

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 1567-BAWQG4

Issue Date: May 10, 2019

Mark McQuabbie
606 Lyndhurst Rd Lyndhurst
Leeds and the Thousand Islands, Ontario
K0E 1N0

Site Location: Happy Horseshoe Campground
606 Lyndhurst Rd
Leeds and the Thousand Islands Township, United Counties of Leeds and
Grenville
K0E 1N0

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 construction, use and operation of two (2) proposed Works, consisting of a subsurface disposal system to service a residential building, and a holding tank No.7 to service seven (7) trailers, and use and operation of eleven (11) existing sewage systems consisting of six (6) holding tanks (No. 1 - No. 6) and five (5) vault privies, all of which, servicing a total of forty four (44) existing trailers seasonally occupied at the Happy Horseshoe Campground (Site Location), generating average daily sewage flow of 13,182 L/d from all facilities, and described as follows:

PROPOSED WORKS**Proposed Subsurface Works for Residential Bldg Q = 2,000 L/d**

A proposed on-site subsurface sewage Works replacement to service an existing four-bedroom residential building with Rated Capacity of 2,000 L/d and consisting of the following:

Proposed Septic Tank

One (1) proposed precast concrete two-compartment septic tank with a total capacity of 4,000 L equipped with two (2) access risers installed

at grade and equipped with an effluent filter (OBC approved) on outlet from the tank, collecting sewage from the residence and discharging via gravity to a proposed filter bed, as described below:

Proposed Filter Bed

A proposed filter bed consisting of four (4) runs of 100 mm dia distribution piping, each run 4.5 m long, installed within a 300 mm deep stone layer with a total contact area of 27.36 m² (5.7 m x 4.8 m), placed over a minimum 750 mm deep layer of filter medium directly underneath, including an expanded contact area of 94.5 m² (10.5 m x 9.0 m) with thickness of 250 mm and percolation time of T = 6 - 10 min/cm, having a bottom of stone layer located at minimum 900 mm above the high ground water table, rock or soil with a percolation time more than 50 minutes. The filter medium and stone material shall comply with OBC requirements.

Proposed Holding Tank No.7 Q = 1,771 L/d

One (1) proposed precast concrete one-compartment holding tank No.7 with a total capacity of 9,000 L, to be equipped with a vent pipe, access riser installed at grade with watertight and lockable cover and high level audible/visual alarm system set for 75% tank capacity, including alterations to the configuration of the pipe distribution network to collect sewage via gravity from seven (7) trailers at average daily flow of 1,771 L/d.

EXISTING WORKS

Existing Holding Tank No.1 Q = 2,530 L/d

An existing holding tank No.1 with a total capacity of 4,550 L (2.33m x 1.8 m x 1.02 m deep), equipped with a 150 mm dia PVC pump out access pipe, **to be upgraded with an access riser installed at grade and a high**

level audible/visual alarm system set for 75% tank capacity, collecting sewage via gravity from ten (10) trailers at average daily flow of 2,530 L/d;

Existing Holding Tank No.2 Q = 1,012 L/d

An existing holding tank No.2 with a total capacity of 4,550 L (2.33m x 1.8 m x 1.02 m deep), equipped with a 150 mm dia PVC pump out access pipe, **to be upgraded with an access riser installed at grade and a high level audible/visual alarm system** set for 75% tank capacity, collecting sewage via gravity from four (4) trailers at average daily flow of 1,012 L/d;

Existing Holding Tank No.3 Q = 1,012 L/d

An existing holding tank No.3 with a total capacity of 3,340 L (2.8m x 1.2 m x 0.97 m deep), equipped with a 150 mm dia PVC pump out access pipe, **to be upgraded with an access riser installed at grade and a high level audible/visual alarm system** set for 75% tank capacity, collecting sewage via gravity from four (4) trailers at average daily flow of 1,012 L/d;

Existing Holding Tank No.4 Q = 1,771 L/d

An existing holding tank No.4 with a total capacity of 3,410 L (2.0 m x 1.2 m x 1.2 m deep), equipped with a 150 mm dia PVC pump out access pipe, **to be upgraded with an access riser installed at grade and a high level audible/visual alarm system** set for 75% tank capacity, collecting sewage via gravity from seven (7) trailers at average daily flow of 1,771 L/d;

Existing Holding Tank No.5 Q = 1,771 L/d

An existing holding tank No.5 with a total capacity of 5,680 L, equipped with an access riser above the grade as a pump out access, **to be upgraded with an access riser installed at grade and a high level audible/visual alarm system** set for 75% tank capacity, collecting sewage via gravity from seven (7) trailers at average daily flow of 1,771 L/d;

Existing Holding Tank No.6 Q = 1,265 L/d

An existing holding tank No.6 with a total capacity of 3,410 L equipped with with an access riser above the grade as a pump out access, **to be upgraded with an access riser installed at grade and a high level audible/visual alarm system** set for 75% tank capacity, collecting sewage

via gravity from five (5) trailers at average daily flow of 1,265 L/d;

Existing Vault Privies Q =50 L/d

Five (5) existing vault privies located at the North Side for visitor use only;

all in accordance with Supporting Documentation submitted to the Ministry as listed in the **Schedule A** in this Approval.

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. "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 Kingston District Office;
4. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
5. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
6. "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;
7. "OBC" means the Ontario Building Code;
8. "Owner" means Mark McQuabbie and its successors and assignees;
9. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
10. "Rated Capacity" means design daily sanitary sewage flow for which the Works are approved to handle;
11. "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;
12. "Supporting Documentation" means the documents listed in Schedule A of this

Approval;

13. "Works" means the approved sewage 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 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, and the application for approval of the Works.
3. Where there is a conflict between a provision of any document in Schedule A of the Approval and the conditions of the Approval, the conditions in this Approval shall take precedence, and where there is a conflict between the documents in Schedule A, the document bearing the most recent date shall prevail.
4. Where there is a conflict between the documents listed in Schedule A 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;
 - 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. CONSTRUCTION

- 1. The Owner shall ensure that the construction of the Works is supervised by a licensed installer or a Professional Engineer, as defined in the *Professional Engineers Act*.
- 2. The Owner shall ensure that any filter medium, stone layer and imported soil, required for construction of subsurface disposal bed as per the Approval, is tested and verified by the Professional Engineer or Licensed Installer for the percolation time (T) prior to delivering on the Site Location and the written records are kept at the site.
- 3. Upon construction of the Works, the Owner shall prepare a statement, certified by a licensed installer or a Professional Engineer, 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 Ministry approved 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. This Approval is for the existing number of trailer sites (44) and no additional growth is permitted under this Approval.

2. 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.
3. The Owner shall ensure that all existing vault privies (Class 1 sewage system under OBC), are located outside the flood plain.
4. The Owner shall ensure that all holding tanks are equipped with high level alarm systems OBC approved.
5. The Owner shall maintain and service the Works in such a manner that leaks and spills are prevented.
6. The Owner shall enter into a written agreement with a licensed hauled sewage system operator for the disposal of sanitary sewage from each holding tank, on an as required basis, and shall keep a copy of the valid agreement at all times during an operation of this Works.
7. The Owner shall record the total water usage at the Site Location by taking readings from the water meter on a weekly basis, in order to calculate average daily water usage.
8. The Owner shall maintain a logbook to record the following:
 - a. pump-out events for each of the holding tank (date and quantity);
 - b. the weekly water meter readings and the date the water readings were taken;
 - c. calculated daily sewage usage;

6. 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.

7. The Owner shall ensure that grass-cutting is maintained regularly over all the subsurface disposal beds, and the surface of the bed(s) are visually observed on a monthly basis. In the event a break-out 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 at the site shall not be allowed to discharge to a surface water body or to the environment, and shall be safely collected and disposed off through a licensed waste hauler to an approved waste disposal site.

8. The Owner shall ensure that adequate steps are taken to ensure that the area of the

Works are protected from all forms of vehicle traffic.

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 monitoring 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 *Environmental Protection Act*, the Owner shall, within ten (10) working days of the occurrence of any reportable spill as defined in Ontario Regulation 675/98, bypass or loss of any product, by-product, intermediate product, oil, solvent, waste material or any other polluting substance into the environment, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill or loss, clean-up and recovery measures taken, preventative measures to be taken and schedule of implementation.

7. DECOMMISSIONING OF UNUSED WORKS

1. The Owner shall properly abandon any portion of unused existing sewage 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 sewage 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;

Schedule A

1. Application for Environmental Compliance Approval submitted by Martin Burger of Groundwork Engineering received on October 2, 2018 for approval of proposed and existing sewage Works to service existing facilities at Happy Horseshoe Campground, including Design Brief with final engineering drawings.

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 the Owner is aware about expiry of this Approval and that permanent sewage Works must be in place and operational prior that expiry date.
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.
7. Condition 7 is included to ensure that any unused components of existing sewage Works are properly decommissioned to prevent from causing any danger to public health and negative impacts to environment.

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, 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 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:

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

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 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 10th day of May,
2019

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

BM/
c: District Manager, MECP Kingston - District
Martin Burger, Groundwork Engineering Limited