

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8588-DB5KZ9
Issue Date: July 18, 2025

2114568 Ontario Limited
6048 Highway #9, No. 7
Schomberg, Ontario
L0G 1T0

Site Location: 5166 Highway 12 - Lakepoint Village
Lot South Half Part of Lot 24 & Lot 25, Concession 10
Township of Ramara, County of Simcoe

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, alteration, usage and operation of new and existing sanitary Sewage Works, for the sewage treatment and subsurface disposal works designed for a Maximum Daily Flow of 210,000 L/d to service 300 residential homes known as "Lakepoint Village" constructed in three phases, each phase with a Maximum Daily Flow of 70,000 L/d per 100 homes, with Phase 1 already constructed, and Phase 2 and Phase 3 being proposed to be constructed, comprising;

Classification of Sewage Treatment Plant: Secondary

Phases of the Residential Development (each phase with a Daily Maximum Flow Rate of 70,000 L/day)

Residential Development Phase	Facilities to be served	Treatment Train Serving the Development Phase	Construction Timeline
Phase 1	100 residential units	Treatment Train 1	Constructed- Proposed to be Retrofitted
Phase 2	100 residential units	Treatment Train 1	Retrofit Existing and Proposed Construction
Phase 3	100 residential units	Treatment Train 1 and 2	Proposed to be constructed in future

Proposed Works

repurposing of the Existing MicroFAST sewage treatment tankage to be used as equalization tanks for a new Proposed MBBR system and changes to other Existing Works during Phase 2 works serving a total of 200 residential units, and installation of a new Treatment Train 3 for Phase 3 works to serve 100 residential units (the three (3) treatment trains serving a total of 300 residential units), comprising;

1. TREATMENT TRAIN 1 (Serving Phases 1 and 2)

Addition of new treatment tanks and amendment/retrofitting to a new iQ.MBBR Treatment System serving Phases 1 and 2 to replace the Existing MicroFast Treatment system, comprising;

Flow Equalization

modification of three (3) existing tanks to Flow Equalization Tanks such that three of these Tanks 1, 2, and 3 and Equalization Tank 4, are interconnected hydraulically and equipped with two (2) submersible sewage pumps, each rated at 3.3 L/s under at TDH of 2.8 m, discharging effluent at a Maximum Flow Rate of 140 m³/day to the Sludge Storage Tank;

Primary Treatment Works

Primary Sludge Storage Tank

- Two (2) Sludge Storage Tanks 1 and 2, connected in series, each precast tank having 67,200 L working volume, designed to provide sludge settling through an overall hydraulic retention time 5.8 hours, Sludge Storage Tank 1 receiving effluent from Equalization Tank No. 1, and Sludge Storage Tank 2, discharging the effluent to a Primary Clarifier;

Primary Clarifier

- One (1) precast tank Primary Clarifier Tank 4, having a 52,500 L working volume, receiving effluent from Sludge Storage Tank 2, designed to provide a hydraulic retention time of 2.3 hours, and discharging the effluent to Bioreactor Tank 1;

Secondary Treatment Works

Moving Bed Bioreactor (MBBR) Bioreactor 1 and Bioreactor 2 (BR1 and BR2) and Secondary Clarifier

- two (2) proposed MBBR Bioreactors BR1 and BR2, connected in series, located downstream of Tank Primary Clarifier, having a working volume of 39,200 Litres and 37,700 L respectively, designed with a minimum hydraulic retention time of 1.7 hours and 1.6 hours respectively, containing specially designed plastic media with a surface area of 500 m²/m³, with oxygen supplied by two (2) side-channel air compressors, supplying oxygen at a minimum rate of 170 m³/hour at 260 mbar, and distributing through fine bubble diffusers, complete with a DO sensor integrated into the PLC control panel, and media retaining screens, returning a portion of the process mixed liquor to Sludge Storage Tank 1; BR2 discharging by gravity in to the Secondary Clarifier;

Secondary Clarifier

- one (1) concrete Secondary Clarifier, receiving effluent from BR2 by gravity, having an approximate working volume of 21,000 Litres and liquid surface area of 11.2 m^2 , receiving gravity flow from BR2, discharging supernatant to an Anoxic Bioreactor Tank, complete with two (2) sloped wall hoppers and settled sludge removed from the bottom of the hopper is returned to Sludge Storage Tank1;

Tertiary Treatment

- Post-Denitrification Anoxic Bioreactor (ABR): one (1) proposed Anoxic Bioreactor (ABR), located downstream of the Secondary Clarifier, designed to remove 2.8 kg nitrate per day, having a working volume of 30,200 Litres to provide a minimum hydraulic retention time of 5.2 hours, containing 13.5 m^3 of specially designed plastic media with a surface area of $500 \text{ m}^2/\text{m}^3$, with mixing air supplied by one (1) regenerative air compressor supplying air at a minimum rate of $90 \text{ Nm}^3/\text{hour}$ at 300 mbar, and distributing through coarse bubble diffusers, complete with media retaining screens, and discharging by gravity into a Moving Bed Bioreactor (MBBR) Bioreactor 3 (BR3);
- Moving Bed Bioreactor (MBBR) Bioreactor 3 (BR3): one (1) proposed Bioreactor 3 (BR3), located downstream of the Anoxic Bioreactor having a working volume of 21,600 Litres to provide a minimum hydraulic retention time of 2.5 hours, containing 7.2 m^3 of specially designed plastic media with a surface area of $500 \text{ m}^2/\text{m}^3$, with oxygen supplied by one (1) regenerative air compressor, supplying oxygen at a minimum rate of $60 \text{ Nm}^3/\text{hour}$ at 347 mbar, and distributing through fine bubble diffusers and media retaining screens, and discharging by gravity into a Tertiary Clarifier (TC);

Tertiary Clarifier

- one (1) Proposed concrete Tertiary Clarifier (TC) as a 2nd compartment of BR3, receiving effluent from BR3, having an approximate working volume of 28,300 Litres and liquid surface area of 13.7 m^2 designed to provide a minimum hydraulic retention time of 3.2 hours, and connecting to the treatment system previously existing on the site by discharging supernatant to an Existing Phase 1 Pump Tank, complete with two (2) sloped wall hoppers and settled sludge removed from the bottom of the hopper is returned to Sludge Storage Tank 1;

Disinfection

- two (2) parallel UVPure units model Hallett 750W for Phase 1-2, each rated 76 – 151 L/min, receiving treated effluent from the Tertiary Clarifier and discharging the effluent to the subsurface disposal system;

2. TREATMENT TRAIN 2 (serving Phase 3)

Addition of new treatment tanks and amendment/retrofitting by adding an additional iQ.MBBR Treatment Train 2 serving all of the Phases 1, 2 and 3 collectively, comprising;

Primary Treatment

Equalization Tank 4

- One (1) new precast concrete Flow Equalization Tank 4 interconnected hydraulically with Equalization Tank 1 resulting in a total equalization volume of 127.4 m^3 collectively in the four Equalization Tanks;
- One new 50 mm forcemain connecting Equalization Tank No. 4 to a new Proposed Train 2 Sludge Storage Tank in order direct the additional flow being generated by Phase 3 to a new proposed Train 2 sewage treatment works (Sludge Storage Tank) as described below;

Primary Sludge Storage Tank

- One (1) Sludge Storage Tank, connected in series, precast tank having 67,200 L working volume; designed to provide sludge settling through an overall hydraulic retention time 5.8 hours, receiving effluent from Equalization Tank No. 4, discharging the effluent to a new Treatment Train 2 Primary Clarifier;

Primary Clarifier

- One (1) new Treatment Train 2 precast tank Primary Clarifier having a 30,300 L working volume, receiving effluent from Treatment Train 2 Sludge Storage Tank, designed to provide a hydraulic retention time of 2.6 hours, and discharging the effluent to Bioreactor Tank 1;

Secondary Treatment (Train 2)

Moving Bed Bioreactor (MBBR) Bioreactor 1 and Bioreactor 2 (BR1 and BR2)

- two (2) proposed MBBR Bioreactors BR1 and BR2, connected in series, located downstream of Primary Clarifier Tank, having a working volume of 23,300 Litres and 22,400 L respectively, designed with a minimum hydraulic retention time of 2.0 hours and 1.9 hours respectively, containing specially designed plastic media with a surface area of $500 \text{ m}^2/\text{m}^3$, with oxygen supplied by two (2) regenerative air compressors, supplying oxygen at a minimum rate of $100 \text{ Nm}^3/\text{hour}$ at 250 mbar, and distributing through fine bubble diffusers, complete with a DO sensor integrated into the PLC control panel, and media retaining screens, returning a portion of the process mixed liquor to Sludge Storage Tank, BR 2 discharging by gravity in to the Secondary Clarifier SC;

Secondary Clarifier

- one (1) concrete Secondary Clarifier, receiving effluent from BR2, having an approximate working volume of 14,100 Litres and liquid surface area of 11.2 m^2 , receiving gravity flow from BR2, discharging supernatant to the Treatment Train 1 Anoxic Bioreactor Tank (as described above under the Treatment Train 1) to provide further digestion and tertiary treatment, complete with two (2) sloped wall hoppers and settled sludge removed from the bottom of the hopper is returned to Sludge Storage (SS);

Disinfection

- One (1) additional 750 W UVPure disinfection unit, installed in parallel with the two Phase 1-2 disinfection units, rated 76 – 151 L/min;

Existing Works

Existing sewage treatment and subsurface disposal works designed with a maximum capacity of 210,000 L/d to service 300 residential homes known as "Lakepoint Village" constructed for Phase 1 (70,000 L/day for 100 homes) and to be constructed for the remaining Phase 2 and 3 (70,000 L/d per 100 homes in each phase), previously approved as follows, and now being amended as per the aforementioned Proposed Works;

Tertiary Treatment (Train 2)

Anoxic Bioreactor (ABR) Upgrades

- Upgrade of Anoxic Bioreactor (ABR), located downstream of the Secondary Clarifier, to remove 4.2 kg nitrate per day, having a working volume of 30,200 Litres to provide a minimum hydraulic retention time of 3.5 hours, containing 16.8 m³ (3.8 m²/m³ additional) of specially designed plastic media with a surface area of 500 m²/m³;

Pumping Stations (approved by others, under the Ontario Building Code)

three (3) Pumping Stations to collect wastewater from a Small Bore Sewer (SBS) sanitary collection system serving the Lakepoint Village Development as follows: two (2) Pumping Stations to be a 1.8 m dia x 4.5 m deep, each equipped with a duplex pumping system with pumps each rated at an approximate capacity of 360 L/min at a TDH of 12 & 11 m respectively, and a third pumping station to be a 1.2 m dia x 3.5 m deep equipped with a duplex pumping system each pump rated at an approximate capacity of 120 L/min at a TDH of 10 m; all pumping stations to be precast concrete vented vault pumps with a provision for a portable generator, each equipped with a lockable access cover and high level audible/visual alarm system, discharging effluent to a Flow Equalization Tanks as described below;

Anoxic Biological Clarifier - Nitrogen (ABC-N) (now being removed as per the Proposed Works)

a provision for a Pinnacle Environmental Anoxic Biological Clarifier- Nitrogen (ABC-N) 'Model ABC-N 9.0', consisting of an ABC-N module having a minimum capacity of 32,280 L followed by a Polishing Biofilter Model MicroFast 3.0 with a volumetric working capacity of not less than 8,525 L complete with a drum for methanol and a chemical injection kit to be installed within a sewage treatment train after the main treatment works and before the final discharge to balancing tanks should additional denitrification be required;

Pump/Balancing Tanks (now being amended to received flow from the Proposed MBBR treatment system, as per the Proposed Works)

two (2) hydraulically connected Existing Pump Tanks/Balancing Tanks, complete with two (2) Pump in each of the Tanks, complete with 200 mm dia PVC piping to for hydraulic connection and function as a single balancing tank; each tank is one-compartment precast concrete with a total capacity of 31,800 L, equipped with a 600 mm dia access riser discharging treated effluent to a downstream Pump Vault as described below;

Pump Vault

a 1.8 m x 1.8 m precast concrete Vault Pump with a base set 1.2 m below base of four Pump /Balancing Tanks and top set at same top elevation of the pump tanks, equipped with a 760 mm dia access riser, equipped with a high turbine duplex pump system, which pump the treated effluent through

115 micron disc filters and then discharges a treated and filtered effluent through an outlet manifold to a subsurface drip dispersal system as described below;

Flow Meter

one (1) MagFlow 50 mm dia flow meter to be installed within the Pump Vault with digital controls located in the control building;

Subsurface Sewage Disposal System

a pressurized drip dispersal subsurface disposal system located at the east side of the property consisting of three (3) drip dispersal fields installed in three phases (installed already for Phase 1, and Proposed to be installed for Phase 2 and 3), with each disposal field rated for a Maximum Daily Flow Rate of 70,000 litres/day, and combined sewage disposal capacity of a Maximum Daily Flow Rate of 210,000 litres/day when all dispersal fields are in operation; each dispersal field comprising eight (8) zones (total of 24 zones in all 3 phases), with a total of 42,000 m of drip tubing (14,000 m for each phase) and 70,000 emitters in total; the drip tubing installed at 600 mm o/c with runs approximately 250 mm into the ground, following the grade contours to ensure the drip tubing is installed to a horizontal profile; each zone consisting of five (5) rows (176 m per cell) of 12.5 mm dia pressurized distribution piping having orifices of at least 3 mm diameter and spaced every 600 mm along the length of the pipe; the dripper lines are automatically scoured;

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 **Schedule A**.

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

1. "Annual Average Daily Influent Flow" means the cumulative total sewage flow of Influent to the Sewage Treatment Plant during a calendar year divided by the number of days during which sewage was flowing to the Sewage Treatment Plant that year;
2. "Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;
3. "BOD5" (also known as TBOD5) means five day biochemical oxygen demand measured in an unfiltered sample and includes carbonaceous and nitrogenous oxygen demands;
4. "Bypass" means diversion of sewage around one or more treatment processes, excluding Preliminary Treatment System, within the Sewage Treatment Plant with the diverted sewage flows being returned to the Sewage Treatment Plant treatment train upstream of the Final Effluent sampling point(s) and discharged via the approved effluent disposal facilities;
5. "CBOD5" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;

6. "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;
7. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;
8. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19;
9. "Event" means an action or occurrence, at a given location within the Works that causes a Bypass or Overflow. An Event ends when there is no recurrence of Bypass or Overflow in the 12-hour period following the last Bypass or Overflow. Overflows and Bypasses are separate Events even when they occur concurrently;
10. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
11. "Final Effluent" means effluent that is discharged to the environment through the approved effluent disposal facilities, including all Bypasses, that are required to meet the compliance limits stipulated in the Approval for the Sewage Treatment Plant at the Final Effluent sampling point(s);
12. "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;
13. "Influent" means flows to the Sewage Treatment Plant from the collection system.
14. "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;
15. "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;
16. "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;
17. "Monthly 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 month;
18. "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;

19. "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;
20. "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;
21. "Owner" means 2114568 Ontario Limited, including any successors and assignees;
22. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40;
23. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
24. "Responsibility Agreement" means a legal agreement between a municipality and developer which stipulate the conditions under which communal services will be constructed, operated and maintained, as well as, the action to be undertaken by the municipality in the event of default;
25. "Sewage Treatment Plant" means all the facilities related to sewage treatment within the sewage treatment plant site excluding the Final Effluent disposal facilities;
26. "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;
27. "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 **one (1) year** 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 drawings and documentation.
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. BYPASSES

1. Any Bypass is prohibited, except:
 - a. an emergency Bypass when a structural, mechanical or electrical failure causes a temporary reduction in the capacity of a treatment process or when an unforeseen flow condition exceeds the design capacity of a treatment process that is likely to result in personal injury, loss of life, health hazard, basement flooding, severe property damage, equipment damage or treatment process upset, if a portion of the flow is not bypassed;
 - b. a planned Bypass that is a direct and unavoidable result of a planned repair and maintenance procedure or other circumstance(s), the Owner having notified the District Manager in writing at least fifteen (15) days prior to the occurrence of Bypass, including an estimated quantity and duration of the Bypass, an assessment of the impact on the quality of the Final Effluent and the mitigation measures if necessary, and the District Manager has given written consent of the Bypass.
2. Notwithstanding the exceptions given in Paragraph 1, the Operating Agency shall undertake everything practicable to maximize the flow through the downstream treatment process(es) prior to bypassing.
3. At the beginning of a Bypass Event, the Owner shall immediately notify the District Manager. This notice shall include, at a minimum, the following information:
 - a. the type of the Bypass as indicated in Paragraph 1 and the reason(s) for the Bypass;

- b. the date and time of the beginning of the Bypass;
 - c. the treatment process(es) gone through prior to the Bypass and the treatment process(es) bypassed;
 - d. the effort(s) done to maximize the flow through the downstream treatment process(es) and the reason(s) why the Bypass was not avoided.
4. Upon confirmation of the end of a Bypass Event, the Owner shall immediately notify the District Manager. This notice shall include, at a minimum, the following information:
- a. the date and time of the end of the Bypass;
 - b. the estimated or measured volume of Bypass.
5. For any Bypass Event, the Owner shall collect daily sample(s) of the Final Effluent, inclusive of the Event and analyze for all effluent parameters outlined in Compliance Limits condition that require composite samples, following the same protocol specified in the Monitoring and Recording condition for the regular samples. The sample(s) shall be in addition to the regular Final Effluent samples required under the monitoring and recording condition. If the Event occurs on a scheduled monitoring day, the regular sampling requirements prevail. If representative sample for the effluent parameter(s) that require grab sample cannot be obtained, they shall be collected after the Event at the earliest time when situation returns to normal.

5. DESIGN OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Sewage Treatment Plant in accordance with the following objectives:
- a. Final Effluent parameters design objectives listed in the table(s) included in **Schedule B**.
 - b. Annual Average Daily Influent Flow is within the design capacity of the Sewage Treatment Plant.

6. COMPLIANCE LIMITS

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

7. 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 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;
 - 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, including procedures to minimize Bypasses.
 - 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 Spills Action Centre (SAC) and 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 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.

8. 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. Bi-weekly means once every two weeks;
 - iii. Quarterly means once every three months;
 - d. a schedule of the day of the week/month for the scheduled sampling shall be created. The sampling schedule shall be revised and updated every year through rotation of the day of the week for the scheduled sampling program, except when the actual scheduled monitoring frequency is three (3) or more times per week.
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 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 Sewage Treatment Works by pumping rates to be annually verified against flow measurements of the Final Effluent for the purpose of estimating Influent flows;
 - b. Final Effluent discharged from the Sewage Treatment Plant by continuous flow measuring devices and instrumentations;
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.

9. 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 6, 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 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 or balanced flow discharged into each of the respective subsurface disposal bed;
 - c. a summary and interpretation of all Final 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;

- d. a summary of any deviation from the monitoring schedule and reasons for the current reporting year and a schedule for the next reporting year;
- e. a summary of all operating issues encountered and corrective actions taken;
- f. a summary of all normal and emergency repairs and maintenance activities carried out on any major structure, equipment, apparatus or mechanism forming part of the Works;
- g. a summary of any effluent quality assurance or control measures undertaken;
- h. 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;
- i. a summary of efforts made to achieve the design objectives in this Approval, including an assessment of the issues and recommendations for pro-active actions when any of the design objectives is not achieved more than 50% of the time in a year or there is an increasing trend in deterioration of Final Effluent quality;
- j. a summary of any complaints received and any steps taken to address the complaints;
- k. a summary of all Bypasses, other situations outside Normal Operating Conditions and spills within the meaning of Part X of EPA and abnormal discharge events;
- l. any changes or updates to the schedule for the completion of construction and commissioning operation of major process(es) / equipment groups in the Proposed Works;
- m. any other information the District Manager requires from time to time.

10. RESPONSIBILITY AGREEMENT

1. The Owner shall take all reasonable steps to enter into a duly signed Responsibility Agreement with the Township of Ramara prior to the construction of the Works approved herein in accordance with the Ministry Procedure D-5-2 entitled "Application of Municipal Responsibility for Communal Water and Sewage Services".
2. The Owner shall provide written confirmation that the Responsibility Agreement was entered into, including the effective date of the Responsibility Agreement, to the Director and the District Manager.

11. REGISTRATION ON TITLE REQUIREMENT

1. Pursuant to Section 197 of the Environmental Protection Act, prior to dealing with any of the properties comprising the Site in any way, the Owner shall provide a copy of this Approval and any amendments, to any person who will acquire an interest in the property as a result of the dealing.
2. Within **sixty (60) calendar days** of the issuance of this Approval, the Owner shall submit to the Director:
 - a. a plan of survey including each property comprising the Site indicating where the Works will be located;
 - b. a completed Certificate of Requirement and its supporting documents containing a registerable description of each property comprising the Site.
3. Within **fifteen (15) calendar days** of receiving a Certificate of Requirement authorized by the Director, the Owner shall:
 - a. register the Certificate of Requirement in the Land Titles Division of the Land Registry Office on the title to each property comprising the Site; and
 - b. submit to the Director written verification that the Certificate of Requirement has been registered on title.

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/record drawings 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 Bypasses is included to indicate that Bypass is prohibited, except in circumstances where the failure to Bypass could result in greater damage to the environment than the Bypass itself. The notification and documentation requirements allow the Ministry to take action in an informed manner and will ensure the Owner is aware of the extent and frequency of Bypass Events.
5. Condition 5 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.
6. Condition 6 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.
7. Condition 7 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.

8. Condition 8 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.
9. Condition 9 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.
10. Condition 10 is included to ensure that there is a Responsibility Agreement in place between the Owner and the Municipality prior to construction of the Works so that, in the event that the Owner is unable to continue to provide sewage service, the Municipality may be able to assume ownership and operation of the Works.
11. Condition 11 is included in order to require the Owner to give notice of this Approval to potential future owners of the property before the property is dealt with.

Schedule A

1. Application for Environmental Compliance Approval dated May 22, 2024 and received on May 30, 2024.

Schedule B

Final Effluent Design Objectives

Concentration Objectives prior to Final Disposal to Subsurface Beds (Effluent Pump Tank or Effluent Discharge Piping)

Final Effluent Parameter	Averaging Calculator	Objective (milligrams per litre unless otherwise indicated)
CBOD5	Monthly Average Effluent Concentration	10 mg/L
Total Suspended Solids	Monthly Average Effluent Concentration	10 mg/L
Total Inorganic Nitrogen	Monthly Average Effluent Concentration	5 mg/L
pH	Single Sample Result	5.5 - 9 inclusive

Schedule C

Final Effluent Compliance Limits

Concentration Limits prior to completion of construction of all Proposed Works (Effluent Pump Tank or Effluent Discharge Piping)

Final Effluent Parameter	Averaging Calculator	Limit (maximum unless otherwise indicated)
CBOD5	Monthly Average Effluent Concentration	10 mg/L
Total Suspended Solids	Monthly Average Effluent Concentration	10 mg/L
Total Inorganic Nitrogen	Monthly Average Effluent Concentration	5 mg/L

Concentration Limits upon completion of construction of all Proposed Works (Effluent Pump Tank or Effluent Discharge Piping)

Final Effluent Parameter	Averaging Calculator	Limit (maximum unless otherwise indicated)
CBOD5	Monthly Average Effluent Concentration	10 mg/L
Total Suspended Solids	Monthly Average Effluent Concentration	10 mg/L
Total Inorganic Nitrogen	Monthly Average Effluent Concentration	5 mg/L

Schedule D

Monitoring Program

Raw Sewage/Influent - Influent sampling point (Equalization Tank 1)

Parameters	Sample Type	Minimum Frequency
BOD5	Grab	Quarterly
Total Suspended Solids	Grab	Quarterly

Final Effluent - Final Effluent sampling point (Effluent Pump Tank or Effluent Discharge Piping)

Parameters	Sample Type	Minimum Frequency
CBOD5	Grab	Bi-Weekly
Total Suspended Solids	Grab	Bi-Weekly
Nitrate as Nitrogen	Grab	Bi-Weekly
pH*	Grab	Bi-Weekly

*pH of the Final Effluent shall be determined in the field

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 7782-A6MQBB issued on February 1, 2016.

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 Notice") 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.

Pursuant to subsection 139(3) of the *Environmental Protection Act*, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

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

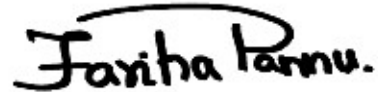
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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 18th day of July, 2025



Fariha Pannu, P.Eng.

Director

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

KH/

c: District Manager, MECP Barrie District.

Eric Gunnell, P. Eng., Gunnell Engineering Ltd.