ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8580-DEPRPN
Issue Date: May 7, 2025

Greavette Holding Corporation
365 Ecclestone Dr
Bracebridge, Ontario
P1L 1R1

Site Location: Greavette Subaru
365 Ecclestone Dr
Town of Bracebridge, District Municipality of Muskoka
P1L 1R1

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 establishment of industrial stormwater management (SWM) Works to service the development of an automobile dealership site complete with associated car showroom and garage, asphalt parking lot and landscaped areas, located at the above site location, for the collection, transmission, treatment and disposal of stormwater runoff from a catchment area of 1.66 hectares, to provide Enhanced Level water quality protection, and to attenuate post-development peak flows to pre-development peak flows for all storm events up to and including the 100-year storm event.

PROPOSED WORKS

- **dry pond**, located north of the site, having a maximum available storage volume of 219 cubic metres and a maximum depth of 0.95 metre, complete with one inlet structure, consisting of a 450 millimetre diameter storm sewer, one (1) emergency overflow weir and riprap-lined spillway, and one (1) outlet structure, consisting of a 450 millimetre diameter storm outlet pipe equipped with a 100 millimetre diameter orifice, allowing a maximum discharge of 95 litres per second under the 100-year storm event to ditch located on Ecclestone Drive;

- **Quality Control,** Settlement sumps (0.90 m deep) installed within CB01 and CBMH-2 and control SNOUT installed within CBMH-2 which discharges directly to the above dry pond.

including erosion/sedimentation control measures and all other appurtenances essential for the

proper operation of the aforementioned Works;

all in accordance with supporting documents listed in **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. "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 appropriate local District Office of the Ministry, where the Works are geographically located;

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

5. "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;

6. "Owner" means Greavette Holding Corporation and its successors and assignees;

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

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

9. "Works" means the approved sewage works, and refers to the 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. 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.

4. The issuance of, and compliance with the conditions of, this Approval does not:

    a. relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority necessary to construct or operate the Works; or

    b. limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

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.

2. In the event that completion and commissioning of any portion of the Works is anticipated to be more than five (5) years, the Owner shall submit an application for extension at least **twelve (12) months** prior to the end of the five (5) years from the day of issuance of this Approval. The application shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

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 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; or

    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. C39* shall be included in the notification.

2. In the event of any change in ownership of the Works, 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.

3. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

4. CONSTRUCTION OF PROPOSED WORKS

1. Upon the construction of the Works, the Owner shall prepare a statement, certified by 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 personnel.

2. Within **one (1) year** of the construction of the Proposed Works, a set of as-built drawings showing the Works "as constructed" shall be prepared. These drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be retained at the Works for the operational life of the Works.

5. OPERATION AND MAINTENANCE

1. The Owner shall make all necessary investigations, take all necessary steps and obtain all necessary approvals so as to ensure that the physical structure, siting and operations of the Works do not constitute a safety, health or flooding hazard to the general public.

2. The Owner shall undertake an inspection of the condition of the Works, at least once a year, and undertake any necessary cleaning and maintenance to ensure that sediment, debris and excessive decaying vegetation are removed from the Works to prevent the excessive build-up of sediment, oil/grit, debris and/or decaying vegetation, to avoid reduction of the capacity and/or permeability of the Works, as applicable. The Owner shall also regularly inspect and clean out the inlet to and outlet from the Works to ensure that these are not obstructed.

3. The Owner shall carry out and maintain an inspection and maintenance program on the operation of the manhole oil/grit separator in accordance with the manufacturer's recommendation.

4. The Owner shall ensure that the manhole for the oil/grit separator remains accessible year-round to facilitate maintenance access and spill response measures.

5. The Owner shall ensure the immediate clean-out of the Works after a fuel or oil spill capture.

6. The Owner shall ensure that equipment and material for the containment, clean-up and disposal of fuel and oil and materials contaminated with such, is on hand and in good repair for immediate use in the event of:

    a. loss of fuel or oil to the Works; or

    b. a spill within the meaning of Part X of the EPA.

7. The Owner shall prepare an operations manual prior to the commencement of operation of the Works that includes, but is not necessarily limited to, the following information:

    a. operating and maintenance procedures for routine operation 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. contingency plans and procedures for dealing with potential abnormal situations and for notifying the District Manager; and

    e. procedures for receiving, responding and recording public complaints, including recording any follow-up actions taken.

8. 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.

9. The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall keep the logbook at the Works for inspection by the Ministry. The logbook shall include the following:

    a. the name of the Works;

    b. the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed and method of clean-out of the Works; and

    c. the date of each spill within the catchment area, including follow-up actions and remedial measures undertaken.

10. 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.

6. TEMPORARY EROSION AND SEDIMENT CONTROL

1. The Owner shall install and maintain temporary sediment and erosion control measures during construction and conduct inspections **once every two (2) weeks** and after each significant storm event (a significant storm event is defined as a minimum of 25 millimetres of rain in any 24 hours period). The inspections and maintenance of the temporary sediment and erosion control measures shall continue until they are no longer required and at which time they shall be

removed and all disturbed areas reinstated properly.

2. The Owner shall maintain records of inspections and maintenance which shall be made available for inspection by the Ministry, upon request. The record shall include the name of the inspector, date of inspection, and the remedial measures, if any, undertaken to maintain the temporary sediment and erosion control measures.

7. INFLUENT AND EFFLUENT MONITORING

1. The Owner shall, upon commencement of operation of the Works, carry out a monitoring program, and all samples and measurements taken for the purposes of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the influent and effluent streams over the time period being monitored.

2. Samples shall be collected and analyzed at the following sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the influent and effluent monitoring tables in **Schedule B**.

3. The methods and protocols for sampling, analysis, toxicity testing, and recording shall conform, in order of precedence, to the methods and protocols specified in the following:

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

    b. the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition) as amended from time to time by more recently published editions;

    c. for any parameters not mentioned in the documents referenced in Paragraphs 3.a and 3.b, the written approval of the District Manager shall be obtained prior to sampling.

4. The measurement frequencies specified in the effluent monitoring table in **Schedule B** in respect of any parameter are minimum requirements which may, after **24 months** of monitoring in accordance with this Condition, be modified by the Director in writing from time to time.

5. 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. **One (1) 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. The Owner shall, upon request, make all reports, manuals, plans, records, data, procedures and

supporting documentation available to Ministry staff.

3. 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.

4. The Owner shall prepare performance reports on a calendar year basis and submit to the District Manager 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 monitoring data collected under Condition 8, including an overview of the success and adequacy of the Works;

    b. a description of any operating problems encountered and corrective actions taken;

    c. a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works, including an estimate of the quantity of any materials removed from the Works;

    d. a summary of the calibration and maintenance carried out on all stormwater monitoring equipment;

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

    f. a description of efforts made and results achieved in meeting the Effluent Objectives of Condition 7.

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

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

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

5. After **two (2) years** of operation, prepare a monitoring assessment report and submit to the District Manager. The report should include at a minimum:

    a. all monitoring data including the sampling details and the laboratory certificates of analysis; a summary and interpretation of all monitoring data including a characterization of the influent stormwater and the effluent with comparisons to relevant guidelines; an

evaluation of the adequacy of the existing monitoring program and the implemented treatment with future recommendations related to the need for additional monitoring/characterization and further treatment.

9. CONTINGENCY PLAN

1. The Owner shall submit to the District Manager a proposal for approval of a stormwater treatment device for oil and grit removal to be implemented should the SNOUT not able to consistently achieve a minimum of 56% Total Suspended Solids removal and effective Oil removal following the completion of the monitoring program specified in Condition 7.

2. With written concurrence of the District Manager, the Owner shall apply to amend this Approval, if a new stormwater treatment device is required for oil and grit removal, within sixty (60) days of receiving the written concurrence.

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

1. Condition 1 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. 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. Condition 1.4 is included to emphasize that the issuance of this Approval does not diminish any other statutory and regulatory obligations to which the Owner is subject in the construction, maintenance and operation of the Works. The Condition specifically highlights the need to obtain any necessary conservation authority approvals. The Condition also emphasizes the fact that this Approval doesn't limit the authority of the Ministry to require further information.

2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.

3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to the approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.

4. Condition 4 is included to ensure that the Works are constructed in accordance with the approval and that record drawings of the Works "as constructed" are maintained for future references.

5. Condition 5 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from the Works are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the Works. The Condition also ensures that adequate storage is maintained in the Works at all times as

required by the design. Furthermore, this Condition is included to ensure that the Works are operated and maintained to function as designed.

6. Condition 6 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.

7. Condition 7 is included to require the Owner to demonstrate on a continual basis that the quality and quantity of the effluent from the approved Works is consistent with the design and effluent objectives specified in the Approval and that the approved Works does not cause any impairment to the receiving watercourse. The influent monitoring program is imposed to provide a characterization of the stormwater on the site and also to help evaluate the effectiveness of the treatment system.

8. Condition 8 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. A monitoring assessment report is also required after two years to evaluate the monitoring program and treatment and providerecommendations for further monitoring or treatment, if needed.

9. Condition 9 is included to make the Owner aware that a stormwater treatment device for oil and grit removal will be required should the SNOUT not perform as anticipated, to ensure that the environment is protected.

Schedule A

1. Environmental Compliance Approval Application for Industrial Sewage Works submitted by Calvin Caldwell, P.Eng., Exp Services Inc., dated February 5 2024, and signed by Glenn Greauette, President of Greavette Holding Corporation, and all supporting documentation and information.

Schedule B

Influent Monitoring Table

(sampling at the inlet of the SNOUT at at CB-1)

Frequency	Every 6 months for a period of 3 years
Sample Type	Grab
Parameters	Total Suspended Solids, Oil and Grease

Effluent Monitoring Table

(Sampling at outlet of the SNOUT at outfall downstream of the CBMH-2)

Frequency	Every 6 months for a period of 3 years
Sample Type	Grab
Parameters	Total Suspended Solids, Oil and Grease

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 7th day of May, 2025

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

YK/
c: District Manager, MECP Barrie
Calvin Caldwell, EXP Services Inc.