching bed described below;

- one (1) existing leaching bed, consisting of two (2) cells, with each cell having a total perforated distribution piping length of approximately 240 metres, having a diameter of 75 millimetres and comprising of eight (8) runs of approximately 30 metres, all installed in a stone layer covered with a permeable geo-textile fabric, complete with a 15 metres sand mantle and having a minimum separation distance of 900 millimetres between the bottom of the stone layer and the high groundwater table, rock or soil with a percolation rate greater than 50 minutes per centimetre;

Sewage System 2 - 14,300 litres per day

an on-site sewage subsurface disposal system to be located north of Cottage No. 5, having a total daily design sanitary sewage flow of approximately 14,300 litres per day, servicing Cabin Nos. 1, 4-7 and 16, consisting of the following:

- one (1) existing concrete septic tank, comprised of two compartments, having a minimum capacity of approximately 22,730 litres, provided with inlet, outlet risers and lids accessible at grade and equipped with an approved effluent filter at the outlet, receiving sewage from Cottage Nos. 1, 4-7 and 16 via gravity, and discharging the effluent via gravity to the dosing chamber described below;

- one (1) existing concrete dosing chamber, having a minimum capacity of approximately 3,640 litres, complete with an audible/visual high level alarm system and two (2) alternating effluent pumps, receiving sewage via gravity from the 22,730 litres septic tank described above, and discharging the effluent via a 50 millimetres diameter forcemain to one of two (2) distribution boxes, each of which dose one cell of the leaching bed described below;

- one (1) existing leaching bed, consisting of two (2) cells, with each cell having a total perforated distribution piping length of approximately 360 metres, having a diameter of 75 millimetres and comprising of twelve (12) runs of approximately 30 metres, all installed in a stone layer covered with a permeable geo-textile fabric, complete with a 15 metres sand mantle and having a minimum separation distance of 900 millimetres between the bottom of the stone layer and the high groundwater table, rock or soil with a percolation rate greater than 50 minutes per centimetre;

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 the supporting documents listed in Schedule 'A'.

For the purpose of this environmental compliance approval, the following definitions apply:

"Approval" means this entire document and any schedules attached to it, and the application;

"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;

"District Manager" means the District Manager of the Barrie District Office of the Ministry;

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

"Licensed Installer" means a person who holds a licence under Article 2.12.3.1 of the OBC;

"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;

"OBC" means the Ontario Building Code ;

"Owner" means Andrew McMurrich, Deborah Elise Beatty, David Andrew Beatty, Deborah Ann Beatty, Judith Ann Cochand, Marion Wendy Gilbert, Jennifer Wardrop, George Pepall, John Thompson Pepall, Bruce Roberts, Brian Roberts, Wendy Katherine Roberts, James Gordon Roberts, Mary Roberts, and John Alexander Wardrop, and includes their successors and assignees;

"OWRA" means the Ontario Water Resources Act , R.S.O. 1990, c. O.40, as amended,

"Professional Engineer" means a person entitled to practice as a Professional Engineer in the Province of Ontario under a licence issued under the Professional Engineers Act ;

"Site Locations" means the properties municipally known as:

617 McMurrich Place, Innisfil, Ontario, L0L 1K0;

625 McMurrich Place, Innisfil, Ontario, L0L 1K0;

938 3rd Line, Innisfil, Ontario, L0L 1K0;

972 3rd Line, Innisfil, Ontario, L0L 1K0;

974 3rd Line, Innisfil, Ontario, L0L 1K0;

978 3rd Line, Innisfil, Ontario, L0L 1K0;

986 3rd Line, Innisfil, Ontario, L0L 1K0;

607 Degrassi Place, Innisfil, Ontario, L0L 1K0;

616 Degrassi Place, Innisfil, Ontario, L0L 1K0;

617 Degrassi Place, Innisfil, Ontario, L0L 1K0;

609 Rogers Place, Innisfil, Ontario, L0L 1K0;

611 Rogers Place, Innisfil, Ontario, L0L 1K0; and

615 Rogers Place, Innisfil, Ontario, L0L 1K0;

"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 persons authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

(2) Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, the application for approval of the works and the submitted supporting documents and plans and specifications as listed in this Approval.

(3) Where there is a conflict between a provision of any submitted document referred to in this Approval and the Conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

(4) Where there is a conflict between the documents listed in the Schedule submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.

(5) The Conditions of this Approval are severable. If any Condition of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.

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.

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 Owner;

(b) change of address of the 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; and

(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 Informations 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. OPERATION AND MAINTENANCE

(1) The Owner shall ensure that at all times, the Works and related equipment and appurtenances which are installed or used to achieve compliance with this Approval are properly operated and maintained.

(2) The Owner shall employ for the overall operation of the Works a person who possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.

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

(4) The Owner shall ensure that the area of the underground works is protected from vehicle traffic, that grass-cutting is maintained regularly over the subsurface disposal beds, and the operation of the beds is visually observed on a regular basis during the operating season. In the event a breakout is observed from a subsurface disposal bed, the Owner shall ensure that the sewage discharge to the bed is discontinued and the incident immediately reported verbally to the District Manager, followed by a written report within one (1) week. The Owner shall ensure that during the time remedial actions are taking place the sewage generated shall not be allowed to discharge to a surface water body or to the environment, and safely collected and disposed off-site through a licensed waste hauler to an approved waste disposal site.

(5) The Owner shall prepare an operations manual within three (3) months of the issuance of this Approval, that includes, but is not necessarily limited to, the following information:

(a) operating procedures for routine operation of the Works; and

(b) inspection programs, including frequency of inspection, for the Works and the methods or tests employed to detect when maintenance is necessary.

(6) The Owner shall keep the operations manual current and retain a copy at the location of the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

(7) 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.

(8) The Owner shall ensure that the existing sewage system located north of Cottage No. 9 (previously known as Sewage System 'B') will be properly decommissioned within twelve (12) months after the issuance of this Approval.

(9) The Owner shall ensure that approved effluent filters are installed at the outlet of each existing septic tank within twelve (12) months after the issuance of this Approval.

5. MONITORING AND RECORDING

(1) The Owner shall measure and record the daily quantities of effluent being discharged to each existing leaching bed (through water meter readings on incoming water line(s) or through control panel(s) for discharge pumps in dosing tanks indicating running time for the pumps as applicable).

(2) 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, Maintenance and Monitoring activities required by this Approval.

6. REPORTING

(1) The Owner shall notify the District Manager (in writing) once the existing sewage system described in Condition 4(8) has been decommissioned.

(2) In the event that the daily sewage flow discharge to the existing leaching bed that is part of Sewage System 1 exceeds the approved daily maximum flow of 9,600 litres per day, the Owner shall report this exceedence verbally to the District Manager, followed by a written report within one (1) week.

(3) The Owner shall prepare and submit a performance report, on an annual basis, within ninety (90)

days following the end of the period being reported upon. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall be submitted to cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:

- (a) a tabulation of the measured or estimated daily quantities of effluent disposed of to each existing leaching bed during the reporting period;
- (b) a summary of all maintenance carried out on any part of the Works;
- (c) a description of any operating problems encountered and corrective actions taken;
- (d) a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- (e) a summary of all spills or abnormal discharge events; and
- (f) any additional information requested by the District Manager from time to time.

(4) After three (3) years of reporting in accordance with this Condition, the reporting requirement may be modified by the District Manager, in writing.

7. CERTIFICATE OF REQUIREMENT

(1) Pursuant to Section 103 of the OWRA, no person having an interest in any of the Properties, shall deal with any of the Properties in any way without first giving a copy of this Approval to each person acquiring an interest in any of the Properties as a result of the dealing.

(2) The Owner shall:

- (a) within sixty (60) days of the date of the issuance of this Approval, submit to the Director for their review, two copies of a completed Certificate of Requirement and a registerable description of each of the Properties; and
- (b) within ten (10) calendar days of receiving the Certificate of Requirement authorized by the Director, register the Certificate of Requirement in the appropriate Land Registry Office on title to each of the Properties and submit to the Director the duplicate registered copy immediately following registration.

(3) For the purposes of this condition, Properties shall mean the properties located at the Site Locations.

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 require that the Works be properly operated, maintained, and equipped such that the environment is protected.
5. Condition 5 is included to enable the Owner to evaluate and demonstrate the performance of the Works, on a continual basis, so that the Works are properly operated and maintained at a level which is consistent with the design objectives specified in the Approval and that the Works does not cause any impairment to the environment.
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 in order to require the Owner to give notice of this Approval to potential future owners of any of the properties before they are dealt with.

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 Andrew McMurrich, Deborah Elise Beatty, David Andrew Beatty, Deborah Ann Beatty, Judith Ann Cochand, Marion Wendy Gilbert, Jennifer Wardrop, George Pepall, John Thompson Pepall, Bruce Roberts, Brian Roberts, Wendy Katherine Roberts, James Gordon Roberts, Mary Roberts, and John Alexander Wardrop, dated May 4, 2015 and received on May 7, 2015; and all supporting documentation and information.
2. Report titled "DeGrassi Point Sewage Disposal Facility Design Brief", prepared by Ainley and Associates Ltd., dated January 1993.
3. Emails, dated May 11, May 30, October 14 and November 15, 2016, from Ainley Group.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. 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;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. 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:

The Secretary*
Environmental Review
Tribunal
655 Bay Street, Suite
1500
Toronto, Ontario
M5G 1E5

AND

The Environmental
Commissioner
1075 Bay Street, Suite
605
Toronto, Ontario
M5S 2B1

AND

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

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.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 www.ebr.gov.on.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 22nd day of November,
2016

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

JO/
c: District Manager, MOECC Barrie District Office.
Julia Vanderkuylen, P. Eng., Ainley Group.