Ontario

Ministry of the Environment, Conservation and Parks
Ministère de l'Environnement, de la Protection de la nature et des Parcs

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 3982-DGPJRF
Issue Date: June 27, 2025

Conestoga Cold Storage Limited
299 Trillium Drive
Kitchener, Ontario
N2E 1W9

Site Location: Cold Storage and Warehouse Facility - Phases 1 through 7
16408 Steeles Avenue
Town of Halton Hills, Regional Municipality of Halton
L0P 1E0

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 Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from a new cold storage and warehouse facility - Phases 1 through 7 located at the above site location, rated at a Maximum Daily Flow of 19,050 litres per day (L/day), consisting of the following:

- one (1) two-compartment precast concrete septic tank located south-west of the office/maintenance area, receiving raw sewage from a raw sewage lift station, having a minimum working capacity of 18,000 L, complete with risers and access hatches and one (1) effluent filter (OBC approved) rated at a minimum daily flow of 19,050 L/day, installed on the outlet pipe, discharging by gravity to the first compartment of a Waterloo Biofilter anaerobic digester;

- one (1) two-compartment precast concrete Waterloo Biofilter anaerobic digester located south-west of the office/maintenance area, receiving effluent from the 18,000 L septic tank, having a total minimum working capacity of 18,000 L, complete with risers and access hatches, the first compartment housing a Waterloo Biofilter InnerTube pipe and the second compartment complete with one (1) effluent filter (OBC approved) rated at a minimum daily flow of 19,050 L/day, installed on the outlet pipe, discharging by gravity to an aeration/clarifier tank;

- one (1) two-compartment precast concrete aeration/clarifier tank located south-west of the office/maintenance area, receiving effluent from the 18,000 L Waterloo Biofilter anaerobic digester, having a total minimum working capacity of 27,200 L, complete with risers and access hatches, the first compartment housing an aerator and the second compartment housing a recirculation pump discharging to the first compartment of the 18,000 L Waterloo Biofilter anaerobic digester and complete with one (1)

effluent filter (OBC approved) rated at a minimum daily flow of 19,050 L/day, installed on the outlet pipe, the aeration/clarifier tank discharging by gravity to a pump tank;

- one (1) one-compartment precast concrete pump tank located south-west of the office/maintenance area, receiving effluent from the second compartment of the 27,200 L aeration/clarifier tank, having a minimum working capacity of 22,500 L, housing one (1) wire mesh basket filled with 7.5 m^3 of proprietary Waterloo Biofilter synthetic foam medium (trickling filter) and two (2) submersible effluent pumps (Liberty Pump Model 280 or Equivalent Equipment), complete with risers and access hatches, one (1) riser complete with a charcoal filter, liquid level float switches, including a high liquid level audible and visual alarm system and discharge piping, discharging via one (1) forcemain to a Waterloo Biofilter treatment system;

- one (1) Waterloo Biofilter treatment system located south-west of the office/maintenance area, receiving effluent from the 22,500 L pump tank, designed to provide treatment to a daily design sanitary sewage flow of 19,050 L/day, consisting of two (2) one-compartment precast concrete Waterloo Biofilter treatment tanks (Biofilter Treatment Tanks # 1 and # 2), interconnected with two (2) bottom drains, each treatment tank having a minimum working capacity of 27,500 L, housing two (2) wire mesh baskets (Biofilter baskets) filled with a total of 21.6 m^3 (each basket filled with a 10.8 m^3) of proprietary Waterloo Biofilter synthetic foam medium (trickling filter) and complete with risers and access hatches, an air fan and spray manifolds, Biofilter Treatment Tanks # 1 housing four (4) submersible effluent pumps (Liberty Pump Model 280 or Equivalent Equipment), one (1) submersible effluent pump recirculating a portion of the treated effluent to the first compartment of a Waterloo Biofilter anaerobic digester, one (1) submersible effluent pump dosing the fourth Biofilter basket and two (2) submersible effluent pump dosing Waterloo Biofilter WaterNOx-LS denitrification treatment tank (WaterNOx-LS Tank # 1);

- one (1) one-compartment precast concrete Waterloo Biofilter WaterNOx-LS denitrification treatment tank (WaterNOx-LS Tank #1) located south-west of the office/maintenance area, receiving effluent from the Waterloo Biofilter treatment system, having a minimum working capacity of 27,500 L, filled with a self-buffering reactive denitrifying media (limestone and sulphur media) using autotropic bacteria to complete denitrification, discharging by gravity to a Waterloo Biofilter treatment tank (Biofilter Treatment Tank # 3);

- one (1) one-compartment precast concrete Waterloo Biofilter treatment tank (Biofilter Treatment Tank # 3) located south-west of the office/maintenance area, receiving effluent from the Waterloo Biofilter WaterNOx-LS denitrification treatment tank (WaterNOx-LS Tank #1), having a minimum working capacity of 27,500 L, housing two (2) wire mesh baskets (Biofilter baskets) filled with a total of 21.6 m^3 (each basket filled with a 10.8 m^3) of proprietary Waterloo Biofilter synthetic foam medium (trickling filter) and complete with risers and access hatches, an air fan and spray manifolds , housing four (4) submersible effluent pumps (two (2) Liberty Pump Model 280 and two (2) Liberty Pump Model FLH-60 or Equivalent Equipment), one (1) submersible effluent pump dosing effluent from the bottom of the tank evenly over surface of the two (2) Biofilter baskets, one (1) submersible effluent pump dosing Waterloo Biofilter WaterNOx-LS denitrification treatment tank (WaterNOx-LS Tank # 2) and two (2) submersible effluent pumps (Liberty Pump Model FLH-60 or Equivalent Equipment) operating on alternating demand, each pump rated at a minimum 2.0 L/s when operating against a total dynamic head (TDH) of 17.4 m, discharging denitrified effluent via one (1) forcemain delivering approximately 48 (24 per pump) cycles per day of an approximate volume of 396 L/cycle for a total denitrified effluent flow of 19,050 L/day, a flow

meter and an automatic distribution valve to a shallow buried trench (SBT) disposal system;

- one (1) one-compartment precast concrete Waterloo Biofilter WaterNOx-LS denitrification treatment tank (WaterNOx-LS Tank #2) located south-west of the office/maintenance area, receiving effluent from the Waterloo Biofilter treatment tank (Biofilter Treatment Tank # 3), having a minimum working capacity of 18,000 L, filled with a self-buffering reactive denitrifying media (limestone and sulphur media) using autotropic bacteria to complete denitrification, discharging back by gravity to the Waterloo Biofilter treatment tank (Biofilter Treatment Tank # 3);

- one (1) 83 m long and 12 m wide pressurized shallow buried trench (SBT) disposal system located south-west of the office/maintenance area, consisting of four (4) shallow buried trench leaching bed cells, dosed on an alternating basis, having a combined designed capacity of 19,050 L/day, a total contact area of 996 m^2, a total length of distribution piping of 432 m and a minimum pressure head of 600 mm when measured to the most distant point from the pump and installed so that the bottom of the absorption trench is not less than 900 mm at all points above the high groundwater table, rock or soil with a percolation time more than 50 min/cm, each cell consisting of six (6) runs of 18 m long and between 300 mm and 600 mm wide parallel trenches with centre line spacing of 2 m, each trench containing a 38 mm diameter pressurized perforated distribution pipe installed inside Infiltrator Equalizer 36 (or Equivalent Equipment) leaching chambers constructed within a minimum 500 mm deep layer of sand fill having a percolation time between 6 min/cm to 10 min/cm and installed on top of a minimum 250 mm thick layer of sand fill having a percolation time between 6 min/cm to 10 min/cm extending over the entire 996 m^2 contact area, all in accordance with the OBC requirements;

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. "Annual Average Effluent Concentration" is the mean of all Single Sample Results of the concentration of a contaminant in the Final Effluent sampled or measured during a calendar year;

2. "Approval" means this entire Approval document and any Schedules to it, including the application and Supporting Documentation;

3. "BOD_5" (also known as $TBOD_5$) means five day biochemical oxygen demand measured in an unfiltered sample and includes carbonaceous and nitrogenous oxygen demand;

4. "$CBOD_5$" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;

5. "Commissioned" means the construction is complete and the system has been tested, inspected, and is

ready for operation consistent with the design intent;

6. "Director" means a person appointed by the Minister pursuant to Section 5 of the EPA for the purposes of Part II.I of the EPA;

7. "District Manager" means the District Manager of the Halton-Peel District Office;

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

9. "Equivalent Equipment" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of a named equipment;

10. "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 Works at the Final Effluent sampling point(s);

11. "Grab Sample" 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;

12. "Influent" means flows to the Works from the collection system but excluding process return flows;

13. "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;

14. "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;

15. "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;

16. "Normal Operating Condition" means the condition when all unit process(es), excluding Preliminary Treatment System, in a treatment train is operating within its design capacity;

17. "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;

18. "Owner" means Conestoga Cold Storage Limited and its successors and assignees;

19. "Single Sample Result" means the test result of a parameter in the effluent discharged on any day, as measured by a probe, analyzer or in a composite or grab sample, as required;

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

21. "Works" means the sewage works described in the Owner's applications, this Approval and in the

supporting documentation referred to herein, to the extent approved by this Approval.

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. 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.B17 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. C39 shall be included in the notification.

2. In the event of any change in ownership of the Works, other than a change to a successor municipality, 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

1. The Owner shall ensure that the construction of the Works is supervised by a Licensed Engineering Practitioner.

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

3. The Owner shall ensure that the Waterloo Biofilter treatment system is installed in accordance with the manufacturer's installation manual.

4. The Owner shall ensure that an imported soil that is required for construction of any subsurface disposal bed as per this Approval is tested and verified by a Licensed Engineering Practitioner for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.

5. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a written 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 staff.

6. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a set of as-built drawings showing the Works "as constructed". "As-built" drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be retained at the site for the operational life of the Works and shall be made available for inspection by Ministry staff.

5. 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 B** 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 Subsection 8.b.; and

c. definitions for frequency:

i. Monthly means once every month;

ii. Quarterly means once every three months; and

iii. Semi-annually means once every six months;

2. Samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Influent Monitoring Table included in **Schedule B**.

3. Samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Effluent Monitoring Table included in **Schedule B**.

4. Samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Groundwater Monitoring Table included in **Schedule B**.

5. Prior to the startup of the Works, background groundwater quality must be established by collecting groundwater samples and having them analyzed for the parameters listed in the Groundwater Monitoring Table included in **Schedule B**.

1. The Owner shall monitor and record the flow rate and daily quantity 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. Influent flow to the Waterloo Biofilter treatment system by pumping rates; and

b. Final Effluent discharged from Waterloo Biofilter treatment system to the shallow buried trench (SBT) disposal by continuous flow measuring devices and instrumentations.

2. The Owner shall ensure that the flow of treated effluent discharged into the shallow buried trench (SBT) disposal system does not exceed 19,050 L/day.

3. 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 from time to time by more recently published editions;

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

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

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.

6. PROPOSAL FOR GROUNDWATER COMPLIANCE LIMIT

1. Within **180 days** after the issuance of this Approval, the Owner shall submit to the Director for approval, a proposal for groundwater compliance limit at the property boundary via an amendment application. The proposal shall include, at a minimum, the following information:

   a. a report summarizing background groundwater quality at the site from the two downgradient wells and one upgradient well, which are to be constructed and sampled as per the groundwater monitoring conditions included this Approval;

   b. the report shall be prepared by a qualified person who is a registered professional geoscientist (P. Geo) and/or registered professional engineer (P.Eng.) with relevant hydrogeological expertise;

   c. the qualified person shall propose a compliance limit for nitrate at the property boundary considering background concentrations in accordance with the ministry's Guideline B-7, Incorporation of the Reasonable Use Concept into Groundwater Management (MOEE, 1994); and

   d. the qualified person shall also provide comment on whether a groundwater compliance limit for total ammonia nitrogen (TAN) and nitrite are required.

7. EFFLUENT LIMITS

1. The Owner shall design, construct, operate and maintain the Works such that the concentrations of the materials named as effluent parameters in the Effluent Limits Table in **Schedule B** are not exceeded in the effluent from the Works.

2. For the purposes of determining compliance with and enforcing subsection (1):

   a. The Effluent Concentration of $CBOD_5$ and TSS named in Column 1 of the Effluent Limits Table listed in **Schedule B**, as measured at each monitoring event, shall not exceed the corresponding maximum concentration set out in Column 3 of the Effluent Limits Table

listed in **Schedule B**.

b. The Annual Average Effluent Concentration of Total Inorganic Nitrogen (TIN) named in Column 1 of the Effluent Limits Table listed in **Schedule B** shall not exceed the corresponding maximum concentration set out in Column 3 of the Effluent Limits Table listed in **Schedule B**.

8. CONTINGENCY PLAN

1. The Owner shall implement the contingency plan referenced as item 3 in **Schedule A** upon commencement of operation of the Works.

9. OPERATIONS 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 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 prepare an operations manual for the Works within **six (6) months** of completion of construction of the Works, that includes, but not necessarily limited to, the following information:

    a. operating procedures for the Works under Normal Operating Conditions;

    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; copies of maintenance contracts for any routine inspections and pump-outs should be included for all the tanks and treatment units;

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

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

    a. a contingency plan to address non-compliance with the Effluent Limits;

    b. a spill prevention and contingency plan, consisting of procedures and contingency plans, including notification of the Spills Action Centre (SAC) and District Manager, to reduce the risk of spills of pollutants and prevent, eliminate or ameliorate any adverse effects that result

or may result from spills of pollutants;

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

5. 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 ensure that the septic tank is pumped out every 3-5 years or when the tank is 1/3 full of solids and all effluent filters are cleaned out at minimum once a year or more often if required.

6. The Owner shall ensure that grass-cutting is maintained regularly over the shallow buried trench (SBT) disposal system, 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.

8. In the event a break-out is observed from any component of the Works, including the shallow buried trench (SBT) disposal system, 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.

9. 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.

10. The Owner shall ensure that the anaerobic digester tank be inspected **at least twice per year** by a qualified person, and the sewage sludge accumulated in the anaerobic digester tank be periodically withdrawn at the frequency required to maintain efficiency of the treatment system. The effluent filter in the anaerobic digester tank shall be cleaned out at least once every six (6) months, when the tank is pumped out, or as determined by the Owner, whichever comes first.

11. The Owner shall have a valid written agreement with a hauler who is in possession of a Waste Management Systems Approval, for the treatment and disposal of the sludge and/or non-compliant effluent generated from the Works, at all times during operation of the Works.

12. 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 operations and maintenance activities required by this Approval.

10. 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. The Owner shall report to the District Manager orally **as soon as possible** any non-compliance with the compliance limits specified in subsection 2 of Condition 7, and in writing within **seven (7) days** of non-compliance.

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

5. The Owner shall prepare and submit a performance report, on an annual basis, within **ninety (90)**

days following the end of each operational season to the District Manager. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:

a. a summary and interpretation of all Influent monitoring data, and a review of the historical trend of the sewage characteristics and flow rates;

b. a summary and interpretation of all flow data and results achieved in not exceeding the maximum daily flow discharged into the subsurface disposal system;

c. a summary and interpretation of all Final Effluent monitoring data, including concentration, flow rates and a comparison to the Effluent Limits in this Approval, including an overview of the success and adequacy of the Works;

d. a summary and interpretation of groundwater monitoring data including shallow groundwater flow direction, interpretation of analytical results and comparison with the compliance limit of 2.5 milligrams per litre for Nitrates concentration in accordance with the Reasonable Use Policy;

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

a. a summary of any deviation from the monitoring schedule and reasons for the current reporting year and a schedule for the next reporting year;

b. a summary of all incidents that triggered the contingency plan referenced in Condition 8 and associated actions taken in accordance with the contingency plan;

c. a summary of all operating issues encountered and corrective actions taken;

d. a summary of all normal and emergency repairs and 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 the subsurface disposal system;

e. a summary of any effluent quality assurance or control measures undertaken;

f. a summary of the calibration and maintenance carried out on all Influent and Final Effluent monitoring equipment to ensure that the accuracy is within the tolerance of that equipment as required in this Approval or recommended by the manufacturer;

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

h. a summary of all situations outside Normal Operating Conditions and spills within the meaning of Part X of EPA and abnormal discharge events;

i. any changes or updates to the schedule for the completion of construction and commissioning operation of major process(es)/equipment groups in the Works; and

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

13. Five (5) years after commencement of operation of the Works, the Owner shall submit to the District Manager for approval, a report containing a summary and interpretation of groundwater monitoring data including shallow groundwater flow direction, interpretation of groundwater quality analytical results, subject to the following:

a. The report shall be prepared by a qualified person who is a registered professional geoscientist (P.Geo) and/or registered professional engineer (P. Eng) with relevant hydrogeological expertise

b. In the report, the qualified person shall provide comments on whether the Reasonable Use Guideline has been met at the property boundary in accordance the ministry's Guideline B-7, Incorporation of the Reasonable Use Concept into Groundwater Management (MOEE, 1994).

c. The report shall also include a summary of the treatment system's performance with respect to meeting Effluent Limits, and recommendations on future groundwater monitoring, as necessary.

d. No modifications shall be made to the groundwater monitoring unless approved by the Director via an amendment to this Approval.

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 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 Effluent Limits specified in the Approval and that the Works does not cause any impairment to the groundwater.

6. Condition 6 regarding the proposal for groundwater compliance limit is imposed to ensure that the Final Effluent discharged from the Works to the environment meets the Ministry's Reasonable Use Concept.

7. Condition 7 is imposed to ensure that the effluent discharged from the Works to the groundwater meets the Ministry's effluent quality requirements thus minimizing environmental impact on the groundwater.

8. Condition 8 regarding the contingency plan is included to ensure that the Owner will implement and follow the contingency plan upon commencement of operation of the Works, such that the environment is protected and deterioration, loss, injury or damage to any person(s) or property is prevented.

9. Condition 9 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 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 Works.

10. Condition 10 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. Application for Environmental Compliance Approval dated March 1, 2024 and received on March 20, 2024.

2. The design report titled "Sewage System Design Brief ECA Application, Conestoga Cold Storage Limited, 16408 Steeles Avenue, Halton Hills, ON L0P 1E0" dated March 2024 and prepared by R.J. Burnside & Associates Limited.

3. Contingency Plan titled "Proposed Monitoring & Contingency Plan" dated April 3, 2025 and prepared by R.J. Burnside & Associates Limited.

4. All other information and documentation provided by R.J. Burnside & Associates Limited.

Schedule B

Effluent Limits Table

Effluent discharged from the outlet from the final Waterloo Biofilter treatment unit upstream from the Shallow Buried Trench (SBT) disposal system

Effluent Parameter (tested on the outlet from the final Waterloo Biofilter treatment unit)	**Averaging Calculator**	**Concentration Limits** **(milligrams per litre unless otherwise indicated)**
Column 1	*Column 2*	*Column 3*
$CBOD_5$	Single Sample Result	10.0
Total Suspended Solids (TSS)	Single Sample Result	10.0
Total Inorganic Nitrogen (TIN)	Annual Average Effluent Concentration	5.0
pH	Single Sample Result	6.5 - 8.5 inclusive

Influent Monitoring Table

Effluent discharged from the outlet from the Septic Tank

Sampling Location	Outlet of the Septic Tank
Frequency	Quarterly
Sample Type	Grab
Parameters	BOD_5, Total Suspended Solids (TSS), Total Kjeldahl Nitrogen (TKN), Total Ammonia Nitrogen (TAN), Alkalinity Field parameters: pH, Temperature

Effluent Monitoring Table

Effluent discharged from the outlet from the final Waterloo Biofilter treatment unit upstream from the Shallow Buried Trench (SBT) disposal system

Sampling Location	Outlet from the final Waterloo Biofilter treatment unit upstream from the Shallow Buried Trench (SBT) disposal system
Frequency	Monthly
Sample Type	8-hour composite
Parameters	$CBOD_5$, Total Suspended Solids (TSS), Total Kjeldahl Nitrogen (TKN), Total Ammonia Nitrogen (TAN), Nitrite-Nitrogen, Nitrate-Nitrogen, Alkalinity Field parameters: pH, Temperature

Groundwater Monitoring Table

Sampling Locations	**- One (1) monitoring well* located upgradient of the Shallow Buried Trench (SBT) disposal system** **- Two (2) monitoring wells* located downgradient of the attenuation zone at the western property boundary adjacent to Steeles Avenue**
Frequency	Semi-annually**
Sample Type	Grab
Parameters	Total Suspended Solids (TSS), Total Ammonia Nitrogen (TAN), Nitrite-Nitrogen, Nitrate-Nitrogen, Total Phosphorus (TP), Dissolved Phosphorus Field parameter: Water Level
Notes: *Monitoring wells should be screened within the depth range of the permanent shallow groundwater table. **Minimum of sixty (60) months from commencement of operation of the Works. The Owner may request modifications to the groundwater monitoring program thereafter.	

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 27th day of June, 2025

Fariha Pannu.

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

KC/

c: District Manager, MECP Halton-Peel District Office
Brian Zingula, C.E.T., Environmental Technologist, R.J. Burnside & Associates Limited