

## ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 3787-DHPHZ3

Issue Date: July 24, 2025

Clovermead Apiaries Limited  
11302 Imperial Rd  
Malahide, Ontario  
N5H 2R3

Site Location: 11302 Imperial Road  
Malahide Township, County of Elgin  
N5H 2R3

*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:*

on-site sewage works for the treatment and disposal of sanitary wastewater from a family owned and operated adventure farm that offers seasonal activities and events for visitors at the above location, consisting of the following:

### PROPOSED WORKS

Installation of a new on-site sewage system to serve a new market building consisting of a honey retail space, processing and storage area, a farm bakery and associated washrooms, and staff offices, and several outbuildings including washroom facilities, two (2) food trailers and a 4-bedroom staff quarters, designed to treat sewage at a maximum daily flow of 40,000 L/d, consisting of the following:

Septic Tanks and Pump Tanks Servicing Staff Quarters and North Storage Shed/Washroom

- one (1) proposed double compartment Septic Tank ST1, with a working volume of 4,500 L, receiving wastewater from staff quarters, discharging effluent to the below pump tank (PT6);
- one (1) proposed single compartment pump tank (PT6), having a working capacity of 3,600 L, collecting effluent from the Septic Tanks ST1, housing one (1) 0.5 hp submersible pump (2.5 L/s at 4.4 m TDH), discharging via a 50 mm forcemain to Pump Tank PT7;
- one (1) existing single compartment Septic Tank ST2, with a working volume of 4,500 L, receiving wastewater from North Storage Shed/Washroom, discharging effluent to the below pump tank (PT7);
- one (1) proposed single compartment pump tank (PT7), having a working capacity of 3,600 L, collecting

effluent from the Septic Tanks ST1 and ST2, housing one (1) 1 hp submersible pump (2.0 L/s at 7.9 m TDH), discharging via a 50 mm forcemain to a new septic tank (ST3) in the treatment area;

#### Septic Tanks in Treatment Area

Four (4) proposed septic tanks (ST3, ST4, ST5, and ST6) to be installed in series, each with a volume capacity of 30,000 L, with a total combined volume capacity of 120,000 L, receiving wastewater from a honey retail space, processing and storage area, a farm bakery and associated washrooms, and staff offices, and several outbuildings including washroom facilities via Pump Tanks (PT4, PT5 and PT7), with ST6 equipped with an effluent filter installed at the outlet of the tank with a secured access opening brought to grade for regular maintenance of the filter;

#### Pump Tank in Treatment Area

- one (1) proposed single compartment pump tank (PT8), having a working capacity of 33,500 L, collecting effluent from the Septic Tank ST6, housing two (2) 2hp submersible pumps (6 L/sec at 12.8 m TDH), discharging via a forcemain to a raised absorption trench leaching bed, with the effluent time-dosed via the duplex effluent pumps, alternating between each dose;

#### Absorption Trench Leaching Bed

- one (1) raised absorption trench leaching bed to be constructed in two (2) zones, with each zone consisting of four (4) cells, each cell equipped with ten (10) runs of 25 m long 75 mm diameter perforated distribution pipes spaced 1.6 m apart from centre to centre (with a total of 2,000 m distribution pipe) and installed in a 300 mm stone layer, with effluent from pump tank PT8 being conveyed to each zone via two (2) 50 mm forcemains and distributed to each cell via two (2) concrete distribution boxes per zone, for a total of four (4) distribution boxes, with the entire bed to be constructed on a 10,034 m<sup>2</sup> sand layer, consisting of imported sand fill with a T-time of 6 to 10 min/cm and extended a minimum horizontal distance of 15 m down-gradient of the last pipe to a minimum thickness of 300 mm;

### EXISTING WORKS

an existing on-site sewage system servicing the main store building, visitor washrooms and snack bar building in the south end of the property, designed to treat sewage at a daily flow of 5,700 L/d, consisting of the following:

#### MicroFast® 1.5 Treatment Unit

One (1) precast concrete MicroFast® 1.5 treatment unit rated for 5,700 L/day, including a pump tank and aeration tank:

- One (1) primary chamber for solid settling, discharging to a secondary aeration chamber;
- One (1) secondary aeration chamber filled with stationary media, serviced by an above-ground regenerative blower situated outside the tank, equipped with effluent filter, discharging to a pump station as described below;

- One (1) 6,800 L pump station with duplex pumps, pumping treated effluent via a 50 mm forcemain to an Area Bed as described below;

### **Area Bed**

One (1) Dispersal Bed rated for 5,700 L/day, consisting of eight (8) runs of 15.24 m perforated PVC distribution pipe laid over 300 mm thick layer of 130 m<sup>2</sup> septic stone installed over 700 mm of imported sand with a T-time of 6-8 min/cm, with a total sand area (including 250 mm high mantle) of 727 m<sup>2</sup>;

All in accordance with the supporting documents set out in Schedule "A" attached to this Approval.

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

"Approval" means this entire document and any schedules attached to it, and the application;

"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 appropriate local district office of the Ministry where the Works is geographically located;

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

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

"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;

"Owner" means Clovermead Apiaries Limited and their successors and assignees;

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

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

"Works" means the sewage works described in the Owner's application, and this Approval, and includes Proposed Works and Previous 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) Except as otherwise provided by these terms and conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with this Approval.
- (3) Where there is a conflict between a provision of this environmental compliance approval and any document submitted by the Owner, the conditions in this environmental compliance approval shall take precedence. Where there is a conflict between one or more of the documents submitted by the Owner, the Application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- (4) Where there is a conflict between the documents listed in the Schedule A, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- (5) The terms and conditions of this Approval are severable. If any term and condition of this environmental compliance approval, or the application of any requirement of this environmental compliance approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.

### **2. EXPIRY OF APPROVAL**

The approval issued by this Approval will cease to apply to those parts of the Works which have not been constructed within three (3) years of the date of this Approval.

### **3. CHANGE OF OWNER**

(1) The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within **thirty (30) days** of the change occurring:

- (a) change of address of Owner or operating authority;
- (b) change of Owner or operating authority or both, including address of new Owner or operating authority, or both;
- (c) change of partners where the Owner or operating authority 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* ; and
- (d) change of name of the corporation where the Owner or operator is or at any time becomes a

corporation, and a copy of the “Initial Return” or “Notice of Change” filed under the *Corporations Information Act, R.S.O. 1990, c. C.39* , shall be included in the notification to the District Manager.

(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.

(3) The Owner shall ensure that all communications made pursuant to this condition refer to the number at the top of this environmental compliance approval.

#### **4. CONSTRUCTION**

(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.

(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**

(1) The Owner shall prepare an Operations Manual within six (6) months of the start up of the Works, that includes, but is not necessarily limited to, the following information:

- (a) operating procedures for routine operation of the Works;
- (b) procedures for the inspection and calibration of monitoring equipment;
- (c) inspection programs, including frequency of inspection, for the Works and the methods or tests employed to detect when maintenance is necessary.
- (d) repair and maintenance programs, including the frequency of repair and maintenance for the sewage Works;
- (e) contingency plans and procedures for dealing with equipment breakdowns, potential spills and any other abnormal situations, including notification of the District Manager; and
- (g) complaint procedures for receiving and responding to public complaints.

(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.

- (3) The Owner shall prepare and make available for inspection by Ministry staff, a maintenance agreement with the manufacturer for the treatment process/technology and a complete set of "as constructed" drawings within one (1) year of Substantial Completion of the Works. The maintenance agreement and drawings must be retained at the site and kept current.
- (4) The Owner shall employ for the overall operation of the Works a person who possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.
- (5) The Owner shall exercise due diligence in ensuring that, at all times, the Works and the related equipment and appurtenances used to achieve compliance with this Approval, are properly operated and maintained.
- (6) The Owner shall maintain and service the Works in such a manner that leaks and spills are prevented.
- (7) The Owner shall ensure that septic tanks are inspected at a minimum frequency of once every year and pumped out if necessary, with a minimum pump-out frequency of at least once per 3-5 year period (when sludge accumulation reaches one-third of the effective volume).
- (8) The Owner shall ensure that the effluent filters are cleaned out at a minimum frequency of once a year or more often if recommended by the manufacturer.
- (9) The Owner shall ensure that the drainage operations in the subsurface disposal bed on the property are observed on a monthly basis for breakouts and results recorded in a log book.
- (10) 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 immediately 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.
- (11) The Owner shall ensure that a Spill Contingency Plan is in place at this site. The plan must contain, as a minimum the following: spill clean-up material (i.e.- absorbents, shovels, gloves, etc.), as well as a notification procedure to follow in the event of a spill;

(12) 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.

## **6. REPORTING**

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

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

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

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

1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review and upon which approval was granted. This condition is also included to emphasize the precedence of Conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. The condition also advises the Owners their responsibility to notify any person they authorized to carry out work pursuant to this Approval the existence of this Approval.
2. Condition 2 is included to ensure that, 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, and may be operated and maintained such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.
5. Condition 5 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected. As well, the inclusion of an operations manual, maintenance agreement with the manufacturer for the treatment process/technology and a complete set of "as constructed" drawings governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the owner and made available to the Ministry. Such a information 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 work.
6. Condition 6 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

### **SCHEDULE "A"**

1. Environmental Compliance Approval Application for Municipal and Private Sewage Works dated July 11, 2024 and received on July 16, 2024, submitted by Crozier Consulting Engineers.
2. On-Site Sewage System Design Brief, dated July 2024, prepared by Crozier Consulting Engineers.
3. All additional supporting information provided by Kyle Wetherall of Crozier Consulting Engineers.

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

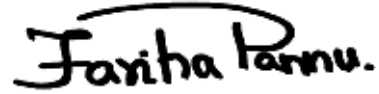
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* 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](http://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 24th day of July, 2025

A handwritten signature in black ink that reads "Fariha Pannu." The signature is written in a cursive, flowing style with a large, sweeping 'P'.

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Fariha Pannu, P.Eng.

Director

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

YZ/

c: District Manager, MECP London District Office  
Katherine Rentsch, Crozier Consulting Engineers