

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2901-D5WHY9
Issue Date: July 11, 2024

Bayview Park Resort (2020) Inc.
160 Terrace Road
Municipality of Marmora and Lake
Ontario K0K 2M0

Site Location: 160 Terrace Road
Municipality of Marmora and Lake
County of Hastings, Ontario

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:

upgrade, usage and operation of the Works for the treatment/storage of sanitary sewage and subsurface disposal of treated effluent from a seasonal trailer/campground park - Bayview Trailer Park at the above Site Location, consisting of the following:

Details of Service Area

- 18 trailer sites and 1 central washroom on Moose Island
- 52 trailer sites and 1 central washroom on Long Island
- 60 trailer sites, 1 family cottage and 1 central washroom on Centre Island
- 18 trailer sites and 1 central washroom (Mink Comfort Station) on Pauline's Island
- 17 designated trailer sites on Vista Island
- 2 residence houses

PROPOSED WORKS

Greywater Pits

Upgrade of Class 2 Greywater Pits, each serving one (1) trailer site for greywater subsurface disposal, each located more than 15 metres from lake water edge and has a minimum of 900 millimetre separation distance between the bottom of the pit and the May lake water level/groundwater level of 182.6 masl (metres above sea level), and each designed for a daily flow rate of 150 litres per day and consisting of a pit with dimensions of 2.0 metres by 1.4 metres by 0.5 metre (with a pit wall surface area of 3.4 square metres) formed by concrete blocks and installed on a 150 millimetre thick clear stone layer that has an area of 7.8 square metres and complete with

a 38 millimetre diameter inlet pipe and three (3) 100 millimetre diameter perforated overflow pipes, as follows:

- eighteen (18) Greywater Pits on Moose Island
- forty-nine (49) Greywater Pits on Long Island
- forty-seven (47) Greywater Pits on Centre Island
- fifteen (15) Greywater Pits on Pauline's Island
- seventeen (17) Greywater Pits on Vista Island

Greywater Holding Tanks

Greywater holding tanks each having a volume of 1,100 litre and serving one (1) trailer site that is located less than 15 metres from lake water edge, consisting of the following.

- three (3) Greywater holding tanks on trailer sites 8, 41 and 42 of Long Island
- thirteen (13) Greywater holding tanks on trailer sites 18, 19, 21, 22, 41,42, 43, 45, 46, 47, 48, 58 and 59 of Centre Island
- three (3) Greywater holding tanks on trailer sites 4, 16 and 18 of Pauline's Island

Class 5 Holding Tanks

- two (2) Class 5 holding tanks, each with a storage capacity of 9,000 litres, receiving blackwater from the trailer sites and greywater from the aforementioned 1,100 litre greywater holding tanks, complete with high water level float with visual/audible alarm system, inlet pipes, vent, access and related appurtenances.

EXISTING WORKS

Septic Systems

- one (1) Septic System - SS1, serving the comfort station on Centre Island, having a treatment capacity of 1,646 litres per day, consisting of one (1) 9,000 litre septic tank and one (1) leaching bed with a total of 123.4 meter long absorption trenches;
- one (1) Septic System - SS2 (previously approved under a Health Unit permit), serving the Mink Comfort Station on Pauline's Island, having a design capacity of 1,630 litres per day, consisting of one (1) 9,000 litre septic tank and one (1) leaching bed with a total of 121.9 meter long absorption trenches;
- one (1) Septic System - SS4, serving family cottage on Central Island, having a design capacity of 2,365 litres per day, consisting of one (1) 4,500 litre septic tank and one (1) filter bed with a total area of 47.3

square metres;

- one (1) Septic System - SS5 (previously approved under a Health Unit permit), serving the comfort station on Long Island, having a design capacity of 1,950 litres per day, consisting of one (1) 4,500 litre septic tank and one (1) leaching bed with a total of 146.3 meter long absorption trenches;
- one (1) Septic System - SS6, serving the comfort station on Moose Island, having a treatment capacity of 2,450 litres per day, consisting of one (1) 9,000 litre septic tank and one (1) filter bed with a total area of 49 square metres;
- one (1) Septic System - SS7, serving one (1) residence, having a treatment capacity of 2,120 litres per day, consisting of one (1) 4,500 litre septic tank and one (1) filter bed with a total area of 42.4 square metres; and
- one (1) Septic System - SS8, serving one (1) residence, having a treatment capacity of 1,120 litres per day, consisting of one (1) 4,500 litre septic tank and one (1) leaching bed with a total of 84.1 meter long absorption trenches.

Class 5 Holding Tanks

- two (2) Class 5 holding tanks, each with a storage capacity of 4,500 litres, receiving blackwater from the tailer sites and greywater from the aforementioned 1,100 litre greywater holding tanks, complete with high water level float with visual/audible alarm system, inlet pipes, vent, access and related appurtenances.

Miscellaneous

- all other controls, electrical equipment, instrumentation, piping, pumps, valves and appurtenances essential for the proper operation of the aforementioned Works.

All in accordance with the submitted supporting documents listed in **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. "Commissioned" means the construction is complete and the system has been tested, inspected, and is ready for operation consistent with the design intent;
3. "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;
4. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;

5. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
6. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
7. "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;
8. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
9. "Maximum Daily Flow" means the largest volume of flow to be received during a one-day period for which the Works is designed to handle;
10. "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;
11. "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;
12. "Operating Agency" means the Owner, person or the entity that is authorized by the Owner for the management, operation, maintenance, or alteration of the Works in accordance with this Approval;
13. "Owner" means Bayview Park Resort (2020) Inc. and its successors and assignees;
14. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
15. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed; and
16. "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. CHANGE OF OWNER AND OPERATING AGENCY

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 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. B.17 shall be included in the notification;
 - 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. C.39 shall be included in the notification.
2. The Owner shall notify the District Manager, in writing, of any of the following changes within **thirty (30) days** of the change occurring:
 - a. change of address of the Operating Agency;
 - b. change of the Operating Agency, including address of the new Operating Agency.
3. In the event of any change in ownership of the Works, the Owner shall notify the succeeding owner in writing, of the existence of this Approval, and forward a copy of the notice to the District Manager.
4. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

3. CONSTRUCTION

1. All Proposed Works in this Approval shall be constructed and installed and must commence operation within **five (5) years** of issuance of this Approval, after which time the Approval ceases to apply in respect of any portions of the Works not in operation. In the event that the construction, installation and/or operation of any portion of the Proposed Works is anticipated to be delayed beyond the time period stipulated, the Owner shall submit to the Director an application to amend the Approval to extend this time period, at least six (6) months prior to the end of the period. The amendment application shall include the reason(s) for the delay and whether there is any design change(s).
2. The Owner shall ensure that the construction of the Class 2 Greywater Pits is supervised by a Licensed

Engineering Practitioner or Licensed Installer.

3. The Owner shall ensure that the Proposed Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
4. Within **six (6) months** of the Proposed Works being Commissioned, 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. Within **six (6) months** of the Proposed Works being Commissioned, a set of record drawings of the Works "as constructed" shall be prepared or updated. These drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be readily accessible for reference at the Works.

4. 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 be in possession of, or have a valid agreement with a hauler who is in possession of, a Waste Management Systems Approval at all times during the operation of the Works and shall submit a copy of the Waste Management Systems Approval, or a valid agreement with the hauler, to the District Manager.
4. 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.
5. The Owner shall visually inspect the general area where Works are located for break-out once every month during the operating season.
6. 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.

5. REPORTING

1. 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.

6. DECOMMISSIONING OF UN-USED SEWAGE SYSTEMS

1. The Owner shall properly abandon any portion of unused existing sewage systems, 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 systems 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 April 12, 2023 and received on July 14, 2023 and submitted by Ruth Berger, Owner of Bayview Park Resort (2020) Inc. for the proposed existing and upgrades of Class 2 Greywater Pits, Greywater holding tanks, Class 4 septic systems and Class 5 holding tanks serving Bayview Trailer Park, including design report, final plans and specifications.

The reasons for the imposition of these terms and conditions are as follows:

1. Condition 1 regarding general provisions is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted.
2. Condition 2 regarding change of Owner and Operating Agency is included to ensure that the Ministry records are kept accurate and current with respect to ownership and Operating Agency of the 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.
3. Condition 3 regarding construction 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, and ensure that the Works are constructed in accordance with the Approval and that record drawings of the Works "as constructed" are updated and maintained for future references.
4. Condition 4 regarding operation, maintenance and recording is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected.
5. Condition 5 regarding reporting is included to ensure all reportable spills are properly dealt with, documented and reported.
6. Condition 6 is included to ensure that any components of un-used sewage systems are properly decommissioned.

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**

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 11th day of July, 2024



Aziz Ahmed, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

NH/

c: Area Manager, MECP Belleville Area Office
c: District Manager, MECP Kingston District Office
Bruno Dobri, Dobri Engineering Ltd.