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Ministry of the Environment
Ministère de l'Environnement

ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER 0464-9GRJZT
Issue Date: March 11, 2014

Blair Lowell Flowers
597A Ottawa Avenue
South River, Ontario
P0A 1X0

Site Location: Mapleton Retirement Village
Lots 10 & 11, Concession 2
Machar Township, District of Parry Sound
P0A 1X0

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:

expansion of existing sewage *Works* to a subsurface disposal system for collection, treatment and subsurface disposal of domestic sewage with a combined total design sanitary sewage flow of 7,800 L/day, at Mapleton Retirement Village, to service proposed three (3) residences (U4, U5 & U6) located on Lot 11 and a subsurface disposal system located on adjacent Lot 10, located at above site location, consisting of the following:

PROPOSED SEWAGE WORKS:

Sewage System E : Three (3) residence # U4, U5 & U6 (Q = 7,800 L / day)

Septic Tank (located on Lot 11)

- three (3) two-compartment precast concrete sealed septic tanks, one (1) septic tank for each residence having a total capacity of 6,135 L equipped with an approved effluent filter, receiving sewage from the residence # U4, U5 & U6 (each with 2 units of 1 bedroom and 1 unit of 2 bedroom) via gravity, discharging effluent via gravity to a proposed sewage pump chamber as described below;

Pump Chamber (located on Lot 11)

- one (1) precast concrete sewage pump chamber, having single compartment tank, with a capacity of approximately 1,150 L, equipped with a submersible sewage pump, complete with level controls and a high level audio visual alarm system, dosing the leaching bed via a 50 mm diameter plastic forcemain, approximately 100 metre long at a dose volume of 920L within a period not exceeding 15 minutes, with total discharge to the subsurface disposal bed as described below, not exceeding the design flow of 7,800 L/day via distribution box;

Subsurface Disposal Bed System (located on Lot 10)

- one (1) raised bed, consisting of a raised/imported fill (Percolation Time, T = 2 to 8 min/cms), with total bed area of 589 sq. metre (38 m x 15.5 m), consisting of 6 runs of 26 metres long 100 mm diameter distribution pipes with a total length of 156 metres;

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

PREVIOUS/EXISTING WORKS

Existing Sewage Works: (located on Lot 11 with a combined total Q = 9,300 L/ day)

Sewage System A : Residence (R1) – an unapproved system.

- one (1) residence unit serviced with a 4,500 L concrete septic tank system having a daily sewage flow of 1600 L/day and with post-septic tank effluent flowing via gravity main to a conventional in-ground distribution bed of unknown size

Sewage System B : Duplex (U1 & U2 each 2 bedroom units) previously Approved by North Bay Mattawa Conservation Authority vide CA # 15/MAC/02 issued on date Nov 12, 2003 on Lot 11.

- two (2) residence units serviced with a 9,000 L concrete septic tank system having a daily sewage flow of 4,400 L/day and effluent pump chamber discharging into two (2) filter beds with a total combined surface area of 92 sq. meter (44+48) and contact area 98 sq. meter and mantle load area 440 sq. meter.

Sewage System C : Triplex (U3 each with 2 bedroom units) previously Approved by North Bay Mattawa Conservation Authority vide CA # 17/MAC/07 issued on date Sept 23, 2008 on Lot 11.

- one (1) residence unit serviced with a 7,000 L concrete septic tank system having a daily sewage flow of 3,300 L/day and effluent pump chamber discharging into two (2) filter beds with a total combined surface area of 66.69 sq. meter (33.06+33.63) and contact area 66 sq. meter and existing mantle area.

Existing Sewage Works: (located on Lot 10 with a Q = 1,600 L/day)

Sewage System D : Residence (R2) – an unapproved system.

3 Bedroom Dwelling serviced with a unknown size concrete septic tank system having a daily sewage flow of 1600 L/day and with post-septic tank effluent flowing via gravity main to a conventional in-ground distribution bed of unknown size.

all in accordance with the all supporting documentation and information 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:

" *Approval* " means this Environmental Compliance Approval and any Schedules to it, including the application and supporting documentation listed herein;

" *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 Sudbury District Office and North Bay Area Office of the Ministry;

" *L/ day* " means litres per day;

"m² " means area in square meters;

" *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 Ontario Building Code;

" *Ministry* " means the ministry of the government of Ontario responsible for the Environmental Protection Act and the Ontario Water Resources Act and includes all officials, employees or other persons acting on its behalf;

" *Owner* " means Mr. Blair Lowell Flowers and includes its successors and assignees;

" *Previous Works* " means those portions of the works previously constructed;

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

" *Proposed Works* " means the sewage works described in this *Approval* ;

" *Source Protection Plan* " means a drinking water source protection plan prepared under the Clean Water Act, 2006;

" *Substantial Completion* " has the same meaning as " *substantial performance* " in the Construction Lien Act ; and

" *Works* " means the sewage works described in this *Approval* and includes both *Previous Works* and *Proposed 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

1.1 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.

1.2 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*.

1.3 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.

1.4 Where there is a conflict between the listed 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.

1.5 The requirements of this *Approval* are severable. If any requirement of this *Approval*, or the application of any requirement of this *Approval* to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this *Approval* shall not be affected thereby.

2. EXPIRY OF APPROVAL

2.1 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

3.1 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 Information Act , R.S.O. 1990, c. C39 shall be included in the notification to the *District Manager*.

4. CONSTRUCTION

4.1 The *Owner* shall ensure that the construction of the works is supervised by a *Licensed Installer*, as defined in the Ontario Building Code or a *Professional Engineer* , as defined in the Professional Engineers Act .

4.2 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 and staff of the local municipality.

5. OPERATIONS AND MAINTENANCE

5.1 The *Owner* shall prepare an operations manual within **six (6) months** of the issuance of this *Approval* that includes, but 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.

5.2 The *Owner* shall maintain 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.

5.3 The *Owner* shall prepare and make available for inspection by *Ministry* staff, a complete set of "as constructed" drawings within **one (1) year** of *Substantial Completion* of the *Works*. The drawings must be retained at the site and kept current.

5.4 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 and are not used for any purpose other than sewage disposal.

5.5 In the event a break-out is observed from the bed, the *Owner* shall do the following:

(a) Sewage discharge to that subsurface disposal system shall be discontinued;

(b) Incident immediately reported verbally to the Spills Action Centre (SAC) at (416) 325-3000 or 1-800-268-6060;

(c) Followed by a written report to the *District Manager* within **one (1) week** of the break-out;

(d) 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

(e) sewage generated at the site shall be safely collected and disposed of through a licensed waste hauler to an approved sewage disposal site.

5.6 In the event of failure and/or expansion of any of the existing sewage *Works*, the *Owner* shall apply for an amendment to this *Approval* to upgrade any of the existing sewage *Works* that failed or required an expansion in compliance with applicable *Ministry*'s standards, policies and guidelines.

6. CERTIFICATE OF REQUIREMENT

6.1 Pursuant to Section 103 of the Ontario Water Resources Act, no person having an interest in the Property, shall deal with the Property in any way without first giving a copy of this *Approval* to each person acquiring an interest in the Property as a result of the dealing.

6.2 The *Owner* shall:

(i) 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 the Property; and

(ii) 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 the Property and submit to the *Director* the duplicate registered copy immediately following registration.

6.3 For the purposes of this condition, Property shall mean the property located at Mapleton Retirement Village, Lot 10 & 11, Concession 2, Township of Machar, District of Parry Sound.

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 for Private Sewage Works submitted by Owner Mr. Blair L. Flowers, signed on Sept 30, 2013 and consultant R A Banach On Site Assessments(1301471 Ontario Inc.), signed on Nov 14, 2013 with all supporting documentation and information including;
2. Pre-consultation with Municipality, Central Almaguin Planning Board and MOE North Bay.
3. Design Brief by On Site Assessments, North Bay, Ontario signed on November 2013 and sets of drawings signed by J. R. Berghamer, P.Eng. on December 6, 2013.
4. Municipal Planning Services Report for Mapleton Retirement Villas Expansion Proposal dated February 4, 2013.
5. Notice of Decision by Central Almaguin Planning Board dated June 19, 2013.
6. Letter from Township of Machar by Brenda Paul signed on dated October 23, 2013.
7. Assessment by R.J. Burnside & Associates Limited dated January 28, 2013.
8. Electronic mail received from R.A. Banach dated February 26 & 27, 2014 and March 11, 2014.
9. Electronic mail received from Jim Mills, MOE, North Bay Area office dated March 11, 2014.

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.

2. Condition 2 is included to ensure that the *Works* are constructed in a timely manner so that standards applicable at the time of approval of the *Works* are still applicable 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 approved *Works* and to ensure that subsequent owners of the *Works* are made aware of the *Certificate* 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 and maintained such that the environment is protected.
6. Condition 6 is included in order to require the *Owner* to give notice of this *Approval* to potential future owners of the property before the property is dealt with.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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 Director appointed for the
purposes of Part II.1 of the
Environmental Protection Act
Ministry of the Environment
2 St. Clair Avenue West, Floor
12A
Toronto, Ontario
M4V 1L5

*** 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) 314-3717 or www.ert.gov.on.ca**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 11th day of March, 2014

Edgardo Tovilla

Director

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

LP/

c: Area Manager, MOE North Bay Area Office

c: District Manager, MOE Sudbury District Office

R.A. Banach, On Site Assessments (1301471 Ontario Inc.)