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 1047-DMQQF2
Issue Date: November 17, 2025

Carleton Mushroom Farms Sales Ltd., Champag Inc. and
Sharon Mushroom Farm Ltd. as general partners of Eastern
Ontario Mushroom Producers
Post Office Box, No. 549
Ottawa, Ontario
K0A 2W0

Site Location: Mushroom Facility - Blue Church Road
2524 Blue Church Rd
Augusta Township, United Counties of Leeds and
Grenville
K0E 1T0

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, usage and operation of stormwater management Works to provide Enhanced Level of water quality protection and to attenuate post-development peak flows to allowable release rate for all storm events up to and including the 100 year return storm, serving the mushroom facility located at above-noted Site Location, and consisting of the following Proposed Works:

- **Swale #1:** conveys stormwater runoff to the south side of the proposed stormwater management facility, having a grass surface, a bottom width of 0.6 m, side slopes of 3H:1V, and a longitudinal slope ranging from 0.6% to 0.2% (the slope decreases to 0.2% to promote settlement of sediment prior to entering the stormwater management facility), discharging to the proposed stormwater management facility as described below;

- **Swale #2:** conveys stormwater runoff to the west side of the proposed stormwater management facility, having a grass surface, a bottom width of 0.6 m, side slopes of 3H:1V and a longitudinal slope ranging from 2.0% to 0.0% (the slope decreases to a flat area to promote settlement of sediment prior to entering the stormwater management facility), discharging to the proposed stormwater management facility as described below;

- **Hybrid Wet Pond/Infiltration Pond** (for total catchment area of 11.43 ha): one grass-lined hybrid stormwater management facility (wet pond with infiltration area) located north of the phase 1 building, having a total length of 215 m, a bottom width varying from 10.0 m to 17.1 m and a top width varying from

49.5 m to 56.1 m, a permanent ponding depth from the high groundwater level to the bottom of the facility of 1.76 m, with the active storage depth of 1.04 m (measured from the high groundwater level to the overflow channel elevation) and maximum available active storage volume is 9,328 cubic metres, disposing stormwater via infiltration for storm events less than a 12 hr-100 year storm, with overflow for discharge above the elevation of 105.80m through an overflow channel that directs water to the north-west in the same flow path as the pre-development;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works.

all in accordance with supporting documents listed in Schedule 'A'.

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

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

2. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;

3. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;

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

5. "Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;

6. "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;

7. "Owner" means Carleton Mushroom Farms Sales Ltd., Champag Inc. and Sharon Mushroom Farm Ltd. as general partners of Eastern Ontario Mushroom Producers, and any successors and assignees;

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

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

10. "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;

11. "Thaw Event" refers to a climate phenomenon where temperatures rise above freezing, causing

ice and snow to melt;

12. "Works" means the Works described above and approved herein being defined in the OWRA as 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.

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

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

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

2. 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 / RECORD DRAWINGS

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.

2. 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.

3. A set of record drawings of the Works 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.

4. EFFLUENT COMPLIANCE LIMITS AND VISUAL OBSERVATIONS

1. The Owner shall operate and maintain the Works such that compliance limits for the effluent parameters listed in the Effluent Compliance Limits table included in **Schedule B** are met.

2. Notwithstanding any other conditions of this Approval, the Owner shall ensure that the effluent from the Works is essentially free of floating and settable solids and does not contain oil or any other substance in amounts sufficient to create a visible film or sheen or foam or discolouration on the receiving waters.

5. OPERATION AND MAINTENANCE

1. The Owner shall inspect the Works at least two (2) times per year and, if necessary, clean and maintain the Works to prevent the excessive build-up of sediments and ensure that the design minimum liquid retention volume is maintained in the Works at all times, except when maintenance is required.

2. The Owner shall also regularly inspect and clean out the inlet to and outlet from the Works to ensure that these are not obstructed.

3. The Owner shall undertake an inspection of outlet area a minimum of once daily during and following precipitation or thaw events, **until water levels within the Pond begin to recede**. Inspections shall be documented, records shall be made available upon request, and included within the Annual Report prepared under Condition 7.

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

    a. operating and maintenance procedures for routine operation of the Works;

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

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

    d. contingency plans and procedures for dealing with potential spills and any other abnormal situations and for notifying the District Manager; and

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

5. 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.

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

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

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

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

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

    a. the name of the Works;

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

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

6. 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 point(s), at the frequencies specified or higher, by means of the specified sample type and analyzed for each parameter listed in the table(s) under the monitoring program included in **Schedule C** 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 for frequency:

      i. Quarterly means once every three calendar months

2. All samples collected for parameters listed in the table(s) under the monitoring program included in **Schedule C** shall be analyzed by a laboratory accredited by ISO/IEC:17025. The Owner shall follow direction from the retained accredited lab with respect to sample containers and collection procedure.

3. In the event that monitoring required during overflow events under Schedule C cannot be completed during active overflow (i.e. in the event of a brief overflow occurring outside of staffed hours), sampling from the hybrid infiltration / wet pond shall be undertaken as soon as practical, and no more than 12 hours after the overflow event. The rationale for the collection of samples following the overflow event shall be documented and included within the Annual Report.

4. A request to discontinue Quarterly monitoring under Schedule C may be made following a minimum of two (2) years of monitoring. The request shall include a report summarizing all monitoring data collected to date and records of inspection reports carried out during precipitation / thaw events. Quarterly monitoring may be discontinued only following concurrence of the District Manager.

5. The Owner shall retain for a minimum of five (5) years from the date of their creation, all records and information related to or resulting from the monitoring activities required by this Approval.

7. REPORTING

1. 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.

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

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

4. In the event of any non-compliance with the effluent compliance limit for a parameter listed in the table included in **Schedule B**, during the prescribed monitoring events listed in the table(s) under the monitoring program included in **Schedule C**, the Owner shall submit a report to the District Manager within two (2) weeks of the receipt of laboratory sample results. The report shall include the following:

    a. a summary of the non-compliance parameter(s) for that monitoring event;

    b. a copy of the laboratory results; and

    c. detailed actions that are being implemented to bring the non-compliance into compliance.

5. The Owner shall prepare, and submit to the District Manager upon request, a performance report, on an annual basis, by April 1 for the previous calendar year. The report shall contain, but shall not be limited to, the following information pertaining to the reporting period:

    a. a summary and interpretation of all effluent monitoring data, and a comparison to the compliance limits in this Approval.

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

    c. a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works;

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

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

    f. a summary of all by-pass, spill or abnormal discharge events; and

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

8. SPILL CONTINGENCY PLAN

1. Within six (6) months from the issuance of this Approval, the Owner shall implement a spill contingency plan - that is a set of procedures describing how to mitigate the impacts of a spill within the area serviced by the Works. The Owner shall, upon request, make this plan available to Ministry staff. This plan shall include as a minimum:

    a. the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the facility;

    b. the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency plan;

c. a site plan drawn to scale showing the facility, nearby buildings, streets, catch-basins and manholes, drainage patterns (including direction(s) of flow in storm sewers), any receiving body(ies) of water that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);

d. steps to be taken to report, contain, clean up and dispose of contaminants following a spill;

e. a listing of telephone numbers for: local clean-up company(ies) who may be called upon to assist in responding to spills; local emergency responders including health institution(s); and MOE Spills Action Centre 1-800-268-6060;

f. Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored within the area serviced by the Works;

g. the means (internal corporate procedures) by which the spill contingency plan is activated;

h. a description of the spill response training provided to employees assigned to work in the area serviced by the Works, the date(s) on which the training was provided and by whom;

i. an inventory of response and clean-up equipment available to implement the spill contingency plan, location and, date of maintenance/replacement if warranted; and

j. the date on which the contingency plan was prepared and subsequently, amended.

2. The spill contingency plan shall be kept in a conspicuous, readily accessible location on-site.

3. The spill contingency plan shall be amended from time to time as required by changes in the operation of the facility.

9. TEMPORARY EROSION AND SEDIMENT CONTROL

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

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

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 also ensure that the Works are constructed in accordance with the Approval and that record drawings of the Works are updated and maintained for future references.

4. Condition 4 regarding effluent compliance limits is imposed to ensure that the effluent discharged from the Works to the environment meets the Ministry's effluent quality requirements; and regarding visual observation is to establish non-enforceable objectives to be used as a mechanism to trigger corrective action proactively and voluntarily before environmental impairment occurs.

5. Condition 5 regarding operation and maintenance is included to require that the Works be properly operated and maintained such that the environment is protected.

6. Condition 6 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 compliance limits specified in the Approval.

7. Condition 7 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.

8. Condition 8 is included to ensure that the Owner will implement the Spill Contingency Plan, 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 as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.

Schedule A

1. Application for Environmental Compliance Approval submitted by Kollaard Associates on the behalf of Eastern Ontario Mushroom Producers, dated June 11, 2024 and received on August 16, 2024.

2. Eastern Ontario Mushroom Producers Stormwater Management Brief along with drawings, dated August 8, 2024, prepared Kollaard Associates.

Schedule B

Effluent Compliance Limits

Effluent Parameter	Concentration Limit (Single Sample Result) (maximum unless otherwise indicated)
Total Phosphorus	0.5 mg/L*
Nitrate Nitrogen	20 mg/L
Potassium	25 mg/L
Copper	0.02 mg/L
Chloride	200 mg/L
Sulphate	200 mg/L
Zinc	0.10 mg/L
pH	between 6.5 - 10.0 inclusive

Note*: mg/L means milligrams per litre.

Schedule C

Monitoring Program

Effluent Monitoring

Sampling Location	In the Hybrid Infiltration/Wet Pond, near the overflow outlet
Sampling Type	Grab
Sample Frequency	1) During each overflow event and no more than 12 hours after the overflow event; and 2) Quarterly for a minimum of two years following commissioning during Storm or Thaw Events
Sampling Parameters	Total Suspended Solid, Total Ammonia Nitrogen, Nitrate Nitrogen, Total Phosphorus, Ortho Phosphorus (Phosphorus as Phosphate), Zinc, Copper, Manganese, Iron, Molybdenum, Boron, Chloride, Sulphate, Potassium, Hardness, Field Temperature, Field pH

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 17th day of November, 2025

Fariha Pannu.

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

YZ/
c: District Manager, MECP Kingston District Office
Steven deWit, P.Eng., Kollaard Associates