ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 6097-D8JRP5
Issue Date: April 23, 2025

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

Site Location: Waterways RV Resort
3800 Big Rideau Lake Road
Township of Rideau Lakes, United Counties of Leeds and Grenville
K0G 1V0

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:

establishment, amendment/upgrade, use and operation of Existing and Proposed Sewage Works for the treatment of sanitary sewage and subsurface disposal of treated effluent, with a total of a Maximum Daily Flow Rate of 80,925 L/day, to service existing seasonal 112 camping sites, 38 Park Model Units, a 2 bedroom cottage, and 3 bedroom dwelling/park office, located at Waterways RV Resort, comprising:

Proposed Works

Sewage Works 1 and 2
Reconfiguration of Existing Sewage System 1 and 2 by redirecting the sewage flow to a new Proposed sewage Works No. 3, and as a result proposed to serve 50 sites only as follows, as well as retrofitting/upgrading these Works with additional septic tank and balancing tank capacity prior to flow being discharged to the Existing leaching bed, comprising;

Sewage System 1 Pre-treatment Works
Sewage System 1, located southeast portion of the site with tanks located north of the Proposed Treatment System and Leaching Bed west of the Proposed Treatment System, designed with a Maximum Daily Flow Rate of 7,225 L/day, serving 17 sites, being upgraded with additional septic and balancing tank added prior to discharge to the existing leaching bed, comprising;

- Existing 9,100 L septic tank S1-T9, having two chambers, receiving sanitary sewage from 17 campsites in the southeast portion of the site discharging the effluent to Septic Tank S1-T10 through a 1m sanitary sewer;

- Existing 9,100 L septic tank (S1-T10), having two chambers, receiving sanitary sewage from septic Tank S1-T9, and Septic Tank No. 5 (S1-T8), and Pump Chamber No. 2 (S1-T6) that is pumping the effluent to Septic Tank ST1 through a 132m sanitary sewer;

- Disconnection of existing forcemain connection from Septic Tank S1-T10 to the Existing System 1 Distribution Box;

Sewage System 2 Pre-treatment Works

Sewage System 1, located southwest portion of the site, west of the Existing Sewage System 1, designed with a Maximum Daily Flow Rate of 14,025 L/day, serving 33 sites, being upgraded with additional septic and balancing tank added prior to discharge to the existing leaching bed, comprising;

- Existing 9,100 L septic tank S2-T1, having two chambers, receiving sanitary sewage from 33 campsites in the southwest portion of the site discharging the effluent to Septic Tank S2-T2;
- Existing 9,100 L septic tank S2-T2, having two chambers, receiving sanitary sewage from Septic Tank S2-T1 discharging the effluent to a Proposed Septic Tank ST1;
- One Proposed 27,650 L septic tank Septic Tank ST1, receiving effluent from an Existing Septic Tank S2-T2, designed for a Maximum Flow Rate of 21,250 L/day, having one chamber, receiving sanitary sewage from 33 campsites in the southwest portion of the site discharging the effluent to a Proposed Balancing Tank BT1;
- Disconnection of existing forcemain connection from Septic Tank S1-T2 to the Existing System 2 Distribution Box;

Balancing Tank - Sewage System 1 and 2

- One single compartment 27,650 L Proposed Balancing Tank, designed with a Maximum Daily Flow Rate of 21,250 L/day receiving effluent from a Sewage Works 2 Septic Tank ST1, providing storage and flow equalization with timed dose pumps, discharging the balanced flow to System No. 1 and 2 Leching Beds through duplex Dosing pumps installed at the outlet of the BT1;

Dosing Tank - Sewage System 1 and 2

- Effluent from the balancing tank BT1 is to be conveyed via two 50 mm forcemains to each of the existing system 1 and 2 leaching beds through Proposed effluent dosing duplex pumps dosing a maximum of 17,000 L/day to the existing leaching beds, with leaching bed 1 not receiving a flow greater than 14,625 L/day and leaching bed 2 not receiving a flow greater than 4,250 l/day;

Leaching Beds - Sewage System 1 and 2

- One (1) Existing raised, Dispersal Bed 1, located in the south portion of the site, constructed in an area having a 30m x 30m footprint, having a 585 m of absorption trenches;receiving a Maximum Daily Flow of 14,625 L/day, from balancing Tank BT1;

- One (1) Existing raised, Dispersal Bed 2, located in the south portion of the site, constructed in an area having a 10m x 30m footprint, having a 170 m of absorption trenches, receiving a Maximum Daily Flow of 4,250 L/day, from balancing Tank BT1;

One newly Proposed Sewage Works No. 3
One (1) new Proposed Sewage Works No. 3, located east of the existing Sewage Systems 1 and 2 leaching beds, designed to service existing 100 campsites, 38 PMUs, site buildings and park office, with a total Maximum Daily flow rate of 59,675 L/day and with a Balanced Maximum Daily Flow Rate of 40,000 L/day, comprising of existing septic tanks, two new balancing tanks, a Waterloo Biofilter treatment system, and Type 'A' dispersal bed, comprising;

Septic Tanks and Pump Tanks

- Existing 4,500 L septic tank S1-T1, having two chambers, receiving sanitary sewage from 20 campsites, located in the northwest portion of the site discharging the effluent to an existing 600 L Pump Chamber S1-T2 that pumps the effluent to Septic Tank S1-T3 through a 15m forecemain;
- Existing 9,100 L septic tank S1-T3 and a proposed retrofitted Pump Tank S3-T1, having two chambers, receiving sanitary sewage from Existing septic tank S1-T1, and discharging the effluent to Septic Tank S1-T4;
- Existing 9,100 L septic tank S1-T4, having two chambers, receiving sanitary sewage from Septic Tank S1-T3 and discharging the effluent to Septic Tank S1-T5;
- Existing 9,100 L septic tank S1-T5, having two chambers, receiving sanitary sewage from Septic Tank S1-T4 and discharging the effluent to an Existing Pump Chamber No. 2 (S1-T6);
- One (1) Existing pump 2,700 L Pump Tank receiving effluent from Septic Tank S1-T5 and pumping the effluent to Existing Septic Tank S1-T10 through a 435m long forcemain;

Balancing Tanks

- one (1) 34,000 L underground precast single compartment concrete Flow Balancing Tank BT2, located near the Proposed treatment system via a 50 mm forcemain from Tank S1-T6 and S1-T8, connected hydraulically with the BT 3;

- one (1) 34,000 L underground precast single compartment concrete Flow Balancing Tank BT3, located near the Proposed treatment system, receiving effluent via a 150mm sewers from Balancing Tank 2, connected hydraulically with the BT 2, and discharging the effluent via Duplex Pumps rated at 192 L/min under TDH of 9.4m to a WBS Anarobic Diagester Tank AD1;

Anaerobic Digester Tanks AD1 and AD2
two (2) single compartment Anaerobic Digester Tanks, connected in series, each having a capacity of 45,000; Tank AD1 receiving balanced sewage flow from BT3; Tank AD is complete with 2 effluent filters through which the effluent is to be discharged to a Proposed Pump Tank PT;

Effluent Pump Tank (PT)
one (1) 23,000 Litre precast single compartment concrete Pump Tank PT receiving effluent by gravity from the anaerobic digester tank (AD2) having two (2) submersible effluent dosing pumps, operating on an alternating timer, equipped with vented lid, lockable access cover, liquid level control system with high level audible/visual alarm system, and pumping the effluent to the basket biofilter tanks;

Waterloo Basket Biofilter (WBS) Treatment System
Three (3) 30,000 litre underground concrete basket Biofilter tanks WBT1, WBT2 and WBT3, located the Proposed treatment system, each housing two baskets of 10 cubic metres of biofilter medium, Biofilter tank WBT1 (and WBT2 and WBT3) receiving effluent from PT evenly distributed through spray nozzles over the surface of the biofilter medium, and is hydraulically connected with WBT2, which in turn is hydraulically connected with WBT1; the Tank WBT3 is complete with three (3) submersible pumps; the simplex pump recirculates effluent to the inlet of AD1; the duplex bed dosing pumps are rated at 222 L/min under TDH of 19.8m, pumping the effluent to Proposed Type A Dispersal Bed via a 50mm forcemain, complete with a magnetic flow meter located in a chamber near the Proposed treatment syste;

Sewage Works No. 3 Type A Dispersal Bed
One (1) partially raised Type A dispersal bed located southeast of the Proposed treatment sytem, designed for a Maximum Daily Flow Rate of 40,000 L/day, receiving effluent from the Waterloo Biofilter Treatment system via a 50mm forcemain and a concrete distribution box with 8 side outlets, the Dispersal Bed is proposed to be constructed in two (2) pods, each pod having four (4) cells, constructed in an imported sand fill with a percolation time of 8 to 10 min/cm and less than 5% fines passing #200 sieve, the area bed consisting of 740 m (370 m per pod), each pod having 20 runs of 75 mm dia. perforated distribution pipe, each 18.5 m long (740 m total), set 1.0 m o/c, 0.5 m in from sides and ends, with the pipe laid within a 300 mm deep layer of clean stone, each pod having a stone area of 20m x 20m (400 m^2) each, overlying a sand contact area of 45m x 56m (2,520 m^2) including a 34 m sand mantle in the northerly direction, with the bed constructed with a minimum vertical separation of 0.6 m between the base of stone and high water table;

Decommissioning of Existing Sewage Works

- Decommissioning of Existing System 3 leaching Bed, and conversion of Existing Septic tank S3-T1 to function as a Pump Chamber to pump collected effluent to Existing Septic Tank S1-T3 that receives sanitary sewage from 20 sites, located at the west portion of the property;

- Decommissioning of Existing System 4 leaching Bed, Existing Septic Tanks S4-T1 and S4-T2, and conversion of Existing Septic tank S4-T3 to function as a Pump Chamber to pump collected effluent to Existing Septic Tank S1-T7;

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 Schedule A.

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

1. "Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;

2. "CBOD5" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;

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;

6. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;

7. "Final Effluent" means effluent that is discharged to the environment through the approved effluent disposal facilities, that are required to meet the compliance limits stipulated in the Approval for the Sewage Works at the Final Effluent sampling point(s);

8. "Grab Sample" or "Grab" means an individual sample of at least 1000 millilitres collected in an appropriate container at a randomly selected time over a period of time not exceeding 15 minutes;

9. "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;

10. "Maximum Daily Flow" (also referred to as Peak Daily Flow Rate or Maximum Day Flow) means the largest volume of flow to be received during a one-day period for which the sewage treatment process unit or equipment is designed to handle;

11. "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;

12. "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;

13. "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;

14. "Owner" means Summerhill Resorts Ltd., including any successors and assignees;

15. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40;

16. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;

17. "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 OF PROPOSED WORKS

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. Upon completion of construction of the Proposed Works, the Owner shall prepare and submit a written statement to the District Manager, certified by a Licensed Engineering Practitioner, that the Proposed Works is constructed in accordance with this Approval.

3. **One (1) week** prior to the commencement of the operation of the Proposed Works, the Owner shall notify the District Manager (in writing) of the pending start-up date.

4. Within **six (6) months** of completion of construction of the Proposed Works, a set of record drawings of the Works 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.

5. The Owner shall ensure that the treatment technologies are installed in accordance with the manufacturer's installation manual.

6. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.

7. The Owner shall ensure that any 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.

4. DESIGN OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Sewage Works in accordance with the following objectives:

   a. Final Effluent parameters design objectives for the Sewage Works No. 3, listed in the table(s) included in **Schedule B**.

   b. The Owner shall use best efforts to maintain the pH of the effluent from the Proposed Sewage Works No. 3 within the range of 6.5 - 8.5, inclusive, at all times;

   c. Maximum Daily Flow from the balancing tanks to each of the subsurface disposal beds is within the design Maximum Daily Flow capacity of each the respective Bed;

5. COMPLIANCE LIMITS

1. The Owner shall operate and maintain the Sewage Works 3 such that compliance limits for the Final Effluent parameters listed in the table(s) included in **Schedule C** are met.

6. OPERATION AND MAINTENANCE

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 staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and relevant regulations made under the OWRA, process controls and alarms and the use of process chemicals and other substances used in the Works.

2. The Owner shall prepare/update the operations manual for the Works within **six (6) months** of completion of construction of the Proposed Works, that includes, but not necessarily limited to, the following information:

   a. operating procedures for routine operations of the Works;

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

   c. repair and maintenance programs, including the frequency of repair and maintenance for the Works;

   d. procedures for the inspection and calibration of monitoring equipment;

e. operating procedures for the Works to handle situations outside routine operation and emergency situations such as a structural, mechanical or electrical failure, or an unforeseen flow condition.

f. a spill prevention control and countermeasures plan, consisting of contingency plans and procedures for dealing with equipment breakdowns, potential spills and any other abnormal situations, including notification of the District Manager;

g. procedures for receiving, responding and recording public complaints, including recording any followup actions taken.

3. The Owner shall maintain an up to date operations manual and make the manual readily accessible for reference at the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

4. The Owner shall maintain a logbook to record the results of all inspections, repair and maintenance undertaken, calibrations, monitoring and spill response or contingency measures undertaken and shall make the logbook available for inspection by Ministry staff. The logbook shall include the following:

   a. the name of the operator making the entry; and,

   b. the date and results of each inspection, repair, maintenance, calibration, monitoring, spill response and contingency measure.

5. The Owner shall, upon completion of construction, prepare and make available for inspection by Ministry staff, a maintenance agreement with the manufacturer for the treatment process/technology. The maintenance agreement must be retained at the site and kept current for the operational life of the Works.

6. 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.

7. The Owner shall visually inspect the general area where Works are located for break-out **once every month** during the operating season.

8. 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 bed 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.

9. The Owner shall ensure that the septic tanks as applicable be inspected **at least twice per year**, and the sewage sludge accumulated in the septic tanks as applicable) be periodically withdrawn at the frequency required to maintain efficiency of the treatment system. The effluent filters in septic tanks shall be cleaned out at least once every six (6) months, when the tank is pumped out, or as determined by the Operating Agency, whichever comes first.

10. The Owner shall ensure that the Operating Agency possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.

11. The Owner shall ensure that flow of effluent discharged into the respective subsurface disposal bed does not exceed the Maximum Daily Flow Rate for which each of the bed is designed.

12. The Owner shall retain a Licensed Engineering Practitioner to conduct an inspection of the Works every five (5) years after issuance of this Approval, and prepare an Inspection Report that shall provide at a minimum, the following information:

    a. Details about general operational condition of the Works.

    b. Assessment of potential indications of failure of the Works, including but not limited to offensive odours, ponding on disposal beds or near underground tanks, sewage back-ups, etc.

13. Upon request, the Owner shall make the Inspection Reports available to Ministry staff.

14. 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.

7. MONITORING AND RECORDING

1. The Owner shall, upon commencement of operation of the Works, carry out a scheduled monitoring program of collecting samples at the required sampling points, at the frequency specified or higher, by means of the specified sample type and analyzed for each parameter listed in the tables under the monitoring program included in **Schedule D** and record all results, as follows:

    a. all samples and measurements are to be taken at a time and in a location characteristic of the quality and quantity of the sewage stream over the time period being monitored.

    b. definitions and preparation requirements for each sample type are included in document referenced in Paragraph 2.b.

    c. definitions for frequency:

        i. Daily means once every day;

        ii. Monthly means once every month;

2. The methods and protocols for sampling, analysis and recording shall conform, in order of precedence, to the methods and protocols specified in the following documents and all analysis shall be conducted by a laboratory accredited to the ISO/IEC:17025 standard or as directed by the District Manager:

    a. the Ministry's Procedure F-10-1, “Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only), as amended;

    b. the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02, as amended;

    c. the publication "Standard Methods for the Examination of Water and Wastewater", as amended; and

    d. for any parameters not mentioned in the documents referenced in Paragraphs 2.a, 2.b and 2.c, the written approval of the District Manager shall be obtained prior to sampling.

3. The Owner shall monitor and record the flow rate using flow measuring devices or other methods of measurement as approved below calibrated to an accuracy within plus or minus 15 per cent (+/- 15%) of the actual flowrate of the following:

    a. 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 each of the subsurface disposal bed;

4. 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.

8. REPORTING

1. The Owner shall report to the District Manager orally **as soon as possible** any non-compliance with the compliance limits specified in Condition 5, and in writing within **seven (7) days** of non-compliance.

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.

3. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

4. The Owner shall prepare performance reports on a calendar year basis and submit to the District Manager in an electronic format by **March 31** of the calendar year following the period being reported upon. The reports shall contain, but shall not be limited to, the following information pertaining to the reporting period:

    a. a summary and interpretation of all effluent monitoring data, including concentration, flow rates and a comparison to the design objectives and compliance limits in this Approval, including an overview of the success and adequacy of the Works;

    b. a review and assessment of performance of the Works, including all treatment units and subsurface disposal beds;

    c. a description of steps that will be/have been taken, with implementation schedule, to address any non-compliance with the compliance limits specified in Condition 5;

    d. a description of any operating problems encountered and corrective actions taken at all sewage Works located at the property;

    e. a record of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of all Works located at the property including but not limited to: records of maintenance inspections for the treatment system, records of septic tank effluent filters cleaning, records of septic tank pump-outs, records of sludge pump-outs accumulated from the treatment system, records of visual inspections of all subsurface disposal systems;

    f. a summary of any effluent quality assurance or control measures undertaken in the reporting period;

g. a summary and interpretation of all daily flow data and results achieved in not exceeding the balanced Maximum Daily Flow discharged into each of the Subsurface Bed;

h. a summary of any complaints received during the reporting period and any steps taken to address the complaints;

i. a summary of all spill or abnormal discharge events; and

j. any other information the District Manager requires from time to time.

9. SURFACE WATER MONITORING AND TRIGGER MECHANISM PROGRAM

1. Prior to the commencement of the operations of the Proposed Works, the Owner shall establish background surface water quality by collecting surface water samples at locations A and B on three occasions that are at least one week apart and analyze the samples for the parameters listed in the **Schedule E.**

2. The Owner shall conduct a Surface Water Monitoring and Trigger Mechanism Program for three (3) years after the commencement of the operation of Works by collecting and analysing the samples for the parameters listed in the table in the **Schedule E.**

3. The Owner shall submit a report to the District Manager after completion of the three (3) years of monitoring program as per Condition No. 9(2) above. Depending on the results, the District Manager may advise if the water monitoring program under Condition No. 9 may be modified or ceased.

4. The Owner shall use the following trigger values at sample location B (just prior to discharging to Big Rideau Lake);

   a. 0.02 mg/L as a Total Phosphorus (TP) trigger value or another value depending on the background concentrations at sampling Locations A and B as per the Schedule E.

   b. 1 mg/L as the trigger value for Total Ammonia Nitrogen (TAN).

5. If any one sample at sample location B exceeds the above trigger values, then the Owner shall resample within 2 weeks and if a trigger value is exceeded in the resample, the Owner shall implement the following contingency measures.

   a. In the event the concentration of TP or TAN exceed the trigger limits, the sample is to be retaken and an additional sampling location upstream in the ditch will be added to the monitoring program. Resampling is to occur within two (2) weeks of the non-compliance.

   b. In the event that non-compliance is observed in two (2) consecutive samples at both sampling locations A and B, a groundwater monitoring well will be established between the ditch and the

leaching bed.

c. In the event that non-compliance is observed in both the monitoring well and in the ditch, the Owner shall cease the discharge of the effluent from the septic tank forthwith, and shall prepare and submit to the District Manager within one month of the non-compliance event, an Action Plan to isolate the ditch from the effluent.

10. 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 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 of Proposed Works 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 that prior to the commencement of construction of the portion of the Works that are approved in principle only, the Director will have the opportunity to review detailed design drawings, specifications and an engineer's report containing detailed design calculations for that portion of the Works, to determine capability to comply with the Ministry's requirements stipulated in the terms and conditions of the Approval, and also 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 design objectives is imposed to establish non-enforceable design objectives to be used as a mechanism to trigger corrective action proactively and voluntarily before environmental impairment occurs.

5. Condition 5 regarding compliance limits is imposed to ensure that the Final Effluent discharged from the Works to the environment meets the Ministry's effluent quality requirements.

6. Condition 6 regarding operation and maintenance is included to require that the Works be properly operated, maintained, funded, staffed and equipped such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented. As well, the inclusion of a comprehensive operations manual governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the Owner. Such a manual is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training, in proper plant operation and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a benchmark for Ministry staff when reviewing the Owner's operation of the Works.

7. Condition 7 regarding monitoring and recording 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 and compliance limits.

8. Condition 8 regarding reporting 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 this Approval.

9. Condition 9 is included as per the Application included in the Schedule A.

10. Condition 10 is included to ensure that any components of un-used Works are properly decommissioned.

Schedule A

1. Application for Environmental Compliance Approval dated November 7, 2023 and received on November 7, 2023.

Schedule B

Sewage Works No. 3 (Waterloo Biofilter System)

Effluent Objectives for Sewage Works 3 (Waterloo Biofilter System) prior to the Discharge to the Type A Dispersal Bed

Final Effluent Parameter	**Averaging Calculator**	**Concentration Objectives** (maximum unless otherwise indicated)
CBOD5	Single Sample Result	10 mg/L
Total Suspended Solids	Single Sample Result	10 mg/L

Schedule C

Effluent Compliance Limits for Sewage Works 3 prior to the Discharge to the Type A Dispersal Bed

Final Effluent Parameter	**Averaging Calculator**	**Concentration Limits** (maximum unless otherwise indicated)
CBOD5	Annual Average Effluent Concentration	15 mg/L
Total Suspended Solids	Annual Average Effluent Concentration	15 mg/L

Schedule D

Effluent Monitoring Program for Sewage Works 3

Sample location	prior to the Discharge to the Type A Dispersal Bed
Minimum Frequency	Monthly during operation
Sample Type	Grab
Parameters	CBOD5, Total Suspended Solids

Schedule E

Table for Surface Water Monitoring and Trigger Mechanism Program

Sampling Location	A) In ditch at west side of existing culvert (just downstream of proposed dispersal bed). B) Just prior to discharging to Big Rideau Lake.
Frequency	Three (3) times per season (late May, late July and mid September)*
Sample Type	Grab
Parameters	Total Suspended Solids (TSS), Total Phosphorus (TP), Dissolved Phosphorus, Total Ammonia Nitrogen (TAN), Nitrate-Nitrogen, Nitrite-Nitrogen, field temperature, pH

*Note: For establishing existing background conditions, collect and analyse samples for the parameters listed in the table in May 2024, June 2024, July 2024, August 2024 and mid September 2024.

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 23rd day of April, 2025

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.
Bob Garner, R. J. Burnside & Associates Limited